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FINAL APPROVED MEETING MINUTES

PLANNING AND ZONING BOARD

MONDAY, MAY 1, 2023

7:00 PM

NILES VILLAGE HALL

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

Staff Present: Charles Ostman, Community Development Director
Nathan Bruemmer, Planner I
Kate Lockerby, Senior Planner
Danielle Grcic, Village Attorney

I. CALL TO ORDER

The Niles Planning and Zoning Board was called to order at 7:03 P.M.

II. PLEDGE OF ALLEGIANCE/ROLL CALL

All rose for the Pledge of Allegiance.

PRESENT: 6 Chairman Thomas Kanelos, Commissioners
Susan DeBartolo, Robert Schulter, Terrence McConville,
Janet Lee, Morgan Dubiel

Also, present was Director of Community Development Charles Ostman, Planner I Nathan Bruemmer, Senior Planner Kate Lockerby, and Village Attorney Danielle Grcic.

III. **APPROVAL OF MINUTES**

Chairman Kanelos asked if there were any additions, clarifications, or corrections to the minutes of April 3, 2023. There were none.

Commissioner Dubiel moved to **approve** the minutes of April 3, 2023.

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

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

NAYS: 0

ABSENT: 1 Karabatsos

There being six (6) 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.

Chairman Kanelos moved to change the order of the items on tonight's agenda. He will start with NEW BUSINESS and hear OLD BUSINESS last.

Seconded by Commissioner Dubiel.

Commissioner Ted Karabatsos was absent for the roll call and approval of minutes; however, he arrived at 7:11 p.m.

V. **OLD BUSINESS**

1. **23-ZP-09, Niles 2040 Comprehensive Plan**

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

VI. **NEW BUSINESS**

1. **23-ZP-12, 6200 W Mulford St**

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

2. **23-ZP-13, 801 Civic Center Dr**

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

3. **23-ZP-14, 6633 N Milwaukee Ave**

See the complete case minutes attached to this document (Attachment #4).

1. 23-ZP-12, 6200 W Mulford St

A request for approval of a Variation from Village of Niles Zoning Ordinance Appendix B Section 6.4(A) to allow parking in the required front yard setback, and a Variation from Section 11.6 to provide no parking lot perimeter landscape yard where a 5' landscape yard is required, both for 2 proposed parking lots at 6200 W Mulford St, Niles, IL 60714.

COMMENTS AND ARGUMENTS ON BEHALF OF THE APPLICANT

1. Persons appearing for the applicant

Ratko Djokic, Plant Engineer, Rich Products, 6200 W Mulford St, Niles, IL, came forward and was sworn in.

2. Summary of Presentations

Mr. Djokic said since they did the freezer expansion, the front entrance is where all the visitors and contractors enter. Currently all the associates park in the back parking lot. You have to walk around the building to get to the front and there are no sidewalks. They are proposing to put in 4 or 5 spaces in the front and side. [This is all being shown on the overhead screen.] If they can park in the new spaces, it is safer to park in front and side in order to arrive at the front door.

Commissioner Schuller asked if there is a rendering of what they are doing with the parking. He does not see anything in the packet.

Nathan Bruemmer, Planner I, said the gray areas are the proposed parking areas. He pointed out 4 stalls in the front of the building and 4 stalls on the side.

Chairman Kanelos asked where is the actual entrance.

Mr. Djokic pointed it out on the overhead.

Chairman Kanelos then asked if there is anywhere to walk through from the back to get to the front entrance.

Mr. Djokic said there is a back entrance for associates but there is no office back there for a receptionist or someone to check in. The front entrance is where the receptionist is. There is double door access. He said there will be some greenery and sidewalk.

Chairman Kanelos said this is a direct result of his prior request to put the freezer expansion in that particular spot. What did you do for parking before that addition?

Mr. Djokic said there were parking spaces there before the freezer expansion. There were a lot more spaces. They are not asking for as many spaces as they lost.

Chairman Kanelos said however, this problem was caused by the freezer expansion, correct? He asked Staff why they would not be able to add a sidewalk [pointing at the diagram on the overhead].

Mr. Djokic said their building is in Niles but the parking lot is in Morton Grove. When they have all their shifts and with people changing shifts and coming in and out they are pretty packed. That is why they are asking for 8 spots.

Chairman Kanelos asked if there is a need for additional parking

Mr. Djokic said they are talking about adding even a few more spaces but that is not happening yet. They can re-stripe and make it tighter. He pointed to where the truck comes in to pick up the cardboard. He has to talk to the driver and find out if he can still make it [the swing] with the trailer. He explained about adding a sidewalk and connecting it to the existing sidewalk so people can walk into the building safely.

Chairman Kanelos asked why not put it all the way?

Mr. Djokic said they could.

Chairman Kanelos asked if there is any concern from the Village about backing out onto the street.

Charles Ostman, Director of Community Development, said this has all been reviewed by Engineering. They went to Engineering first because most of the spots are going to be in the right-of-way. They did not raise any concerns.

Chairman Kanelos said he is concerned if people are walking in the street and there are cars backing up, that could be a problem.

Commissioner Lee clarified the entrance is where the guest come in. Where is the entrance for the employees?

Mr. Djokic answered in the back. They have badges and I.D.s so entrance is controlled.

Commissioner Schuller asked if the Village will require them to remove the curb for the parking.

Mr. Bruemmer said yes. It is a requirement for access.

COMMENTS AND ARGUMENTS FROM INTERESTED PARTIES

There were no comments for Staff or from the public.

MOTION

Chairman Kanelos entertained a motion.

Commissioner Dubiel moved to **approve** 23-ZP-12, a request for approval of a Variation from Village of Niles Zoning Ordinance Appendix B Section 6.4(A) to allow parking in the required front yard setback, and a Variation from Section 11.6 to provide no parking lot perimeter landscape yard where a 5' landscape yard is required, both for 2 proposed parking lots at 6200 W Mulford St, Niles, IL 60714.

Seconded by Commissioner Lee.

Chairman Kanelos said if Engineering has any concerns, they would have to be a condition of the motion.

VIEWS EXPRESSED BY MEMBERS OF THE PLANNING AND ZONING BOARD

Commissioner Dubiel said health and safety can never be a mere inconvenience. It meets that part of the standard. It does not alter the potential character of this location. Lastly, even though the addition caused part of this, it is a unique property and shape forcing this to be approved. It is the least we can do for the visitors from Buffalo as well.

