

# VILLAGE OF NILES

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



## Meeting Minutes

Thursday, March 22, 2018

8:15 AM

Village Hall

## **BUILDING AND ZONING COMMITTEE** **MEETING**

### **Chairman**

**Denise McCreery - Trustee**

### **Members**

**Charles Ostman – Community Development Director**

**Rich Wlodarski – Community Development Assistant Director**

**Tom Kanelos – Chairman Planning and Zoning**

**Hadley Skeffington–Vos – Deputy Village Manager**

**Danielle Grcic – Village Attorney**

**Rich Mangold – Resident**

## **CALL TO ORDER/ROLL CALL**

The Niles Building and Zoning Committee Meeting was called to order at 8:48 AM.

Present: 6 - Chairman McCreery, Wlodarski, Kanelos, Mangold, Skeffington-Vos and Bruce Sylvester, Sr. Planner

Absent: 2 - Ostman, Grcic

## **APPROVAL OF MINUTES**

Chairman McCreery asked if there were any additions, clarifications or corrections to the minutes of November 21, 2017 meeting.

Hadley Skeffington-Vos approved the minutes and Rich Wlodarski seconded it.

AYES: 5 - Chairman McCreery, Wlodarski, Kanelos, Mangold, Skeffington-Vos.

NAYS: 0

ABSENT: 2 – Ostman, Grcic

## **NEW BUSINESS**

### **I. Discussion on Professional Services for Feasibility Study for Commuter Rail Station.**

Bruce Sylvester, Sr. Planner, started the discussion stating that he, Ross Klicker, Economic Development Coordinator and Tom Powers, Village Engineer worked on this project. Bruce asked if everyone was familiar with the Touhy Triangle Plan for the Cultural Entertainment District. He also said one recommendation was to see if the Village could have a commuter rail station created along the Metra line. The Village applied for a few grants, one from Cook County Public Works and one from Metra who also had a grant program for various Metra commuter related projects. Unfortunately, the Village did not get either of those grants. Ross Klicker put together a RFP to find a consultant to do a feasibility study for a new Metra stop and sent it out to six companies and AECOM put together the best proposal. The cost was on the low side but not the lowest proposal returned to us and AECOM has an intimate knowledge with Metra because they have worked with them many times and their team is familiar with the area. After much discussion, the committee felt Bruce, Ross and Tom can talk to Andrew about this but they felt they are not comfortable supporting this decision at this time because they have not reviewed all the proposals.

## **II. Discussion on Proposed Text Amendment to Chapter 18-500 Fire Code.**

Rich Wlodarski talked about a wireless monitoring program that should be put in place for all fire alarm systems for businesses in the Village of Niles. The program was put in place in 2015 with the best technology but he said we opened it up to the businesses that they can use our system if they want which our Fire Department would act as the runner service or get their own system and own runner service. Rich W. said we are now proposing a permit with or without a fee so the businesses can follow what the codes are and provide a runner service which is our Fire Department. At this time, businesses are not fully cooperating with the runner service and because of this, there is a huge disconnect with them. We do not always find out about this disconnect until there is an annual inspection. After much discussion about using permits or forms and about any new businesses that come into Niles, Chairman McCreery suggested we should talk to Danielle Grcic, our attorney, first and we will bring this up again at the next meeting.

## **III. Proposed Text Amendment to Chapter 22 Trampoline Centers.**

Rich Wlodarski said the Mayor mentioned the committee should table this discussion about the Trampoline Centers until the next meeting. The Mayor is suggesting the staff consider visiting the entertainment facility that is being considered first.

Rich Mangold seconded it.

## **IV. Discussion of Proposed Zoning Map Amendment – 9200 Milwaukee Avenue.**

Rich Wlodarski said the Mayor mentioned that the proposed zoning map amendment for an automatic car wash should be further evaluated for the quality of the car wash prior to making a recommendation and staff should reach out for more specifics for this proposed car wash. After much discussion, Rich W. mentioned it has to go to the Planning and Zoning Board first for a special use before it goes to the Village Board.

## **V. Discussion on Fees for Coin Operated Machines.**

Rich Wlodarski talked about a letter that a business owner sent to us regarding slot machines and was complaining about the cost the Village charges for each one. After

much discussion, the committee decided to work on changing the language for this ordinance and then get back to the person who wrote this letter at a later date.

## **VI. Proposed Text Amendment to Chapter 8 Niles Zoning Code for Temporary Structures.**

After much discussion, a language change will need to be done for this proposed text amendment to Chapter 8 Niles Zoning Code for temporary structures.

## **VII. NEXT MEETING DATE has not been determined.**

## **VIII. ADJOURNMENT**

Chairman McCreery made a motion to adjourn the meeting at 9:55am.

Rich Mangold moved to adjourn.

Seconded by Hadley Skeffington-Vos, on roll call was:

AYES: 5 - Chairman McCreery, Wlodarski, Kanelos, Mangold, Sleffington-Vos.

NAYS: 0

ABSENT: 2 - Ostman, Grcic