

VILLAGE OF NILES

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



Final Approved Meeting Minutes

Monday, September 10, 2018

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

Staff Liaison Bruce Sylvester

CALL TO ORDER/ROLL CALL

The Niles Planning and Zoning Board was called to order at 7:05 P.M. All rose for the Pledge of Allegiance. Chairman Kanelos called for a moment of silence in honor of 9/11 to remember all who lost their lives and the men and women in the interim defending our freedom from terrorism.

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

ABSENT: 1 Commissioner Morgan Dubiel.

Also present was Director of Community Development Charles Ostman, Senior Planner Bruce Sylvester and Village Attorney Danielle Grcic. Commissioner Morgan Dubiel was absent.

APPROVAL OF MINUTES

Chairman Kanelos asked if there were any additions, clarifications or corrections to the minutes of August 13, 2018. There were no additions, clarifications or corrections.

Commissioner DeBartolo moved to **approve** the minutes of August 13, 2018.

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

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

NAYS: 0

ABSENT: 1 Dubiel

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

NEW BUSINESS

18-ZP-18 Requesting approval of an ‘Amusement Facility-Indoor ’ special use permit per the Village of Niles Zoning Ordinance Section 8.2 to allow video arcade machines at 239 Golf Mill Center (Golf Mill Mall).

Bruce Sylvester, Senior Planner, said this special use request is for a small business to install video arcade games in Golf Mill Mall. This use in that zoning district [C.2] is classified as an indoor amusement facility. Niles Zoning Ordinance requires a special use permit. Included in the packets is some information about the business and a sketch showing how the games will be laid out in the space of unit 289 in the mall. The required notices were provided for this public hearing.

Chairman Kanelos asked if there were questions from the Commissioners. There were none. He then called for the petitioner to be sworn in.

Jessica Blouin, 17221 Roosevelt Place, Lowell, IN 46356 said it is just a small arcade room with ten or twelve games in it - basketball, air hockey and other games. There are a lot of kids in the area with the adjacent businesses.

Chairman Kanelos asked if there were any questions from the Commissioners.

Commissioner McConville asked if there were other arcades in the mall.

Ms. Blouin said no, there used to be one but she does not know how long ago.

There were no other questions from the Commissioners or the public.

Chairman Kanelos entertained a motion.

Commissioner DeBartolo moved to **approve** item 18-ZP-18 requesting approval of an 'Amusement Facility-Indoor' special use permit per the Village of Niles Zoning Ordinance Section 8.2 to allow video arcade machines at 239 Golf Mill Center (Golf Mill Mall). The special use permit has been filled out and Ms. Blouin has met all the requirements of why this should be in the mall. It should help with some traffic coming to the mall and entertain children.

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

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

NAYS: 0

ABSENT: 1 Dubiel

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. Anyone in the audience who would like to be informed as to the date this will be heard by the Board of Trustees, leave your name and address with the recording secretary.

18-ZP-19 Requesting approval of proposed building additions, parking lot changes, and outdoor playing field improvements at Gemini Junior High School located at 8955 Greenwood Avenue per the Village of Niles Zoning Ordinance Section 10.1(B). The proposed changes at Gemini Junior High will increase the intensity of use for this existing educational facility.

Chairman Kanelos told the audience in advance he expects a lot of discussion tonight and he will stay as long as it takes. But be assured he will maintain order at this meeting.

Mr. Sylvester said this is a somewhat new review category for the Village. This stems from an issue regarding a local park a year or two ago. Some improvements were made that significantly increased the amount of traffic and activity and parking demand. At that time the Village did not really have any ordinances that would allow Staff to review and make sure the public interest was taken into consideration. This was if existing use increased the intensity of that use through things like building additions, improvements and the like. So additional language was added to the code. Any existing use, whether it is a school, church or business that wants to increase the intensity of their already existing use, it needs to go through a review here and the public needs to be notified. This is the second time this new process has been used. It was used a couple months ago with Emerson School when they were proposing lights that would have drastically increased the intensity of their ball field use. This proposal is for Gemini Junior High in East Maine School District 63 at the intersection of Ballard and Greenwood. They are proposing an additional grade and to accommodate the additional students are proposing building additions that would generate additional parking. They are also proposing to improve what is an unimproved playing field by installing an outdoor track and improving soccer fields within the interior of the track. Because of the need for additional parking and the field has the potential to attract additional users, Staff said it needs to go through this Board to be reviewed to make sure of adequate parking and any traffic impacts that may be adverse. The applicants provided a lot of information and have been very cooperative. They submitted a traffic study and was reviewed by Village of Niles Engineering Staff. Niles' Staff, however, made some modifications and recommended some changes. The school district made those changes and submitted a revised traffic impact study included in tonight's packets. They worked with police on handling traffic management especially during the first week of school this year. In terms of intensity, this Board is to review the plan and make sure there will not be any adverse effects on the community; then this Board would make a recommendation that would go on to the Village Board of Trustees for a final decision. The applicants will explain their proposal. The school is not proposing any new lights and they made that perfectly clear. Village of Niles Engineering Staff will be at this meeting shortly if there are questions for them regarding traffic and storm water runoff. The standard zoning requirements have been met. The parking and traffic impacts are the focus tonight. All required notifications were provided. He did receive one email from a gentleman who felt the notices were not complete but Mr. Sylvester went back and evaluated the mailings. He did have PINs for all the property owners within the required 250 ft. as well as legal notice in the newspaper.