Commissioner Schulter said since this is a commercial and industrial area, he does not think it is going to cause any problem at all.

Chairman Kanelos said he does think it is an issue that is caused by a decision of the owner. He thinks there is another alternative by adding a sidewalk. But because of the location he does not think it is a serious problem.

DECISION

On roll call the vote was:

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

NAYS: 1 Kanelos

ABSTAIN: 0

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

2. 23-ZP-13, 801 Civic Center Dr

A request for approval of a Special Use Permit per Village of Niles Zoning Ordinance Appendix B Section 8.2(A) to allow an 'Amusement Facility - Indoor' at 801 Civic Center Dr, Suite #156, Niles, IL 60714.

COMMENTS AND ARGUMENTS ON BEHALF OF THE APPLICANT

1. Persons appearing for the applicant

Michael Benjamin, representing Kiddleton, Inc., 2 Woodfield Mall, Schaumburg, IL, came to the podium and was sworn in.

2. Summary of Presentations

Mr. Benjamin is here to explain the business model. They install crane games, called merchandisers, inside facilities such as supermarkets. They do a revenue sharing program. They install all the equipment, stock all the products, install the machines, maintain the machines and then they have a revenue split between themselves and the business they partner with. In this case it is the H Mart.

Commissioner Lee asked if these machines are going to have their own location or spread throughout the store.

Mr. Benjamin said it is a designated spot. They have worked with H Mart to have a designated area.

Commissioner Lee said when you first walk in, there are rooms along the perimeter.

Mr. Benjamin said he does not have that information. He does not know where exactly H Mart is putting the machines.

Mr. Bruemmer said the picture [shown on the overhead] is exactly what it will look like. They set up prior to coming here for the Special Use.

Commissioner Dubiel had a question for Staff. This comes under entertainment. Does Staff feel like they are grabbing too much in this issue that it needs to come before the Zoning Board.

Mr. Ostman said something like this has not come before the Zoning Board where it is all one game being implemented, but Staff does not have any concerns.

Commissioner Dubiel said they saw the same thing with the video golfing place. Some of these seem so innocuous. The amusement rules were to avoid gambling, pool halls, etc.

COMMENTS AND ARGUMENTS FROM INTERESTED PARTIES

There were no more questions for Staff or from the public.

MOTION

Chairman Kanelos entertained a motion.

Commissioner Dubiel moved to **approve** 23-ZP-13, a request for approval of a Special Use Permit per Village of Niles Zoning Ordinance Appendix B Section 8.2(A) to allow an 'Amusement Facility - Indoor' at 801 Civic Center Dr, Suite #156, Niles, IL 60714.

Seconded by Commissioner DeBartolo.

VIEWS EXPRESSED BY MEMBERS OF THE PLANNING AND ZONING BOARD

Commissioner Schulter said he thinks this is great for the children who are stuck inside the grocery store.

Commissioner Lee said she thinks this is interesting. It is a little different than what you usually see. She thinks it will be kind of fun.

On roll call the vote was:

AYES: 7 Dubiel, Karabatsos, DeBartolo, Schulter,
McConville, Lee, Kanelos

NAYS: 0

ABSTAIN: 0

There being seven (7) 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.

3. 23-ZP-14 , 6633 N Milwaukee Ave

A request for approval of a major modification to a Planned Unit Development per Village of Niles Zoning Ordinance Appendix B Section 12.7(C)(1) to reduce the building height, parking count, and unit count, for the previously approved multi-family apartment building at 6633 N Milwaukee Avenue, Niles, IL 60714.

COMMENTS AND ARGUMENTS ON BEHALF OF THE APPLICANT

1. Persons appearing for the applicant

Tom Lowe, T-2 Capital Management, 120 N Hale St, Wheaton, IL 60187 and Katie Lambert, OKW Architects, 600 W Jackson Blvd., Chicago, IL came forward and were sworn in.

2. Summary of Presentations

Mr. Lowe said T-2 is the contract/purchaser of the property of the former Hesco Company at 6633 N Milwaukee Ave, Niles, IL. As you may recall, they presented in November, 2022, before this Board and received approval of the PUD application for 235 multi-family apartment units in a 6-story building. A lot has changed since November. They made changes to previously approved plan in order to keep the project on track. Those changes required coming before this Board once again for approval of an amendment. Nothing has changed from a market viability perspective. What they initially proposed is still the best use for the property, in their opinion. That is - multi-family at this location. What has changed and is affecting all projects in markets is cost of construction as financing environments have become difficult. Their proposed revisions to this plan are a direct result of those factors. Regarding costs, the cost of construction since Covid has significantly increased. Cost and availability of materials has worked against them. Labor in any industry is scarce including construction - especially construction in trying to find workers. The other factor contributing to the viability of the previously approved larger scale project is the cost of capital. For context, in November the Fed's fund rate was 3.08%. Today it is at 4.83% and supposed to go up another ¼ point Wednesday. With rates increasing nearly 2 points in the last few months, it is impactful to any construction project. He is sharing all this in perspective amid all the turmoil in construction and financing. They continue to believe in and work on the project. They have adjusted so that it remains a viable project. Tonight, they will walk the Board through all the revisions and will answer any questions regarding the revised proposal. The changes being made should be welcomed by the residents adjacent to this development. They have reduced the unit count and lowered the overall height of the buildings. [The old and new site plans are being shown on the overhead screen. They are being explained by Mr. Lowe as he goes over the various changes.] Things are similar to the November plan but they have eliminated the precast concrete ground floor parking structure. That eliminated the parking that was initially proposed under the building. They dropped the building to be slab on grade. They kept all the surface parking that was originally approved - actually increased by a few parking stalls here and there on the site plan. That was done in order to maintain the same parking ratio

that was approved in November. That is still at 1.5 stalls per unit. That equates to the 180 units now being proposed instead of 235 units. It was important not to take a step back regarding the parking. Today instead of 235 unit - 6 story building they are now proposing 180 unit - 4 and 5 story building. 4 stories will be the western most building bar, as they call it, near Milwaukee Ave. 5 stories will be the eastern most - north of the pool area. The building will still have the same amenities with a club room, a fitness center, pool and outdoor terrace and they have even kept the rooftop lounge because they feel it is an amenity worth keeping. Detention and utilities remain much the same. Access remains the same. The changes are actually building related. He will turn it over now to Katie Lambert from OKW Architects. She will walk you through the building design itself.

