

JAMES CALLERO, CHAIRMAN
GEORGE ALPOGIANIS
MICHAEL LOOBY
ANGELO TROIANI
ALAN WEEL
THOMAS KANELOS
KAREN DIMOND

The Niles Plan Commission and Zoning Board of Appeals was called to order at 7:30 P.M.

Present along with Chairman Callero were Commissioners Looby, Weel, Kanelos, Dimond and Troiani.

Commissioner Alpogianis was absent.

Joseph Annunzio, Village Attorney, was also present.

Commissioner Weel moved to approve the minutes of July 9, 2007, as presented.

Seconded by Commissioner Looby, on roll call the vote was:

AYES:	5	Dimond, Kanelos, Looby, Weel, Troiani
NAYS:	0	
ABSENT:	1	Alpogianis

There being five affirmative votes the motion carried.

Chairman Callero announced that it has been the practice of the Board that any members desiring to review the upcoming matters on the agenda would meet with Mr. Charles Ostman, Director of Community Development, and Mrs. Kimberly Frederick, Secretary, on the day of the hearing at 1:30 P.M. The purpose of this meeting is to review the sites and the surrounding environment to ascertain conditions which may require special consideration at the subject hearing. Anyone who wishes to accompany the members is invited to meet at the Administration Building, 1000 Civic Center Drive, Niles, Illinois, prior to 1:30 P.M. They will be given the agenda and the locations of the sites to be visited. This public announcement is made to conform with the Open Meetings Act of the State of Illinois and is deemed to be a public notice.

To be heard this evening:

07-ZP-15 – Jaroslaw Lis, 4038 N. Parkside, Chicago, IL 60634. Requesting approval of Plat of Consolidation – Lis' Consolidation at 6920 W. Jarvis Ave.

07-ZP-16 – Marc Blum, member, H-C Niles Developers LLC, 400 Skokie Blvd., #800, Northbrook, IL 60062. Requesting a Special Use to construct and operate a full service banking facility at 7237 W. Dempster St.

07-ZP-17 – Todd Anderson, owner, 5612 N. Newark Ave., Chicago, IL 60631. Requesting a Special Use to operate a Veterinary Clinic & Adoption Center at 7136 W. Touhy Ave.

Chairman Callero called for the first matter on the agenda.

**07-ZP-15 – Jaroslaw Lis, 4038 N. Parkside, Chicago, IL 60634.
Requesting approval of Plat of Consolidation – Lis’ Consolidation at
6920 W. Jarvis Ave.**

Mr. Lis did not appear. Mr. Charles Ostman, Director of Community Development, stated the petitioner has been notified to attend this meeting. This is a simple plat of consolidation which consists of one full lot and a half of another lot. We always ask for a consolidation to create one lot for new construction.

Chairman Callero asked why Mr. Lis isn't here.

Mr. Ostman stated he could not answer that.

Chairman Callero asked if Mr. Ostman wanted this to be approved or postpone it. Why shouldn't we just postpone it?

Mr. Ostman stated he recommends to approve it.

Chairman Callero entertained a motion on 07-ZP-15.

Commissioner Weel moved that 07-ZP-15 – Jaroslaw Lis, 4038 N. Parkside, Chicago, IL 60634 requesting approval of Plat of Consolidation – Lis' Consolidation at 6920 W. Jarvis Ave. be **approved**.

Seconded by Commissioner Looby, on roll call the vote was:

AYES:	5	Dimond, Kanelos, Looby, Weel, Troiani
NAYS:	0	
ABSENT:	1	Alpogianis

Chairman Callero stated this Board is a recommending Board to the Board of Trustees who can either confirm or negate our decision and it will be necessary for the petitioner to contact Mr. Charles Ostman, Director of Community Development, and ask to be placed on the Board of Trustees agenda and you will be notified of the date. Anyone in the audience who would like to be informed as to the date of this hearing by the Board of Trustees, leave your name and address with our secretary and she will notify you.

**07-ZP-16 – Marc Blum, member, H-C Niles Developers LLC, 400
Skokie Blvd., #800, Northbrook, IL 60062. Requesting a Special Use
to construct and operate a full service banking facility at 7237 W.
Dempster St.**

Mr. Marc Blum, member, H-C Niles Developers LLC, stepped forward.

Chairman Callero stated please raise your right hand. Do you solemnly swear to tell the whole truth and nothing but the truth?

He stated I do.

Mr. Blum stated he is requesting to replace a currently vacant Lone Star Steakhouse with a Chase full service drive-thru bank branch. It is replacing the branch in the shopping center a couple of blocks away. Chase will vacate that branch when this one is ready.

Chairman Callero asked if there was anything else in his presentation.

Mr. Blum stated no.

Chairman Callero asked if there are any questions or comments from anyone else in the audience. There were none.

Chairman Callero asked if there are any questions or comments from anyone on the Board.

Commissioner Weel asked if this is to be land lease or does Chase actually own the property.

Mr. Blum stated the firm he works for owns the shopping center. They are leasing the property to Chase.

