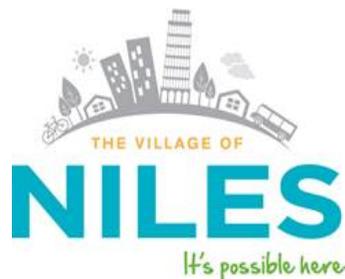


# VILLAGE OF NILES

*1000 Civic Center Drive  
Niles, IL 60714  
www.vniles.com*



## Final Approved Meeting Minutes

Monday, March 4, 2019

7:00 PM

Village Hall

## Planning and Zoning Board

### Chairman

Thomas Kanelos

### Members

Susan DeBartolo

Morgan Dubiel, Vice Chairman

Ted Karabatsos

Terrence McConville

Barbara Nakanishi

Robert Schulter, Secretary

Charles Ostman, Community Development Director

**CALL TO ORDER/ROLL CALL**

The Niles Planning and Zoning Board was called to order at 7:01 P.M. All rose for the Pledge of Allegiance.

PRESENT:           6       Chairman Thomas Kanelos, Commissioners Susan DeBartolo, Robert Schulter, Barbara Nakanishi, Terrence McConville and Morgan Dubiel.

Also present was Director of Community Development Charles Ostman and Village Attorney Danielle Grcic. Commissioner Ted Karabatsos was absent.

**APPROVAL OF MINUTES**

Chairman Kanelos asked if there were any additions, clarifications or corrections to the minutes of February 4, 2019. There were no additions, clarifications or corrections.

Commissioner Dubiel moved to **approve** the minutes of February 4, 2019.

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

AYES:           6       Dubiel, DeBartolo, Schulter, Nakanishi, McConville, Kanelos

NAYS:           0

ABSENT:       1       Karabatsos

There being six (6) affirmative votes the motion carried.

**OLD BUSINESS**

**18-ZP-28; Grosse Pointe Manor; 6601 W. Touhy Avenue  
Continued discussion of a request to allow an amendment to an existing Special Use for a ‘Residential Care Facility’ to allow an addition to the building which will create 21 additional beds.**

Chairman Kanelos said there is a request to continue this item to the April 1, 2019 meeting. He then entertained a motion to continue item 18-ZP-28.

Commissioner DeBartolo moved to **continue** item 18-ZP-28; Grosse Pointe Manor; 6601 W. Touhy Avenue, continued discussion of a request to allow an amendment to an existing Special Use for a ‘Residential Care Facility’ to allow an addition to the building which will create 21 additional beds.

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

AYES: 6 DeBartolo, Schulter, Nakanishi, McConville,  
Dubiel, Kanelos

NAYS: 0

ABSENT: 1 Karabatsos

There being six (6) affirmative votes the motion carried.

## **NEW BUSINESS**

### **19-ZP-02; Une Annee Brewery; 6343 Gross Point Road**

**A request for approval of a Variation from Section 10.4 (Table 10-2) of the Niles Zoning Ordinance to allow a reduction to the total number of parking stalls required for a proposed brewery/taproom at 6343 Gross Point Road, Niles, IL.**

Charles Ostman, Director of Community Development, presented this case. Included in the Board packets are comments from the police and fire departments. The police department just issued their comments today. The petitioners currently have a location on Golf Road in the Golf Glen Shopping Center. The owners are looking to expand onto Gross Point Road. Code allows a brewery and taproom at this location. The only thing they need to seek is a variation from parking.

Commissioner Dubiel said he did not appreciate the fact it took the police department so long to respond to request for comments. He understands if the petitioner would like to take additional time to go over this since it just arrived today. He asked if there is a taproom at the current location on Golf Road.

Mr. Ostman said a small one. As you know the Meijer store in Golf Glen Center is closed so there is plenty of parking.

Gerald Nelson, 6632 N. Ponchartrain, Chicago, IL 60646 and David Nelson, 2726 Simpson St., Evanston, IL 60201, owners of Une Annee Brewery, came forward and were sworn in.

Chairman Kanelos asked the petitioners if they would like to go over the memos from the police and fire department. He stated that it is okay if they need more time to respond, perhaps continue this case to have a fair assessment.