Ms. Lambert said the configuration has not changed much at all. Similar to the last time this was presented, they are showing 2 primary bars with a glassy link between them. As people walk outdoor and see the adjacent forest preserve it shows how this building is special. She went through the renderings on the overhead screen describing as she moved about the drawings. She showed the 5th floor on the eastern bar and rooftop on the western bar and how they are connected. They were always inspired by the site with the forest next door. That vision has not changed. It is nice to have a 4-story bar on the west and 5-story bar on the east. It gives more of a variety when looking from Milwaukee and adds visual interest. She explained the materials used in the building. Base is stone cladding, fiber cement above and then wood-look cladding around the building in select locations. There are balconies on almost every unit. The front door is between the east and west bar giving a sense of quality of the architecture. The units at grade have a fenced off private patio for each. It gives a sense of single-family living within the larger complex. She showed the pool area and roof deck. In elevation they brought the building down 1-story on the west and 2-stories on the east. This is one of the few times we come in asking for less. We think this change will be appreciated by the neighbors.

Mr. Lowe said they have completed the presentation and will answer questions.

Commissioner Schulter asked them to show page 9 on the overhead. If you look at the balconies, what are they made of, is it wood? Another question, is grilling allowed on the balconies?

Ms. Lambert answered no, it is pre-finished metal.

Mr. Lowe answered not on the patio. There are grill stations outside [shown on the overhead].

Commissioner Dubiel asked to stay on the same page. The materials are the same, just a different color, correct? He is speaking of the balconies.

Ms. Lambert said this rendering is showing aluminum. But on the front, there is a different design that would integrate with the fiber cement panel. There are two styles of balconies.

Commissioner Dubiel loves the look. He asked Mr. Lowe if he foresees any federal financial subsidy for this project. He asked if the rental fees will stay the same as originally stated. So, the driver is on the supply side as far as getting the financing and costs.

Mr. Lowe said no to federal financing. He answered yes to the rental fee question. He answered this is a cost driven pivot.

Commissioner Dubiel's last question is about the terrace area. On the overhead once again, asking if the roof is going to be gravel. Is there a thought to expand the terrace area - he is looking at the density of this use.

Ms. Lambert answered the roof is not gravel.

Mr. Lowe said there is no thought in expanding. They have not decreased the square footage of the terrace area.

Commissioner Lee said last November we were told these apartments are going to be luxury. She is assuming nothing is changing inside, correct?

Mr. Lowe answered correct, nothing is changing.

Commissioner Lee asked about the multi-use space on the east bar of the building.

Mr. Lowe said the interior is a lounge, club room, seating. Then outside is an outdoor terrace.

Commissioner Lee asked if someone is having a party up there, how would they grill?

Mr. Lowe said they would have to come downstairs to the grill station.

Commissioner Karabatsos asked Staff a question. There is a restriction on masonry on the first floor, correct? Does it have to be 75%?

Mr. Bruemmer said this meets the 75% masonry requirements\.

Chairman Kanelos said several years back we included all the cement fiberboard as masonry.

Mr. Bruemmer said correct.

Chairman Kanelos asked when they had the indoor parking underneath, was it assigned so that higher rental units would get the indoor parking?

Mr. Lowe answered whether it was surface or indoor parking, either way you paid for it. This was really 100% cost driven. The concrete podium with a 6-story building above was a great project a year or two ago. That was a different environment.

COMMENTS AND ARGUMENTS FROM INTERESTED PARTIES

There were no comments for Staff. A member of the public audience came to the podium.

Raymond Dattilo, 6831 N Moselle Ave, Chicago, IL 60646, came to the front and was sworn in. He is curious about the balconies. Are they Flex iCore? Will they be wood? Metal?

Ms. Lambert said they will be aluminum.

Mr. Dattilo asked if there will be sprinklers in the building.

Chairman Kanelos said yes, they will have to follow all the building codes. Zoning is one thing. Suitability to the location, how it affects the location and so on. They still have to comply with all the building codes, no matter what the Zoning Board says.

There were no other questions.

MOTION

Chairman Kanelos entertained a motion.

Commissioner Dubiel moved to **approve** case 23-ZP-14, a request for approval of a major modification to a Planned Unit Development per Village of Niles Zoning Ordinance Appendix B Section 12.7(C)(1) to reduce the building height, parking count, and unit count, for the previously approved multi-family apartment building at 6633 N Milwaukee Avenue, Niles, IL 60714.

Seconded by Commissioner DeBartolo

VIEWS EXPRESSED BY MEMBERS OF THE PLANNING AND ZONING BOARD

Commissioner Dubiel said the last time we were here the resistance to this by citizens was the number of floors, apartments and stalls. Those have all been reduced and he feels this should be approved.

Commissioner DeBartolo said she thinks having this location at the front of the Village, it will be a great introduction into the Village. Thank you.

Chairman Kanelos said he agrees. It met the criteria from the last time. He was convinced it was not a problem for the neighboring buildings last time; it is less of a problem now. He supports the motion.

On roll call the vote was:

AYES: 7 Dubiel, Karabatsos, DeBartolo, Schulter,
McConville, Lee, Kanelos

NAYS: 0

ABSTAIN: 0

There being seven (7) 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.

Old Business, Item #1

23-ZP-09, Niles 2040 Comprehensive Plan

A request for approval of a comprehensive amendment to the Niles Comprehensive Plan (Niles 2040 Comprehensive Plan).

COMMENTS AND ARGUMENTS ON BEHALF OF THE APPLICANT

1. Persons appearing for the applicant

Kate Lockerby, Senior Planner, Village of Niles, introduced consultants Hannah Bader and Andy Cross from the Lakota Group. The Village has been working with them since 2019 on this project. It has been stalled several times due to Covid. The Village is pleased with the product and they are here to present it to this Board.

Chairman Kanelos said for the record, they are going to present information and the Board is going to hear information and we will be asked to make a recommendation to the Board of Trustees. We must make sure that everyone who is providing information is telling the truth.

Hannah Bader, Lakota Group, 1 E Wacker Dr, Chicago, IL and Andy Cross, Lakota Group, 1 E Wacker Dr, Chicago, IL came to the podium and were sworn in.