Commissioner Weel then asked if Chase currently has a lease in the Hollywood Video Center where they are now located. Is that lease expiring?

Mr. Blum stated it is not. Chase will attempt to sublet to a non-banking institution. If they leased it to a bank they would be competing against themselves.

Commissioner Troiani asked if it was possible to get some greenery in the shopping center where Chase is moving. Now is the time to get it. He asked Mr. Ostman what kind of plants would work well there.

Mr. Ostman stated the Village would like to see the owner of the shopping center enhance all the islands and provide a lot more landscaping than what is now there. If you use prairie plants where the root systems go way down into the ground, the source of water is built in versus other types of plants that require irrigation. The Village is making the recommendation they enhance the landscaping and incorporate those types of plants.

Commissioner Troiani asked Mr. Blum if it's possible to have his landscaper work with the Village to get something straightened out there.

Chairman Callero stated it's very possible. You just make it contingent upon the case.

Mr. Blum stated his firm is prepared to be flexible and work with the Village to get greenery in the islands.

Commissioner Looby asked if this was the second branch for the business.

Mr. Blum deferred the question to John Vollentine from Chase. He stated yes, there are two.

Commissioner Looby wanted clarification of the drive-thru traffic pattern.

Mr. Blum showed the traffic pattern on an overhead drawing.

Commissioner Looby and the rest of the Board are satisfied there is enough room (25 feet) for a two way entrance and exit traffic pattern.

Commissioner Troiani verifies with Mr. Ostman there are no problems with parking accommodations in the shopping center.

Mr. Ostman stated there will actually be a reduction in parking, going from a restaurant to a banking facility.

Chairman Callero asked if there are any other questions or comments.
Chairman Callero stated let the record show there are no objectors present.

Commissioner Troiani moved that 07-ZP-16 – Marc Blum, member, H-C Niles Developers LLC, 400 Skokie Blvd., #800, Northbrook, IL 60062 requesting a Special Use to construct and operate a full service banking facility at 7237 W. Dempster St. be **approved**.

Chairman Callero interjects that it would be contingent upon the landscaping being done and approved by the Village.

Seconded by Commissioner Weel, on roll call the vote was:

AYES: 5 Dimond, Kanelos, Weel, Looby, Troiani
NAYS: 0
ABSENT: 1 Alpogianis

Chairman Callero stated this Board is a recommending Board to the Board of Trustees who can either confirm or negate our decision and it will be necessary for the petitioner to contact Mr. Charles Ostman, Director of Community Development, and ask to be placed on the Board of Trustees agenda and you will be notified of the date. Anyone in the audience who would like to be informed as to the date of this hearing by the Board of Trustees, leave your name and address with our secretary and she will notify you.

07-ZP-17 – Todd Anderson, owner, 5612 N. Newark Ave., Chicago, IL 60631. Requesting a Special Use to operate a Veterinary Clinic & Adoption Center at 7136 W. Touhy Ave.

Mr. Todd Anderson stepped forward.

Chairman Callero stated please raise your right hand. Do you solemnly swear to tell the whole truth and nothing but the truth?

He stated I do.

Mr. Anderson stated he wants to open a full service veterinarian office and an adoption center, primarily for dogs.

Chairman Callero asked if he was a veterinarian.

Mr. Anderson stated no. He stated we have been involved in adoption in a rescue for the past four years so we have extensive experience with the adoption part of the business. We will be hiring veterinarians. We will bring instant business to the area. We bring with us fifteen hundred customers a year from the adoption center so it's not like we will be a start-up hoping for business.

Chairman Callero asked if there were other existing locations.

Mr. Anderson stated we run a rescue now. The dogs come up from southern Illinois. We adopt them on the internet through a national website, Petfinder. We find homes for them using the internet and Petco has partnered with us. Every two weeks we take roughly fifty to sixty dogs to Petco in Vernon Hills where the adoptions take place.

Chairman Callero stated what you are saying is that you are cutting Petco out of the situation. You will do the entire process.

Mr. Anderson stated we hope to take advantage of all those retail sales that Petco is getting from them i.e. grooming and veterinarian care now given to area vets.

Chairman Callero asked if there were any questions or comments from anyone in the audience. There were none.

Chairman Callero asked if there were any questions or comments from anyone on the Board.

Commissioner Dimond asked how many dogs might be boarded there at one time.

Mr. Anderson stated we have drawings for thirty dogs in the boarding area. They would all be exercised behind the building - one at a time. We would hire someone to be continually exercising dogs and cleaning. We pride ourselves on spotlessness of the facility.

Commissioner Dimond then asked if this was a no-kill facility.

Mr. Anderson stated yes.

Commissioner Dimond asked what happens to the dogs that are not adopted.