Gerald Nelson said they would like to proceed. He and his brother are lifelong Chicagoans and grew up in the city. He lives in the community near

the property. They are excited to be in the area where Niles is planning to develop an entertainment district. He is also the architect of record and graduated from University of Illinois in Champaign. They've been in the brewery business for 5-1/2 years. They started out in Chicago and then moved to Niles because they heard Niles wanted a brewery in the area. The Golf Glen location was opened as a stop-gap to get brewing, but knew they eventually wanted to be part of the entertainment triangle. They first saw the building in January, 2018. They knew right away it was the perfect location. It took 11 months to close on the building.

Mr. Gerald Nelson continued, stating that they realize parking on the premises might be a challenge. They could wrap the parking all the way around the building and have a smaller tap room. However, they also know the Village wants the frontage of the building to face the Leaning Tower YMCA and the proposed entertainment district so they do not really want parking there. If they had to put parking all the way around the building it would reduce the size of the taproom and take away from the entertainment value of the project. The current taproom on Golf Road does not have a restaurant component and is about a third of the size of the one being proposed at the new location. Last weekend the total number of groups that came was about 45. The Gross Point property has 28 parking spaces on site. There are parking spaces along Gross Point Road. On the weekends, which would be their busiest time, parking on Gross Point Road is ample. They will provide bike parking and would encourage Uber and Lyft. They are excited to be part of the new Niles entertainment center.

Commissioner Schulter asked if they contacted the Village about parking requirements prior to purchasing the building.

Gerald Nelson said yes they did. They sat down with Mr. Ostman and the Mayor and laid out their plan.

Commissioner Schulter asked if, at that time, they told the petitioners they would need 46 parking spaces.

Gerald Nelson said yes.

Commissioner Dubiel asked if when they met with the Village they were encouraged to go ahead with the project.

Gerald Nelson said the Village indicated they were happy to have the brewery there and to go ahead and request a variance.

David Nelson said when the Village met with them they encouraged them to go ahead with the request.

Commissioner Schuller asked how many parking spots can be used along the street [Gross Point Road] other than those on the property.

Mr. Ostman said he will step out for a few minutes, go to his office and get that number. There are no other parking restrictions along that street.

Gerald Nelson said if they were to have the building as a single use [brewery] they would have to add a few parking spaces. But since there is a second business [taproom], that necessitates a need for more parking. However, the brewery functions and the taproom functions will not usually be going on at the same time. There may be a slight overlap from about 2:00 until 5:00 when both may be operating.

Chairman Kanelos said if the business was only a brewery you would have to modify the parking to increase the spaces. What percentage of the business is brewing and what is taproom? Is there retail production or do they sell mostly to bars?

Gerald Nelson said about 75% is mainly distributed out of state. They would like to have the taproom function so people can get to know them and their beer.

Chairman Kanelos said if for some reason they do not approve this request for the size of a taproom they are proposing, would they still want to have the brewery at this location. Is this a better place for production?

Gerald Nelson said yes. If they have to modify their plans for the size of the taproom they want, they will do so to make it work.

Chairman Kanelos said the square footage of the taproom according to the plans is 2,256 sq. ft., not including kitchen or bathroom. Further west on the plan is an area designated for future expansion of the taproom. Does the Petitioner understand if they want to expand, they need to come before this Zoning Board of Commissioners and request additional parking credits?

Gerald Nelson said they have to help invest in parking in the area. If there is a parking garage going to be built, they would like to be part of that. If that comes to pass, their vision would be to expand the taproom.

David Nelson they are not looking for a permanent resolution at this time.

They understand a temporary solution might be all they are allowed. They are willing to work on the plans to change things accordingly.

Chairman Kanelos said this is very good for Niles and this is what we like to see. But there is an issue with the parking and that is why these things are looked at closely.

Commissioner McConville asked if the petitioners had looked into valet services at all.

Gerald Nelson said no.

Chairman Kanelos said the seating is approximately 110.

Commissioner Dubiel asked if they could give the actual dimensions of the seating area. [They are looking at the plans in the packet]. Mr. Chairman, there is a 25 ft. setback. If he reconfigured the parking in that area, perhaps more parking could be added.

Gerald Nelson said when he was laying out the parking area, he made sure he was abiding by the 25 ft. setback.