2. Summary of Presentations

Ms. Bader began. They are excited to present this plan to the Board and are hoping to do a high-level overview of the plan and address any questions this Board might have. She will start with a product overview and dive right into Niles future. She will then pass it over to Andy who will talk about implementation and how to use this as a tool, then jump into next steps for adoption.

[Everything being discussed is shown on the overhead screen.]

This was a 3-phased process that started with coming up with a State of the Village report. It really looked at Niles today and what it included. They then went on to a community visioning phase that allowed them to come up with ideas for the community and work closely with the Village and community members to hear their thoughts and ideas for what the future of Niles holds. The last phase was pulling together the final plan and implementation strategy working towards adoption. She started with Niles' future. The key to this plan is their vision for 2040. This vision statement started as one sentence and grew into a page long description of what the future of Niles will look like. They wanted to highlight what it would feel like to be in Niles in 2040. They have come up with key strategies that are outlined here. Keys to the Vision statement are the following:

In 2040 Niles will have:

Established residential neighborhoods.

It will be a regional retail destination.

Milwaukee Avenue will be key commercial corridor.
There will be a thriving local cultural scene.
Robust multi-national modal network.
Expanded parks and open space system.

Next shown was the plan organized into 9 strategic planning elements.
There are the chapters that house the goals, policies, and strategies of the plan:

- Land use strategy
- Districts and corridors
- Mobility
- Character and identity
- Neighborhoods
- Parks & open spaces
- Facilities and services
- Arts and culture
- Sustainability

One of the key tools in this will be the future land use map. This map outlines the future character of the Village. The unincorporated areas of Maine Township are also included. One area highlighted is Milwaukee Avenue, mixed use commercial and residential. The vision for this is more of a mixed use toward the southern end. As you get toward Golf Mill, a new urban village is highlighted with additional uses surround by general commercial.

Chairman Kanelos said before you move on to the next one, there is a lot of information here. He may interrupt to ask some questions. He is referring to the highlighted pink area. He guesses it is mixed use along Milwaukee Avenue. What other significant, if any, changes to land use in this map are here? How is it different from the way things are now?

Ms. Bader said within this mixed use along Milwaukee Avenue, it is really pushing to have some residential above commercial uses to try and make it a more walkable, interactive environment. The urban village near Golf Mill is another key highlight of this plan. It is really encouraging a new mixed use in this area. They are trying to bring in recreational uses in that area. A lot of this is maintaining the residential areas that currently exist. The other notable piece is the Touhy Triangle. They are calling it mixed use entertainment. However, they are acknowledging that it is a strong industrial area. Any changes to that area will be to enhance it for more flexible spaces and encourage the prosperity that already exists.

Commissioner Dubiel said this is an incredibly high-level overview and then tonight we are going to vote to send this to the Board of Trustees. It seems awfully fast to him. He has questions.

Chairman Kanelos said he has questions too. Let us let Ms. Bader finish her overview. Some of our questions might be answered by the end. This is why he made this item last on the agenda tonight. If we must stay here a long time, then we will.

Ms. Bader said she would try to go quickly. The next piece of this future land use strategy is really culminating into a matrix. You can have a description of these different designations. The key to this is that it is outlining the primary uses, primary mobility and highlighting correlating zoning so the Village is able to see how they can implement some of these changes and have a mechanism to succeed in achieving these character changes. They highlighted the opportunity sites. They were given 9 opportunity sites based on current use, ownership and suitability for change. They were tasked with coming up with visionary ideas for these sites. They are trying to outline and address principles for these areas. But we are not saying it is the be all, end all for these sites. These are given to you to fully understand what the corridors are trying to achieve. She is describing [from the overhead] the future development for the area of Milwaukee and Waukegan. It is seen as a future center for the community. It highlights different uses and enhances the pedestrian environment and creating open space opportunity. She then passed it on to Andy Cross.

Mr. Cross said Hannah described the structure. It is a 9-plan element. Each one of those is a series of goals to help the Village to achieve the vision which is identified within those separate sections. He will give you an idea how we approach them. The first element is districts and corridors and focuses on economic development. The second focuses on shopping centers. The nature of shopping centers has changed so they have a series of strategies to help enhance their vitality and what they can bring to a community. The third goal is getting away from more service and retail. Mobility systems is one of the elements and the goal for that focuses on enhancing on getting away from automobile-oriented infrastructure and getting into transportation and mobility strategies that focus on non-motorized transportation and transit. Making a sense of place is an important part of the community. The whole element of the comp plan focuses on this and how the comp plan enhances the place that is Niles and its identity. Housing is an important part of all comprehensive planning. That is captured in neighborhood places. There are a lot of housing assets now in Niles. To build off those, diversifying the number of houses is so important. There is a wonderful single family housing stock in the community. Open space focuses on access. There is already a wonderful supply of parks and open space in the community. This is ensuring that it is accessible by a broad range of demographics in the community.

Chairman Kanelos asked what does that mean - accessible?

Mr. Cross said besides physical, are there activities that resonate with the broad spectrum of residents? Do people have a reason to go to the parks? Certainly,

ADA accessibility and bicycle accessibility is the easy part. But they need to find out how are people using the parks.

Commissioner Dubiel asked what is an “equitable Village service” and where is it inequitable now?

Mr. Cross said equitable in that all parts of the Village are being serviced equally. As they look at capital improvement planning, where are resources being dedicated?

Commissioner Dubiel said for instance, if there is a flood area. That area is going to get more attention than his area of the community that does not flood. Is that considered inequitable?

Mr. Cross said it is not. That is responding to certain needs.

Chairman Kanelos said that confuses him. Did he identify certain facilities that are currently inequitable in Niles?

Mr. Cross answered no. An equitable audit did not reveal any great gaps but it is certainly a goal to keep striving for.

Commissioner Dubiel said it is undefined - still. He does not know what it is at all.

Ms. Lockerby added there is a page in the plan that outlines policies and strategies to try to achieve the goals.

Mr. Cross said Village character and identity are also about place making and celebrating what make the Village special. They talk about diversifying housing stock.

Chairman Kanelos said in the analysis of Niles, he thinks they would have found that for such a small town they have diversity in housing stock. There are high-rise condos, affordable housing, apartments, 3-flats, single family residences. Is there an area that might be deficient?