Mr. Anderson stated we are completely self-sufficient at this time. We do not have any corporate sponsorship. We are looking for that. Right now we are very, very choosy with the animals we take in. Dogs come from animal control in the southern Illinois area. We have never been not able to place a puppy. With adult dogs, we are very picky. We don't take in every dog because every dog is not adoptable. We have spots for twelve adult dogs and if we take in an unadoptable dog, we will keep it until it hopefully gets adopted. We have never been unsuccessful placing a dog but we are very good at choosing the dogs from animal control. If we don't and it takes up one of those twelve spots, then adoptable dogs will be euthanized by the county facility they are picked from.

Commissioner Weel stated Mr. Anderson indicated it is primarily for dogs. What other animals would you board?

Mr. Anderson stated just boarding for dogs, no cats at this time. At the other center we are talking about possibly having ten percent cats. We have a Board and it is still under discussion if we should be adopting out cats. At this time he feels they will go one hundred percent dogs.

Commissioner Weel asked if there was a regulatory agency governing this type of business.

Mr. Anderson stated the Department of Agriculture of Illinois. We had to get a license from them and they come out and inspect the facility.

Commissioner Weel asked if they would be owning or renting the space they will be housed in.

Mr. Anderson stated we are renting with an option to buy.

Commissioner Looby asked if they are a not for profit organization or for profit.

Mr. Anderson stated the rescue is a not for profit 501(c)3 with the federal government. There would be a separate entity for the for profit corporation. The Right Way Rescue would continue to stay a 501(c)3 and operate independently at the front of this building. The vet and boarding facility would be a for profit corporation. Therefore there would be two corporations.

Commissioner Looby asked if the for profit corporation would be supporting the 501(c)3.

Mr. Anderson stated there is a possibility the for profit corporation would be supporting the not for profit with some of the rent. They may not have to pay their entire rent. That is still being discussed by the stockholders of the for profit corporation. They may end up picking up the entire rent or a portion of it. It won't be prorated.

Commissioner Looby asked who are the stockholders.

Mr. Anderson stated he is the primary stockholder; his brother will be a smaller share stockholder and maybe two or three others.

Commissioner Looby asked who is the Board of Directors for the not for profit.

Mr. Anderson stated his daughter and a Northbrook businesswoman and another dog lover in Chicago.

Commissioner Looby asked who started it.

Mr. Anderson stated his daughter started it. She went to Southern Illinois. She's been a dog trainer since she was eight years old. She got involved with organizations downstate where they kill 99.9% of the dogs. They don't have much public money to take care of that problem so they euthanized virtually all the dogs until she got involved. She contributed her training services in order to make some of the dogs more adoptable. That didn't help because they have so many dogs down there nobody wanted any even if they were trained. Chicago and surrounding communities have done a very good job with animal control and now have a demand for dogs. I feel we are supplying a great service. These are dogs that would have been euthanized shortly. The downstate county animal facilities, instead of putting the animals directly into their facilities where there are viruses and problems, now quarantine them and Right Way comes by and gets them before they're exposed to anything. Right Way then quarantines them for another ten to fourteen days in the intake facility down there to insure good health. The last thing we want to do is deliver a new dog to someone up here and have it cost them a lot of money in vet bills.

Commissioner Looby asked if they give them all the necessary vaccines.

Mr. Anderson stated yes. We give the dogs all their shots and wormings. We then deliver an eight week old healthy puppy. We probably do ninety percent puppies and ten percent adult dogs.

Commissioner Looby asked how the dogs would be monitored over the weekends.

Mr. Anderson stated there would be someone on site twenty-four hours a day, seven days a week. We will start with one full- time vet and one part-time. We expect to go to five vets within a couple of years.

Commissioner Looby asked if all health inspections and vaccinations are done in southern Illinois.

Mr. Anderson stated yes, there are vets that work with us on a daily basis. That is the biggest cost for the rescue – veterinarian care.

Chairman Callero asked if there are any other questions or comments.

Chairman Callero stated let the record show there are no objectors present.

Commissioner Weel moved that 07-ZP-17 – Todd Anderson, owner, 5612 N. Newark Ave., Chicago, IL 60631 requesting a Special Use to operate a Veterinary Clinic & Adoption Center at 7136 W. Touhy Ave. be **approved**.

Seconded by Commissioner Kanelos, on roll call the vote was:

AYES: 5 Dimond, Kanelos, Looby, Weel, Troiani
NAYS: 0
ABSENT: 1 Alpogianis

Chairman Callero stated this Board is a recommending Board to the Board of Trustees who can either confirm or negate our decision and it will be necessary for the petitioner to contact Mr. Charles Ostman, Director of Community Development, and ask to be placed on the Board of Trustees agenda and you will be notified of the date. Anyone in the audience who would like to be informed as to the date of this hearing by the Board of Trustees, leave your name and address with our secretary and she will notify you.

Commissioner Kanelos moved to adjourn the meeting.

Commissioner Weel seconded the motion to adjourn. On roll call the vote was:

AYES: 5 Dimond, Kanelos, Looby, Weel, Troiani
NAYS: 0
ABSENT: 0 Alpogianis

There being five affirmative votes the motion carried.

The meeting adjourned at 7:53 p.m.

James Callero, Chairman

Angelo Troiani, Secretary