Commissioner DeBartolo asked how many more students and teachers there are when adding the 6th grade to this school. Did they already start this year?

Mr. Sylvester said they did not start. The new students will not arrive until after the building additions have been constructed. He did not know the number of students.

Chairman Kanelos said there will be 400 additional students plus 37 staff.

Mr. Sylvester said the school district is requesting three separate approvals. Not sure if they should come up three separate times; or does the Board want to address all three in one presentation. The first item is for the building and field that will increase intensity. Secondly, the site improvement with landscaping but not all that is required by Village ordinance; therefore they are requesting a variation from landscape requirements. Third, the land the school sits on is unplatted and the Village requires it to be on platted land. They have submitted a plat of subdivision.

Chairman Kanelos said one and two sort of go together; three is housekeeping and very simple. Unless there is an objection, he thinks these should be heard one at a time. First, he has a question for the Village Attorney. In the packet there is a yellow highlighted section. There was a time prior to 2016 schools were not required to meet the same requirements as businesses and other individuals; they now have to as of August 15, 2016. They went thru this before with the Niles Township District 219 bus issue. He asked the Village Attorney to explain this section.

Danielle Grcic, Village Attorney, said the Board needs to focus on Niles Zoning Code. What the act and what the case law states is that our zoning code will apply to the proposed structure. This Board cannot delve into the necessity of the extra 400 students; or should they be moved somewhere else. You have to look at the structure as proposed. Does it meet the requirements of a special use permit under Niles building code?

Chairman Kanelos said then they cannot ask if this is necessary for the public convenience.

Ms. Grcic said they have to ask that question but it has to be asked regarding the structure, not the number of children who may attend.

Chairman Kanelos asked Bruce Sylvester if there is a list of criteria like they have for variations and for special uses.

Ms. Grcic said they have the special use factors. You must stick to..... You are looking at a special use. What you do not want to do is thwart their educational activities. You do not want to be unreasonable. You want to get this resolved in one or two meetings. If they have provided everything that is necessary, you do not want to prolong this over six months. There are no extra set of factors for the school district. They are bound by Niles' code.

Chairman Kanelos is confused because they would routinely ask another petitioner is this necessary for the public convenience at this location. Is it necessary to add a grade at this location? He added they have started demolition and wondered why that would happen before zoning was passed.

Ms. Grcic said she had a conversation with the School District attorney. She made it clear their request has to go through the zoning process. Any demolition work is independent of this request. Their demo work is one piece of the puzzle. Tonight is the second piece of the puzzle.

Chairman Kanelos called for the petitioner.

Tracy Biederstadt, DLA Ltd. Architects, 4022 Sutton Ct., Carpentersville, IL came to the podium and was sworn in. She introduced people that are here with her: Superintendent Scott Clay, Principal Louis Roberts, Traffic Consultant Sarah Disney Haufe, Architect Partner in Charge Carrie Matlock, District Director of Operations Dan Barry, Landscape Architect Doug Fair, and Civil Engineer Jason Green. She is going to give a brief introduction to the project as a whole; play a brief video that will give a bird's eye view of the site and then consultants that are here can answer more detailed questions. She went through the site plan shown on the overhead. There will be four additions to the existing building.

Dr. Scott Clay, Superintendent of East Maine District 63, 25 W. Randolph St., Chicago, IL 60601 came forward and was sworn in. This actually started eighteen years ago and at that time his predecessor found the school district that had buildings in great need of repair. Since then they have worked to bring the buildings up to code and made significant progress. They want to maintain a quality educational program; make sure they have secure buildings for the students; and buildings need to enhance the education process. This brings them to the 6th graders, who are currently in the elementary schools in the district. 6th graders are closer to 7th and 8th graders in their needs than kindergarten through 5th. Most middle level schools nationally are 6th, 7th and 8th grades. By bringing the 6th graders to Gemini it helps transition to 'tween years'. They are going from childhood to teens. It is an emotional and confusing time for them and they need the school's support. Middle schools are designed to meet those needs. The new building would allow them to expand to athletics. Currently, 6th graders have no access to athletics through the school system. It would give access to clubs, fine arts, and athletics. The field area will include a fence which will allow control over who uses the field. It is best for the 6th graders and the 7th and 8th graders as well.