Mr. Cross replied no. But let us dig into the strategies. The policies they have and the action steps that affect those.

Commissioner Dubiel said he is confused about the testimony he just heard. There is no problem but there is a goal to fix.....

Chairman Kanelos said make a note of that, go forward and we can ask questions at the end.

Commissioner Dubiel asked if they found failings.

Mr. Cross said they found not failings; but they things through public engagement that residents felt the Village could grow on.

Commissioner Lee asked if that was from one of the public forums in the Senior Center along with a survey.

Ms. Lockerby said there was a fair amount of community engagement. Besides the forum, there were a few different open houses attended by the Lakota Group and Staff to get feed-back. There were surveys done and online feed-back.

Mr. Cross said yes, there is diversified housing. But they heard people say they would like more senior housing, more multi-family housing.

Commissioner Dubiel felt this was a very small selection.

Mr. Cross then went into the implementation matrix. There is a view on the overhead screen of a breakdown of this matrix. He is closing with how the Village uses this plan. Once it is adopted, what does it actually do? It helps in planning capital improvements. As applications come in, like the PUD reviewed this evening, is that responding to goals the Village has adopted in the Comprehensive Plan. The Village can review this plan annually. That concludes his comments.

Chairman Kanelos asked Staff about the 2030 plan. Do they feel they reached many goals of the 2030 plan? Was it effective? Do we think this 2040 plan will be more effective?

Mr. Ostman said he thought the 2030 plan was very effective. They implemented goals and objectives of that plan. It started by re-writing the Zoning Code. He thinks they gained a lot out of that first plan and he expects the same from this one.

Chairman Kanelos asked if they feel like it translated into development that went along with that.

Mr. Ostman said he would like to have seen more development out of that plan. It did not materialize at the level he would have liked.

Commissioner Dubiel said the last case tonight is along the corridor on Milwaukee. How would they measure success on the 2030 plan? People said they wanted X for the 2030 plan. Here is someone putting real money [around \$81 million] into this development. He is saying the urban corridor is not called for, instead this is the look.

Ms. Lockerby said there are a few different portions for the Milwaukee Avenue corridor plan. That south corridor is designated as residential only. Any use,

besides residential, would have to receive a Special Use. The thought was that area was always designated as residential.

Commissioner Dubiel said he is talking about the physical character. Was that not supposed to be zero lot line?

Chairman Kanelos said that whole area was supposed to be urban canyon.

Ms. Lockerby said the area further north on Milwaukee is where they are looking for more of a mixed-use plan. She does not feel they could do straight residential.

There was discussion about the area where the new PUD is proposed to be built. Zero lot line, not zero lot line. But the market is going to drive what this is.

Ms. Lockerby asked what is the vision moving forward from right now. In five years maybe the market will have changes and things need to go in a different direction. Comprehensive plans are flexible. It can always be amended. The site plans the Lakota Group has come up with are very general. That new project is actually consistent with the new Comprehensive Plan for residential use. From a zoning perspective, it departs because of the set-back.

Mr. Bruemmer said the zero to 5 ft. lot line is really for the area around Touhy and Milwaukee, Milwaukee and Waukegan. Because of this section across from the cemetery, you will never have that kind of urban canyon. It is actually a zero to 30, or 10 to 30 setback. It does call for a little bit further of a setback in keeping with the development pattern on that stretch.

Chairman Kanelos asked how many people were involved in the various groupings where you did interviews.

Ms. Bader does not have exact numbers with her. There were probably 12 sessions with 10 people in each for the stakeholder sessions. There was also an online platform. She thinks there were about 27,000 who visited this site. Of that number about 300 commented. She does have a highlight summary. Even during Covid they did workshops where people commented on the process.

Ms. Lockerby asked if they had a successful rate on the surveys.

Ms. Bader said yes.

Chairman Kanelos asked how is that measured?

There was a lot of discussion back and forth on the visits to the website. There are a lot of people who commented.

Ms. Bader said they worked with Staff to find the most important people for

the first sit down stakeholder session. Then they used Village platforms for the community webinar to advertise this event. They did 2 pop-up visits as well. They were hosted at Public Works and the Fire Department.

Ms. Lockerby said there is a steering committee that has already recommended approval of this document. That committee of 10 went through an application process. They were all residents. Two of you are on that committee. They met a number of times going over thoughts and suggestions coming from the Lakota Group throughout this 3-1/2 year process.

Chairman Kanelos said they do not really have a broad view and that is where the concern is. Just because there is a recommending board or a steering committee, are you saying we should just say okay, thank you very much and agree with all of it.

Ms. Lockerby wanted it to be on the record that there was a steering committee which she had not mentioned earlier.

Commissioner Dubiel said his concern is on page 26 [being shown on the overhead] This is the driver. It gives a series of topics. It says topic 1, land use. It is an incredibly small sliver of people. When it says 63%, that could be 63% of 10 people.

Ms. Lockerby said the Lakota Group had an open meeting and they were working remotely. Then there was an open house at the Senior Center. They cannot make people attend. There were booths set up at both the Public Works and Fire Station open house. The Niles 2030 plan states how many people there were in a live setting. She feels the 2040 plan is consistent with the 2030 plan in terms of numbers. They were always concerned about reaching out and engaging. You can only do so much to get people to come in. Amid a pandemic, it was difficult. The steering committee and Staff looked through the 2030 plan, goal by goal, objective by objective, etc. Things that were not achieved are carried on into the 2040 plan.

Commissioner Schuller asked who currently owns the property at Milwaukee and Waukegan?

Mr. Ostman answered the Village does.

Commissioner Schuller said since the 2030 plan, has the Village put in timelines on properties regarding future development. Let us say no one wants to build anything at that intersection, does the planning change after so many years?

Ms. Lockerby answered the plan that is shown in the Comprehensive Plan is really what could be done. It is not what has to be done. It is a suggestion.

Mr. Ostman said the Economic Development Director handles all the inquiries on that type of property. There has been some interest as to mixed use.

Commissioner Schuller said you have to start somewhere and hopefully others will follow along. This community is different because a lot of this type of development happens where there are existing Metra stations. He asked Ms. Bader if she knew of any communities that are currently building like this model shows. Exclude the city of Chicago.

