

VILLAGE OF NILES

1000 Civic Center Drive
www.vniles.com



Final Approved Meeting Minutes

Monday, April 5, 2021

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

The Planning and Zoning Board Meeting will be called to order electronically via Zoom audio/visual conferencing in accordance with Governor Pritzker's most

Commissioner McConville moved to **approve** the minutes of March 1, 2021.

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

AYES: 4 McConville, Karabatsos, DeBartolo, Kanelos

NAYS: 0

ABSTAIN: 1 Dubiel

ABSENT: 2 Nakanishi, Schuller

There being four (4) affirmative votes the motion carried.

PUBLIC COMMENT

The public can ask questions or comment after the Board has heard the petitioners' testimony following each case.

OLD BUSINESS

NEW BUSINESS

1. 21-ZP-03, Imbibe Subdivision

A request for approval of a Preliminary and Final Plat of Subdivision to consolidate 7350 Croname Rd., 7400 Croname Rd., and 7501 N. Natchez Ave. into 1 lot.

Will Lennon, COO, Imbibe, 9100 Keystone Ave., Skokie, IL 60076 and Mark Kluemper, Architect, OKW, 9246 Forestview Rd., Skokie, IL 60076 came to the podium at the Village Hall and were sworn in.

Mr. Kluemper stated they were here to request consolidation of the three parcels which are currently owned by Imbibe. This is part of a campus plan for the company's expansion. The current operation is at 7350 Croname Rd. Currently there are plans under review at the Village of Niles to renovate the building at 7400 Croname Rd. and add a parking lot at 7501 Natchez Ave. This is a prescription to add to Imbibe's campus expansion. He is happy to answer any questions the Commissioners might have.

Commissioner Dubiel said this is near the area where the Village is planning an entertainment district. Are there any plans to open up this campus to the public?

Mr. Lennon said no. They need the space for their employees. The company is growing.

Nathan Bruemmer, Planner I, clarified this property is outside the Touhy Triangle which is the entertainment area Commissioner Dubiel was referencing. The plat was reviewed by the Village Engineer and Community Development Department along with outside consultants at Gewalt-Hamilton. They were all okay with the plan. The final version of the plat is attached in tonight's packet. The changes to the building will be addressed in the building permit process.

Chairman Kanelos said in spite of the fact this is near the proposed entertainment district, all three of these parcels are going to be used for the petitioner's request. There should not be any opposition that this is near the public entertainment district.

Mr. Bruemmer said he has not received any comments or complaints regarding this request.

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

Commissioner Dubiel moved to **approve** item 21-ZP-03, a request for approval of a Preliminary and Final Plat of Subdivision to consolidate 7350 Croname Rd., 7400 Croname Rd., and 7501 N. Natchez Ave. into 1 lot.

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

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

NAYS: 0

ABSENT: 2 Schulter, Nakanishi

There being five (5) 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.

Commissioner Schulter arrived at 7:14 p.m.

2. 21-ZP-04, Golf Mill Subdivision - North

A request for approval of a Preliminary and Final Plat of Subdivision for a portion of the Golf Mill Mall property, generally located at the southeast corner of Golf Road and Greenwood Avenue.

Kevin Cleary, Sterling Organization, 107 Howe Terrace, Barrington, IL 60010, came forward and was sworn in. He had nothing to add to this case.

Commissioner Dubiel wanted to clarify that Sterling is not just the management group but they also own the mall, correct?

Mr. Cleary stated correct.

Commissioner Dubiel said as part of this Zoning Board, he is really interested in what is happening at Golf Mill. Is there a long-term plan Mr. Cleary can share with the Commissioners as they are dividing this and creating new plats?

Mr. Cleary said yes, there is a long-term plan. They have had many discussions about it. It is about redevelopment of the shopping center. The plans are evolving almost every day.

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

Mr. Bruemmer added the subject property consists of the north half of the Golf Mill Mall, extending from the Sears building north to Golf Road, between Greenwood Avenue and Milwaukee Avenue. The proposed Lot 2 is for the new Chick-fil-A Restaurant that already secured a Special Use in March 2020 for a drive-thru facility at this location. The construction of the new restaurant should begin shortly. The remaining lot will be the remaining portion of Golf Mill Mall north of the Sears property. The Plat of Subdivision also includes the dedication of an easement for a public sidewalk at the corner of Gold Road and Greenwood Avenue as well as Stormwater Control Easement over the detention areas for proposed Lot 2. As in the case before, this has been reviewed by all interested parties in the Village and IDOT. The final version of the plat is attached.

Commissioner Dubiel asked if there were going to be new curb cuts or a new entryway.

Mr. Bruemmer stated there are no changes to any of the entrances or exits.

Chairman Kanelos asked if there were any other questions for Staff. There were none. There were no questions from the public. He then entertained a motion.

Commissioner McConville moved to **approve** item 21-ZP-04, a request for approval of a Preliminary and Final Plat of Subdivision for a portion of the Golf Mill Mall property, generally located at the southeast corner of Golf Road and Greenwood Avenue.

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

AYES: 6 McConville, Dubiel, Karabatsos, DeBartolo,

Schulter, Kanelos

NAYS: 0

ABSENT: 1 Nakanishi

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.

