



COMMUNITY DEVELOPMENT

MAYOR

George D. Alpogianis

VILLAGE MANAGER

Joseph S. La Margo

VILLAGE CLERK

Marlene J. Victorine

TRUSTEES

John C. Jekot
Danette O'Donovan Matya
Craig Niedermaier
Dean Strzelecki

FINAL APPROVED MEETING MINUTES

PLANNING AND ZONING BOARD

MONDAY, MARCH 6, 2023

7:00 PM

NILES VILLAGE HALL

Members Present: Chairman Thomas Kanelos
Susan DeBartolo
Morgan Dubiel, Vice Chairman
Ted Karabatsos
Terrence McConville
Robert Schulter , Secretary

Staff Present: Charles Ostman , Community Development Director
Nathan Bruemmer, Planner I

I. CALL TO ORDER

The Niles Planning and Zoning Board was called to order at 7:00 P.M.

II. PLEDGE OF ALLEGIANCE/ROLL CALL

All rose for the Pledge of Allegiance.

PRESENT: 6 Chairman Thomas Kanelos, Commissioners Ted Karabatsos, Susan DeBartolo, Robert Schulter, Terrence McConville (arrived at 7:02), Morgan Dubiel

ABSENT: 1 Commissioner Janet Lee
Also, present was Director of Community Development Charles Ostman and Planner I Nathan Bruemmer.

III. APPROVAL OF MINUTES

Chairman Kanelos asked if there were any additions, clarifications, or corrections to the minutes of February 6, 2023. One correction: Commissioner Dubiel was not in attendance at last month’s meeting. His name had to be removed from page 1.

Commissioner DeBartolo moved to **approve** the minutes of February 6, 2023.

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

AYES: 5 DeBartolo, Schuler, McConville, Karabatsos,
Kanelos

NAYS: 0

ABSENT: 1 Lee

PASS: 1 Dubiel

There being five (5) affirmative votes the motion carried.

IV. PUBLIC COMMENT

The public can ask questions or comment after the Board has heard the petitioners’ testimony following each case. However, if the public has any general comments or questions, they can speak before we start to hear tonight’s cases.

V. OLD BUSINESS

VI. NEW BUSINESS

1. 23-ZP-05, 7145 W Dempster St

See the complete case minutes attached to this document (Attachment #1).

2. 23-ZP-06, 9631 N Milwaukee Ave

See the complete case minutes attached to this document (Attachment #2).

3. 23-ZP-07, 8307 W Golf Rd

See the complete case minutes attached to this document (Attachment #3).

VII. DISCUSSIONS

VIII. ADJOURNMENT

Chairman Kanelos entertained a motion to adjourn.

Commissioner Dubiel moved to adjourn.

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

AYES: 6 Dubiel, Karabatsos, DeBartolo, Schuller,
McConville, Kanelos

NAYS : 0

ABSENT : 1 Lee

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

The meeting adjourned at 7:24 PM

The following persons would like to be notified of the next Village of Niles Board of Trustees meeting:

23-ZP-05 Kapil Singh, Applicant, kapil@lspetroleum.com

23-ZP-06 Daniel Regan, (781) 724-3991

23-ZP-07 Toni Gozali, Applicant, (847) 607-8188 and Soraya Williams,
(773) 691-7553

Minutes Prepared by: Kathleen Janessa, Recording Secretary

New Business, Item #1

23-ZP-05, 7145 W Dempster St

A request for approval of a Special Use Permit per Village of Niles Zoning Ordinance Appendix B Section 8.2(A) for a ‘Gas Station’ at 7145 W Dempster St, Niles, IL 60714.

COMMENTS AND ARGUMENTS ON BEHALF OF THE APPLICANT

- 1. Persons appearing for the applicant**

Kapil Singh, 10 E. 22nd St., Suite 210, Lombard, IL 60148 came to the podium and was sworn in.

Kevin McQuillan, Attorney, 1155 S. Washington St., Naperville, IL 60540

2. **Summary of Presentations**

Mr. Singh asked if the Commissioners had any questions he can answer. We are constructing a gas station with new tanks, new lines, a complete gut job underneath. It will have brand new equipment with new pumps. They are not changing the layout. He currently has pumps under the canopies in the front and on the (west) Harlem Avenue side. All will be replaced with new equipment. The parking was expanded to meet current ordinance guidelines. The original count was 4 or 5. It is now 9. As far as landscaping, it is a limited area but he will do his best. With the investment they are making, they want the landscaping to look good as well. The building is going to remain but be spruced up. He really wants to clean it up. He has known the station for 20+ years. It has been vacant for a while. He is also a fuel distributor that supplies fuel to gas stations. They are in other villages like Woodridge, Carol Stream, downtown Barrington. They have done a pretty good job of keeping up.