Ms. Lockerby said if there is a plan adopted by the Village Board, it will show the Economic Development Director what areas need developing and he could further market that. Niles does not have a downtown. A lot of people would love to have a walkable area.

Commissioner Karabatsos asked how many goals were met in the 2030 plan.

Ms. Lockerby does not have that number.

Commissioner Karabatsos said if they approve the plan, how long will it take them to build? As in the case heard earlier this evening, it was back in November. If he had started six months previously, ... An example: Touhy & Milwaukee is already approved for zero lot line. What is the lapse? They come before us, they are delayed another month, then it has to go to the Trustees another month, and before they break ground constructions costs just went up 60%.

Ms. Lockerby said that comprehensive planning is different from zoning. Whatever comes in must still seek zoning approval and go through the proper process. That is typical. Any developer has to build that into their time frame. It is in everyone's best interests to go through the process quickly.

Commissioner Karabatsos said he knows the vision statement from 2030 until now has not changed. As taxpayers, we have to pay for this process. If 2030 goals were not met, why are we jumping into this and when are we going to be jumping into the next one.

Ms. Lockerby said every year for the 2030 plan until about 2017 or 2018, there was an annual report done. When it was decided a new Comprehensive Plan was necessary, it was a very high percentage of plans that were either realized or ongoing. Since 2011, when the 2030 plan was adopted, there were 5 or 6 additional plans developed as an offshoot of the Comprehensive Plan.

Chairman Kanelos said that is the concern. We really do not see much of a change in the face of Niles.

Ms. Lockerby said one of the biggest things that came out of the 2030 plan was the new Zoning Ordinance. That was approved in 2016. That is when completely new zoning districts were created.

Commissioner Lee said Niles is struggling with an identity. Skokie is kind of a cultural/arts place.

Ms. Bader said she thinks they captured the identity in its defined residential neighborhoods. It always is going to have these key commercial corridors but how can we make them more pedestrian friendly, multi modal and

Commissioner Lee said when someone thinks of Niles, what do they see? In Skokie, they have the cultural arts center and the performance center. Niles is having an identity crisis. That is a question we wanted to answer.

Ms. Lockerby said that is a very hard question to answer. What I think Niles identity is might not be the same as what the Chairman thinks it is. In this new plan there is a paragraph in there asking what will Niles look like in 2040. If you read through it, she was very pleased in what the vision statement is.

Commissioner Lee said what is our energy? There is still a bit of identity crisis.

Commissioner McConville said he grew up in Niles, moving there in 1957. Historically, Niles has always had an identity crisis. It comes from a lack of a central business district. Previously there have been hubs. Golf Mill was a major one which is on a decline. Another one is where we sit now. It used to be Lawrencewood all around this area. They need to get back to redeveloping Golf Mill as a destination. Find out about the south end entertainment district.

Is there anything happening with the train? They have always had an inferiority complex as opposed to Park Ridge, Skokie and Glenview. It is a bedroom community with a lot of retail and used to have a lot of manufacturing. It was a blue collar, middle management white collar community. He does not think it has changed a lot from that time. We will never get a central district in Niles because it is not there. So how do we re-envision Niles to make it a place to gather. The parks are our treasures. He commutes from Jefferson Park and coming home down Waukegan is an eyesore with all the vacancies. It is the entrance to our Village and it needs work.

Chairman Kanelos read the vision statement. How is that different from what Niles is now? How will this describe the new Niles moving forward? He is not seeing a vision.

Ms. Bader said to breakdown the vision statement. You want to capture what the community is today. That is the overarching statement. Then you go into the strategies. Then the Village has to implement them.

Commissioner Dubiel said these plans are important because they will influence Zoning Board and future activities. When he moved to Niles, all this was here. Now we have bus service. Niles always had great parks. That is one of the

reasons they moved here. That was in 1998. That Milwaukee/ Waukegan corner is not general property taxes, sales taxes. There must be some idea for that area. 2040 is 17 years away. He would like to expand the plan. He has lived here through 2 real estate booms and not a lot of turnovers have happened in housing stock. Part of the plan to look at is what things are in our code. The Zoning Code exists to help Niles grow; to help citizens maximize the value of their property. He is concerned that we are designing commercial spaces. Where is the input from the Chamber of Commerce?

Ms. Lockerby said they did have a key interview including a representative from the Chamber of Commerce.

Commissioner Dubiel said we know how surveys can be challenging. How you ask question? To whom do you ask questions? How to interpret the questions? His concern is you are putting together another 2040 that is not the vision we want. He feels the plan is very confusing. When he first moved to Niles, it was walkable and you could ride your bike everywhere. He does not find any explanation in the document about Niles becoming a 15-minute city.

Chairman Kanelos ask what does that mean? Is that a goal?

Ms. Bader means all daily activities and necessities are within a 15-minute walk. That is one of the things they heard from the project website.

Commissioner Dubiel questioned page 48 as well. What are you adding as far as getting around the Village. We already do - in cars, bikes, public transit.

Ms. Bader said it could be made safer where there would be more tree lawns and landscaping and maybe not parking lots right off Milwaukee Avenue. That is captured in the corridors and opportunity sites presented on page 79 or 85. Different designs could be added to make it more pleasant to walk.

Commissioner Dubiel asked when this is being designed, is it being paid for by the Village through taxes or by the developer as part of allowing him to develop at the site. How about page 87, the Golf Road corridor? In the next 17 years, he thinks they will not control Golf Road. [discussion on that area being shown on the overhead].

Ms. Lockerby said Golf is under the jurisdiction of IDOT. They have different provisions for their roads.

Commissioner Dubiel asked how does the Village go to IDOT. Who pays for those enhancements? He is asking so that this can come to fruition. He wants it to be a success.

Mr. Ostman said it is happening right now on Milwaukee Avenue. There are streetscapes going on now from Monroe north to Dempster. Just like they did when they enhanced at Oakton and Milwaukee. This is generated through grants.

Village Attorney Danielle Grcic said talking about this streetscape project, where did the engineers get the idea to do this? Is it in the 2030 plan? Then it would make sense that we are adopting this plan and someone in Village Hall is following through with applying for such a grant.

Mr. Bruemmer said there definitely is a provision in the 2030 plan about improved streetscaping.

Ms. Grcic said then that is part of all of it, correct?

Mr. Ostman said that is where it starts.