3. 21-ZP-08, 9101 Greenwood Ave

A request for approval of a Variation from Niles Zoning Ordinance Section 9.2(B)(1) to increase the maximum allowable footcandle at any lot line from 1 to 5 at 9101 Greenwood Ave., Niles, IL 60714.

Thomas Powers, 319 S. Lombard Ave., Oak Park, IL, Village of Niles Engineer, joined the meeting remotely. He was sworn in. The request is for a Zoning Variation at Golf Mill Park. The Village purchased the property at 9101 Greenwood for the development of a stormwater project that was designed in collaboration with Niles Park District. He was part of this transparent project that included having a web page with public comment. There was an open house where they presented the plan. It was a very public facing process to design the park. When designing, they really did not think much about the zoning and lighting. The sidewalk meanders in and out of the right of way; they are widening Church Street for a festival street. It puts the sidewalk half in the right of way and half on park property. There are pedestrian lights to create an inviting space that follows the pedestrian sidewalks. As a result, the lighting from the pedestrian lights crosses the right of way line and lights a portion of the sidewalk in the right of way as well as on the Village owned property at 9101 Greenwood Ave. That is the crux of their issue. There is no spread across the street onto the residential property; it is all to the right of way.

Chairman Kanelos asked if in the majority of cases, the lighting is not leaving the property belonging to the Village? It is not crossing over onto anyone else's property, correct?

Mr. Powers answered yes. It is either in the public right of way or in the public park space.

Chairman Kanelos said he wants the citizens to understand the Village has to follow the same zoning rules as the citizens. He said it is a great plan and looks good.

Niles, Illinois 60714 as required by Section 8.2(A) of the Zoning Ordinance .

Josephine Dulay, 9134 Lacrosse Ave., Skokie, IL 60077, the petitioner, came forward and was sworn in. Her currency exchange was located inside the Uni-Mart at 7315 W. Dempster in Niles.

Chairman Kanelos asked if there were any questions from the Commissioners. There were none. He asked if there were comments from Staff.

Mr. Bruemmer added this business has been in Niles for some time and was previously located in the mini mart at 7315 W. Dempster. This was an Asian grocery store that had some other businesses within. It was viewed as ancillary to the mart. Uni-Mart is now closed; this prompted Ms. Dulay to look for a different location in town. Once she applied for a business license, it was determined she needed to get a Special Use permit because of the Zoning Ordinance and because now it will be her own location. The primary business is sending remittances to the Philippines. They are not doing any other money transferring. The business will have three employees and will operate from 10:00-4:30 Monday-Friday and 10:00-3:00 on Saturdays and will be closed on Sundays.

Chairman Kanelos asked if it was a full-service currency exchange when they were in the Uni-Mart or only doing remittances.

Commissioner McConville asked the petitioner if she was also selling license plate stickers for the Secretary of State as many currency exchanges do.

At this point, there was a breakdown in communication because Ms. Dulay was not understanding the questions being asked.

Chairman Kanelos said the Board needs to do something about this kind of a problem in the future. There were no other questions from the Commissioners or the public. He entertained a motion.

Commissioner Dubiel moved to **approve** item 21-ZP-11, a request for a Special Use Permit to allow a 'Currency Exchange' at 8884 N Milwaukee Ave, Niles, Illinois 60714 as required by Section 8.2(A) of the Zoning Ordinance

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

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

NAYS: 0

ABSENT: 1 Nakanishi

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.

**5. 21-ZP-12, 9530 N Greenwood Ave
A request for a Special Use Permit to allow 'Vehicle, Marine and
Recreational Vehicle Sales - Outdoor' at 9530 N Greenwood Ave, Niles,
Illinois 60714 as required by Section 8.2(A) of the Zoning Ordinance.**

Simon Yu, Architect, 500 Lake Cook Rd., Deerfield, IL 60015 came to the podium and was sworn in. This is continuing a previous discussion that was before the Board in March to repair vehicles. They are now asking to sell vehicles as well.

Chairman Kanelos asked if this is going to be a new car sales facility or used car.

Mr. Yu answered both.

Chairman Kanelos said there is a parking requirement of four parking spaces per 1,000 sq ft. He thinks they have plenty of that with 216 spaces. What he notices when he drives into a car lot, there are so many cars that it becomes difficult for the customer to park. Is there any requirement for facilities like this to have a certain amount of parking dedicated for customer use; or is it all parking in general.

Mr. Ostman answered according to the Zoning Code it is all parking.

Chairman Kanelos asked if he had any idea how many cars would be on the lot when the inventory is at that site.

Mr. Yu has no idea. He added the south portion will be service; the north will have inventory and around the building will have customer parking.

Mr. Bruemmer said this is the second phase of the project brought before this Board at the March meeting. This remodel will convert the rest of the interior into a showroom, sales floor and offices. The footprint of the existing building and the **parking lot will remain largely the same with updates to the interior and façade.** The applicant anticipates 60 employees at the dealership, with store hours being 9 AM - 9 PM Monday through Saturday. The dealership is tentatively being called Hawk General Motors. He added the following recommended conditions of approval:

- Landscaping plan will be reviewed and approved by Community Development before issuance of a building permit.