Mr. Ostman returned and said he could not tell clearly by the aerials in his office. If you look in the packet at the building east of this one, 6311 Gross Point Road, that is where the street parking starts and goes all the way east to Lehigh. There are approximately 50 spaces along there. This includes both sides of the street.

Commissioner Dubiel said regarding hours of operation, the brewery starts at 8 a.m. until 5 p.m.; then three days a week there is 3 hour overlap.

Gerald Nelson said currently the taproom is open Thursday, Friday and Monday. Thursday and Friday it opens at 2 p.m. and Monday it opens at 4 p.m. The brewery is not open on Saturday or Sunday. He clarified he had applied for the new location to open at 2 p.m. on Monday, just like Thursday and Friday.

Commissioner Dubiel asked if it is possible to start the brewery at 7 a.m. then be done at 4 p.m. This way there would only be a 2 hour overlap on the days both the brewery and taproom are open at the same time.

Gerald Nelson clarified his count of 45 groups checking in at the Golf Glen location last Saturday. That could be parties of 2 or 4 or whatever.

Commissioner DeBartolo asked if they were planning to stay open until 10 p.m.

Gerald Nelson said they do not want to be known as a late night bar. They would be closing at 10 p.m. like they have been at the other location.

Commissioner DeBartolo asked about the lighting around the building for safety.

Gerald Nelson said they would be adding more lighting.

Commissioner Nakanishi said it is always nice to run into a fellow graduate of architecture from U of I. She asked how he came upon the name Une Anee which is French for one year. She also asked if they are keeping the present location.

Gerald Nelson answered that while he did study in Versailles for a year, they wanted to have the beers change over the one year period. Yes, they plan on keeping the present location. It has not been decided how exactly it would be used.

Commissioner McConville asked what the hours of the current liquor license are. And what are the plans for the grass area to the south of the building.

David Nelson answered currently they are allowed to sell from 10 a.m. until 1 a.m. seven days a week.

Gerald Nelson said they plan to have bike racks and perhaps 10 outdoor patio tables.

Chairman Kanelos asked if there were other questions from the Commissioners. There were none. There were no questions from the public. He entertained a motion.

Commissioner Dubiel moved to **approve** 19-ZP-02, Une Annee Brewery, 6343 Gross Point Road, for a request for approval of a Variation. The requirements for findings of fact have been met for the Variation. The Community Director and the Mayor agreed the purchase fits with the Community Development Plan. As a condition the petitioners have agreed to have a two hour overlap time Monday, Thursday and Friday.

[There was a comment from the police department that came in today. Commissioner Nakanishi noted the comment was dated January 25, 2019. Mr. Ostman explained he sent the first email out on that date for comments

on this case. He did not hear back from the police department. He sent a second email; still no response. He called the chief today who claims he answered some time ago but Mr. Ostman has no record of receipt.]

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

AYES: 6 Dubiel, DeBartolo, Schuler, Nakanishi,  
McConville, Kanelos

NAYS: 0

ABSENT: 1 Karabatsos

There being six (6) affirmative votes the motion carried.

Chairman Kanelos stated this Board is a recommending Board to the Board of Trustees who can either confirm or negate this recommendation. It will be necessary for the petitioner to contact Mr. Ostman and ask to be placed on the Board of Trustees agenda. The petitioner will then be notified of the date and anyone in the audience who would like to be informed of the Board of Trustees date should leave their name and address with the recording secretary.

### **DISCUSSIONS**

None

### **ADJOURNMENT**

Chairman Kanelos made a motion to adjourn.

Commissioner Dubiel moved to adjourn.

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

AYES: 6 Dubiel, DeBartolo, Schuler, Nakanishi,  
McConville, Kanelos

NAYS: 0

ABSENT: 1 Karabatsos

There being six (6) affirmative votes the motion carried.

The meeting adjourned at 7:37 p.m.

Kathleen Janessa, Recording Secretary

The following gentlemen would like to be notified of the next Board of Trustees meeting.

Item 19-ZP-02

Gerald Nelson, 6632 N. Ponchartrain, Chicago, IL 60646, 773.419.4611

David Nelson, 2726 Simpson, Evanston, IL 60201, 773.206.1080