Mr. Bruemmer said even for Golf Road - it might not seem realistic in its current stage, but it is okay to be aspirational in the plan because if there is an opportunity to have something like that built through IDOT, then it is in our plan and we can refer back to it.

Ms. Grcic said what she is hearing is what you are defining as a vision and then a lot of concern about what and how you are going to make it different. Can you point out some strategies and tools in this plan that we have not had in the last 20 years.

Mr. Cross [inaudible for a bit]. Page 154 is a program being proposed for property incentives that could be passed along to residents.

Chairman Kanelos asked what he means by preserving housing stock. The biggest problem is the existing housing stock. We want to improve it - not restore it. Are you talking about a larger amount of the property to be covered?

Mr. Cross said it is not intended for teardown or new construction. It is intended to maintain existing structures.

Chairman Kanelos said it seems like you are prioritizing people modifying an existing home versus wanting to build a new home on the lot. A lot of the surrounding communities have seen growth and improving property values by having new houses built.

Ms. Bader said he is correct. Teardowns may be viable in the community but you want to have people stay in the community, fix up their homes so that maybe younger families can come into the community and do not have to spend a lot of money for a starter home.

Mr. Cross said they do not specify the nature and scale of the improvements.

Chairman Kanelos said there is plenty of affordable housing in Niles. The problem is there is not a lot of the nicer housing. What does missing middle mean?

Mr. Cross said a planning term for a certain type of housing that a lot of zoning codes do not promote townhouses, duplex or triplex.

Chairman Kanelos said Niles has tons of missing middle by that definition. We have tons of duplexes. Maybe not so many nice duplexes or nice townhouses.

Mr. Cross said just because something does exist does not mean it cannot be part of the vision for the future.

Commissioner Schulter said back to the entertainment district. The Village bought the property from Grainger, correct? Then they ended up selling it to Costco. That was 3 acres - a big chunk of property that we got rid of in the entertainment district.

Mr. Ostman said the elected officials decided to keep Costco in town.

Commissioner Schulter said he is not blaming Staff. He does not feel the entertainment is attainable. What is going on with Golf Mill?

Mr. Ostman said you will see something on that shortly. It is going in the right direction. He is not in the daily conversations regarding Golf Mill. Staff is waiting until there is some sort of agreement with the property owner; then the planning Staff gets involved in the redevelopment details.

Commissioner Schulter said back to Mr. Cross and Ms. Bader. He came to Niles in 1967. Most of the homes people live in, except for teardowns and rebuilds... there are not a lot of young families moving here because the homes are too small. If you do not have a young clientele, you will not be able to do what you want in that Milwaukee corridor.

Ms. Bader said one of the policies in making places livable is attracting more empty nesters and first home starters. That is something we tried to keep in the back of our minds when coming up with strategies.

Commissioner Schulter said in regard to the younger clientele, they are not the ones buying starter homes. The older people are selling them and older people are buying them. That is one of the problems we have in the Village. It is one of the only communities that has a free bus to take you around town. Older clientele love that.

Mr. Ostman said there are programs starting up in the Village. They are trying to entice younger people moving into smaller homes the incentive to expand more than 100 sq. ft. They started looking at making the homeowners an incentive to

enhance the **façade** of their home to make it more attractive and increase the value. That program will waive architectural fees and pay for drawings. We are starting these programs to educate the young people and give them support if they want to put on an addition. They do not know what is really involved.

Ms. Lockerby added oftentimes teardowns are going to be cost prohibitive to a lot of people. What is interesting about the program on page 154 is you are incentivizing people to reinvest in the property they already have; you are allowing people that might already be bound by lot coverage and setback requirements to have more flexibility. It is a valuable program. Not everyone wants a new home.

Chairman Kanelos said he feels that section of the plan is the best part.

Commissioner Kanelos said we do not have Metra but we have the free bus. You show the Metra and cars but we do not show the free bus enough. It could be a shuttle to the Metra station, be it Morton Grove or Edgebrook.

Mr. Ostman said that has come up before. Metra was the obstacle. We have to stay within our town. We are not to leave the boundaries of Niles with the free bus.

Ms. Lockerby said Pace has the Pulse line that can take you to the Jefferson Park station. It is already an option.

Commissioner Karabatsos said there should be a shuttle to the train station. Young people want to go downtown.

Mr. Ostman said Shure has been asking for that. They have over 1,000 employees. They wanted it in the worst way.

Ms. Bader said within the future land use they have outlined those things.

Commissioner McConville was going to bring up the streetscape thing and talk about Morton Grove but he feels that has been talked about enough.

Commissioner DeBartolo said maybe if we see the 2030 plan versus the 2040 plan and saw the successes; not just the text amendments or code changes. If we saw that it may be a more of that it might be a more informed decision for the Board going forward. Maybe some of us need to talk to more people. We have great builders on this Board and speak more towards get these people in here and let's build. We need to how to implement this to make Niles a better town. What did we do on the 2030 plan that was so great that we can carry forward to the 2040 plan and make it better.

Chairman Kanelos asked if local realtors or brokers were part of the stakeholders.

Mr. Ostman said wherever this goes tonight it will be forwarded on to the last annual report by the implementation committee and you will see a lot of successes that came out of it. It is an interesting document to read.

Chairman Kanelos asked if they still have cost-share programs for floods.

Mr. Ostman said they have a cost-share program that was expanded not only to the control program within the house to prevent flooding, but now we have a rear yard program also. The applications are on line.

Commissioner Schuller said the census was in 2020. Is it possible to produce a copy of the last census and the census of 2010?

Ms. Lockerby said there was a report done as part of this plan that has information about the census. Also, the US Census Bureau has a great website. They have a lot of information on their website. You can dissect a lot of data and waste a lot of time if you want to.

Commissioner Dubiel said he likes page 106. He wants to leave them with something positive. Is that getting moved to a searchable database? We talked about that once before. It would allow people can to back and search for approved uses. It might be effective and dynamic is someone can go back and say they already approved something similar. They might be able to look at a piece of land and say maybe it is not being utilized like it could be.

Chairman Kanelos asked what are they looking for from this Board tonight? Is there a deadline? Could we gather the rest of the information they are going to provide?