Chairman Kanelos asked Staff if the reason they need a Special Use is because the gas station has been closed for so long, even though it is the exact same type of business that was there.

Nathan Bruemmer, Planner I, said yes, the Special Use lapsed.

COMMENTS AND ARGUMENTS FROM INTERESTED PARTIES

Chairman Kanelos asked if there were any questions from the Commissioners or the public for the petitioner. Any questions for Staff from the Commissioners or the public. There were none.

MOTION

Chairman Kanelos entertained a motion.

Commissioner DeBartolo moved to **approve** item 23-ZP-05, a request for approval of a Special Use Permit per Village of Niles Zoning Ordinance Appendix B Section 8.2(A) for a 'Gas Station' at 7145 W Dempster St, Niles, IL 60714.

Seconded by Commissioner Dubiel.

VIEWS EXPRESSED BY MEMBERS OF THE PLANNING AND ZONING BOARD

Commissioner Schuller said since there is already a gas station there, it makes perfect sense. It is not like this is a vacant piece of property. He sees no reason not to approve this.

Commissioner Dubiel said it is going to be a beautiful and safer site. It will improve that entire corner.

Commissioner DeBartolo thinks improving the property and aesthetics will definitely improve the location.

Chairman Kanelos said since it is the same type of business, it met the criteria back then; it meets the criteria today and so he agrees. Any other discussion from the Commissioners? There was none.

DECISION

On roll call the vote was:

AYES: 6 DeBartolo, Schuller, McConville, Dubiel,
Karabatsos, Kanelos

NAYS: 0

ABSENT: 1 Lee

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 affirm or deny 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 meeting date should leave their name and address with the recording secretary.

Mr. McQuillan and Mr. Singh also wanted to thank Staff. They were very helpful in securing everything for this petition.

New Business, Item #2

23-ZP-06, 9631 N Milwaukee Ave

A request for approval of a Special Use Permit per Village of Niles Zoning Ordinance Appendix B Section 8.2(A) for a 'Medical/Dental Clinic' at 9631 N Milwaukee Ave, Niles, IL 60714.

COMMENTS AND ARGUMENTS ON BEHALF OF THE APPLICANT

1. Persons appearing for the applicant

Daniel Regan, 445 E Illinois St., Unit 2508, Chicago, IL 60611, came forward and was sworn in.

2. Summary of presentations

Dr. Regan is a practicing orthodontist in Niles in the Golf Mill Professional Building. He is looking to continue providing quality care in Niles and the surrounding area in an expanded facility.

Commissioner Dubiel had a question for Staff. He said historically with the types of Special Uses for medical facilities, are we going to revisit this? What is the reason behind the concern that an orthodontist clinic is going to open.

Charles Ostman, Director of Community Development, said the original concern was the sales tax base. That is why they incorporated this language.

Chairman Kanelos stated he did not see any elevations in the drawings. Is there going to be any work done on the outside of the building as well?

Dr. Regan said the work will be done mostly on the interior.

COMMENTS AND ARGUMENTS FROM INTERESTED PARTIES

Chairman Kanelos asked if there were any questions from the Commissioners or the public for the petitioner. Any questions for Staff from the Commissioners or the public. There were none.

MOTION

Chairman Kanelos entertained a motion.

Commissioner DeBartolo moved to **approve** item 23-ZP-06, a request for approval of a Special Use Permit per Village of Niles Zoning Ordinance Appendix B Section 8.2(A) for a 'Medical/Dental Clinic' at 9631 N Milwaukee Ave, Niles, IL 60714.

Seconded by Commissioner Dubiel.

VIEWS EXPRESSED BY MEMBERS OF THE PLANNING AND ZONING BOARD

Commissioner Dubiel said he thinks the sales tax issue is addressed with this type of use in general. It attracts people to the community; they shop, buy gas, buy groceries, maybe a meal, etc. He thinks it fits the location and will be very beneficial to the Village.

Commissioner McConville said the fact this business is relocating from one place in Niles to another in Niles speaks well for the petitioner to want to remain in the area.

DECISION

On roll call the vote was:

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

NAYS: 0

ABSENT: 1 Lee

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 affirm or deny 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 meeting date should leave their name and address with the recording secretary.

New Business, Item #3**23-ZP-07, 8307 W Golf Rd**

A request for approval of a Special Use Permit per Niles Zoning Ordinance Section 8.2(A) to allow an additional 'Cosmetic Tattoo' at My Salon Suite, 8307 W Golf Rd, Niles, IL 60714 .

COMMENTS AND ARGUMENTS ON BEHALF OF THE APPLICANT**1. Persons appearing for the applicant**

Toni Gozoli, petitioner and owner of My Salon Suite, 95 Summit Dr, Deerfield, IL 60015 and Soraya Williams, 2347 N 75th Ct, Elmwood Park, IL 60707 came to the podium and were sworn in.

2. Summary of presentations

Mr. Gozali said thank you for seeing him again. He has applied for a Special Use for permanent makeup before. This time he has another member requesting this permanent makeup as it has been successful. It is becoming a popular service for everyone at his My Salon Suite spa.

Ms. Williams said she is doing something a little bit different than the other two suite owners who provide cosmetic tattooing at this location. She is more into paramedical tattooing. Her service is more for people who have scars from surgery, cancer survivors and things like that. She is helping people find that beauty within themselves again after scarring. Her mother is a breast cancer survivor which is what took her into this field. It is a little different than the micro blading stuff - the eyebrows, eyeliner, lip blushing. It is more for people who are survivors of different types of surgeries.

Chairman Kanelos asked her to guestimate the percentage of procedures she expects to perform on people for medically related scarring and the like.

Ms Williams said about 80%. There is no other artist that does paramedical tattooing at this location.

Commissioner Schuller asked if these cosmetic tattoos are permanent. Is the ink different?

Ms. Williams answered they are semi-permanent. People may need to get a touch up in a couple years. She does not penetrate the skin as deeply as a regular tattoo artist does. The ink is different. She uses pigments. Tattoo artists penetrate the needles deeper and at a higher speed into the skin. She uses pigments provided by permanent makeup artistry. There are different products that have different pigments that have less minerals, less iron. People who have gone through procedures are a lot more sensitive to those types of things.

Commissioner Schuller said when you mention pigments, is that the color of the person's skin you are trying to match?

Ms. Williams answered yes.

COMMENTS AND ARGUMENTS FROM INTERESTED PARTIES

Chairman Kanelos asked if there were any questions from the Commissioners or the public for the petitioner. Any questions for Staff from the Commissioners or the public. There were none.

Commissioner Karabatsos asked Staff if the Zoning Board already gave a blanket Special Use for this type of thing.

Mr. Bruemmer said going back through the minutes, they got a Special Use prior to 2020. Then in April, 2022 (or there about) they came back for a second one. Ultimately what this Board settled on was to have this location have two Special Uses kind of floating. Now they are asking for a third.

Commissioner Dubiel said Mr. Gozali has been a well proven landlord. He thinks we can trust our business people.

Chairman Kanelos said he is going to call this out of order and we are going to vote on this right now.

MOTION

Chairman Kanelos entertained a motion.

Commissioner DeBartolo moved to **approve** item 23-ZP-07, a request for approval of a Special Use Permit per Niles Zoning Ordinance Section 8.2(A) to allow an additional 'Cosmetic Tattoo' at My Salon Suite, 8307 W Golf Rd, Niles, IL 60714.

Seconded by Commissioner Dubiel.

VIEWS EXPRESSED BY MEMBERS OF THE PLANNING AND ZONING BOARD

Commissioner Dubiel said we have already approved two of these. How can we deny a third?

Commissioner McConville said the medical and surgical aspects of this kind of tattooing is of a good use and good for the Village.

Chairman Kanelos said he agrees. The testimony has shown there is not much availability for this type of service.

Commissioner DeBartolo thanked Ms. Williams for attending to people in our Village who are in need of this type of service.

DECISION

On roll call the vote was:

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

NAYS: 0

ABSENT: 1 Lee

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 affirm or deny 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 meeting date should leave their name and address with the recording secretary.

VII. DISCUSSIONS

Chairman Kanelos asked Mr. Ostman if he is going to schedule some other things of which he would like to do some training.

Mr. Ostman said they are still working on that. He did want to bring something up for the next meeting. Right now, there is only one Zoning case for April. [Inaudible]

Chairman Kanelos asked if all the Commissioners have a copy of that Comp Plan to look over.

Mr. Ostman said they will deliver that Comp Plan within the next couple of days.

Chairman Kanelos said that is good. The Commissioners will have a good amount of time to look through it before the next meeting. Who will present it?

Mr. Ostman said a consultant will present it.

Commissioner Dubiel said this is Tom's Board that meets separately, correct?

Chairman Kanelos said no, this is a committee that meets for the Comp Plan. Just like last time, it has to come here. This is what he is proposing for next month's meeting.

[Mr. Ostman's microphone does not seem to be working].

Commissioner Dubiel said these cases are not searchable online, correct?
You have to go through each pdf and search by date.

Mr. Ostman said you can go to the Village Clerk and ask for documents. He would have to ask the Village Clerk about getting this type of information online. He thought she was working on something.

VIII. ADJOURNMENT