Mr. Ostman said there is no deadline. The plan has gone through the Building and Zoning Committee. The Planning and Zoning Board can make the final recommendation to the Village Board. It was tentatively slated to go to the Village Board this month but it is your decision on what you want to do. If you are looking for more information; or if you have meetings with just 2 of the members at a time, they can go into more detail. They can certainly do that.

Chairman Kanelos asked Ms. Bader about bullet points she has.

Ms. Bader said she thinks the big picture is the community engagement and how it aligns with the 2030 plan.

Chairman Kanelos said there was another set of things.

Ms. Grcic said it was about the differences between 2030 and 2040 plans.

What are the new strategies and tools you are proposing in this plan; what was successful in 2030? What did you notice from 2030 that failed and how did you change it in this plan? That could be out there in an easier format.

Commissioner Dub said point 6.1 (page 107) talks about rigidly enforcing landscape requirements. This is not a suggestion, correct? If we start to enforce this rigorously, people may begin to say 'let me walk away'. He is concerned there may be conflicting goals. We want more green space but we also want people to develop. Sometimes that can be a challenge for a lot of sites. If we increase the total landscape area required and off-street parking areas, it can make certain uses and people come before us and say they need a variance. If we are enhancing certain parts of the code and make it more strict and harder, it lowers the ability to use certain sections of Niles.

Mr. Ostman said it takes a lot of thought before we start implementing.

Commissioner Dubiel said it starts with 'rigorously enforcing'.

Mr. Ostman said he knows that but we do want to enhance it but not to be overburdensome where it would be difficult to be in Niles.

Commissioner Dubiel asked for an explanation of Policy 7 - what is 'establish a parking reduction' strategy?

Ms. Bader said this refers to within commercial shopping centers. We are looking at the requirements for parking and looking at different ways to reduce parking, whether that would be bringing in new in-fill; it is not as required to have as many...

Commissioner Dubiel said so this is loosening the code so you do not need as much parking.

Ms. Bader said for example, some of the off-street parking requirements, you are encouraging more complimentary uses.

Commissioner Dubiel asked what is a complimentary use.

Ms. Bader said it depends what location we are looking at.

Commissioner Dubiel asked for a quick example. So, what this is saying is if he has to have 1-1/2, he can go down to 1 or ¾ of a parking spot per square foot. Is that what this is referencing?

Ms. Bader said this is encouraging the Village to assess its parking requirements.

Mr. Ostman said they will continue to assess. What came out of the 2030 plan is that we reduced the number to come into current conditions instead of being stuck back in the '60s and '70s.

Ms. Lockerby gave a mild example of complimentary uses. A bank and a community center. The banks might be closed on the weekends and a community center or a dance studio might be open only on the weekends. They share the parking.

Mr. Cross said another example would be retail and an LA Fitness. Everybody closes but everybody comes after work to workout.

Commissioner Dubiel said those are his favorite 2 pages so far. He referred to page 154 again. We are setting a certain level of investment to allow additional bulk in R-2 Zoning. Anybody taking advantage of that is going to have to make some significant investment. He would suggest if they are going to do that to just allow it, either for developers or for homeowners. Do not put any type of restriction on it because the minute I say I can do this, but it is going to be 17%. He thinks it is still valuable to move forward. Does that make sense?

If we are going to say bulk is what we want and it is going to be positive, there is no reason to put a constraint on it in terms of a minimum dollar investment.

Chairman Kanelos said that is a good point. He believes, in his experience, there is an inherent resistance.... if there is a young couple moving in and they see one of the old 1,100 sq. ft. ranches that has already been fixed up and developed by a developer or one that has not been and we tell them 'Here, this is what you can do', they are going for the first one 9 times out of 10, in his experience. He assumes if a developer or a builder buys a home and is going to make a significant investment, they should be able to have these benefits as well.

Commissioner Dubiel said he would not put a dollar amount on it. If he is going to buy a place and put an addition on, it is going to cost \$100,000. It is automatic if he is going to use the bulk requirements; it does not have to be only a homeowner.

Mr. Ostman and Ms. Lockerby both said it does not have to be a homeowner.

Ms. Grcic asked if there is a requirement to retain ownership of the property. If there is a developer that uses the incentive and sells it to her in 5 days, is that okay?

Mr. Ostman said yes.

Chairman Kanelos said the Board does want to see a little more information. You have the list of specific details on the stakeholders, the numbers, the amount of people, where they were from, how they were devised. Strategies and tools in this plan that are not in the 2030 Plan, but the Lakota Group saw as [not criticizing the

2030] maybe we missed or were deficient in things you did to make them better. Successes from the 2030 Plan is going to come from Chuck and Staff, correct?

Mr. Ostman answered yes.

Chairman Kanelos continued with likewise failures that were identified. He stopped and said he already said that - things that were shortcomings. Does anyone else have anything he might have missed in things this Board is looking for? Thank you very much. And thank you Staff. He knows how much time they have put into this. Do you think you can have all this information by the June meeting? The answer was yes but Chairman Kanelos said to let him know if they need more time.

COMMENTS AND ARGUMENTS FROM INTERESTED PARTIES

There were no comments from the public.

MOTION

Chairman Kanelos entertained a motion.

Commissioner Dubiel moved to **continue** 23-ZP-09, a request for approval of a comprehensive amendment to the Niles Comprehensive Plan (Niles 2040 Comprehensive Plan) until the June meeting.

Seconded by Commissioner McConville.

VIEWS EXPRESSED BY MEMBERS OF THE PLANNING AND ZONING BOARD

NONE

DECISION

On roll call the vote was:

AYES: 7 Dubiel, Karabatsos, DeBartolo, Schuller,
McConville, Lee, Kanelos

NAYS: 0

ABSTAIN: 0

There being seven (7) affirmative votes the motion carried.

Chairman Kanelos said before he entertains a motion to adjourn, as a personal privilege, he would like to thank one of the senior members (although his junior), Commissioner Dubiel, for approximately 15 years of service on the Zoning Board. His father always said the days go by slowly but the years go by very quickly. Commissioner Dubiel has the thanks of this Board because he has been incredibly prepared at every meeting. While

we have not always agreed, he personally valued the assistance given him. He will probably continue to call on the Commissioner for some discussions. Since you will not be a Board member, you will not count towards a majority of a quorum. Thank you very much, Morgan. He is sure Commissioner Dubiel has the thanks of the entire Village and particularly this Board.