Ms. Biederstadt said the project consists of four additions constructed over a year and a half. The first addition is one story and will create new administration offices as well as a secure front entrance. The second addition includes band and orchestra classrooms, support spaces and a 6th grade gym which will also have a stage for performances. The third addition is an interior courtyard to expand the existing cafeteria. The fourth addition is for classrooms, science and

STEEM labs. The proposed improvements to the field are to add a new track and improve the interior soccer fields and put perimeter fencing around the site. She then played a video on the overhead showing all that she just explained. They are maintaining the existing circulation path throughout the site but they have done many things to improve it. The anticipated staff [once 6th grade is brought over] will be 130. They are able to provide 152 parking spaces on site. In addition, there are 44 flex spaces used for events. Normally those spaces would be used during daytime for arrival and dismissal cueing of vehicles and buses. She explained the circulation. Buses will enter off Ballard and exit on Greenwood. For pick up and drop off parents will enter on Greenwood and cue in an area she is showing on the overhead. Multiple lanes of cars can cue up and exit on Ballard. To the south, the final connection to Chester will be landscaped and there will be no further traffic coming from the south to the building.

Sarah Disney Haufe, Sam Schwartz Co. Traffic Engineers, 223 W. Jackson, Suite 1101, Chicago, IL 60606 stepped to the podium and was sworn in. Her company performed the traffic and parking analysis for this proposed project. The study was submitted, reviewed by Village Staff and Village's third party consultant. They received feedback and made modifications in response. There were three parts to the study: external traffic operation, internal traffic circulation and vehicle stacking and parking. They counted vehicles at each of the school's access driveways and at Ballard and Greenwood. Times counted were 7 to 9 in the morning and 4 to 6 in the evening. Because it is a school the afternoon time was expanded to begin at 2. She went on to explain at length how the study was completed. This was done with the current enrollment of 7th and 8th grade; then the 6th grade numbers were added to get a full effect with all three grades in session. She explained the staff will be at the various points of circulation to make certain traffic flows smoothly during drop off and pick up along with buses circulating. The route will not be blocked in any way so that, if necessary, emergency vehicles would be able to enter. The final part of the study was to address parking. There are 152 spaces on campus. During the study, before school dismissed, there were 87 vehicles parked. Based on the traffic manual they use considering a school of this size, they would need 114 spaces. With special event circumstances, there are two areas with flex parking. If there is a very large event, the school has partnered in the past with Iceland next door and Tony's Finer Foods across Greenwood to provide additional parking.

Commissioner Nakanishi said the packet shows traffic entering from Chester Avenue.

Ms. Haufe said that is only to be used during construction.

Commissioner Karabatsos asked how many cars can be staged on the north side of the building for pick up.

Ms. Haufe said the number is 14 curbside on the north side.

Chairman Kanelos said in the packet there is information about traffic flow during construction. That has not been addressed yet.

Ms. Haufe explained the different traffic circulation plan during Phase I of construction. This is shown on the overhead just as all the other diagrams of traffic flow and parking.

Commissioner McConville asked what buildings consist of Phase I and how long will that take and what are the two other phases.

Ms. Biederstadt showed on the overhead the three areas of construction starting this fall for completion with the start of the next school year in fall of 2019. She then explained how traffic patterns will change temporarily as construction proceeds which will be from next summer to not quite the following year. She explained once the three additions are complete, car and bus cueing will be able to continue as expected in the final plan. Phase II is the administrative portion at the northeast. Phase I is the gym, cafeteria, etc. which will be completed by the next school year. At that time, access through Chester will be closed permanently.

Commissioner DeBartolo asked if there were crossing or security guards assisting the children safely around the Chester entrance now.

Principal Louis Roberts, 5137 N. Ashland Ave., Unit 1, Chicago, IL 60640 came forward and was sworn in. He said staff works dismissal every day and there is a school resource officer who is out there as well. As of approximately 2:36 there are no cars on Chester. They get the children out as quickly as possible and the gate is then shut every evening.

Chairman Kanelos asked why Engineering and Niles Police are not at this meeting. He requested both of them.

Charles Ostman, Director of Community Development, said one of the engineers is here. The police were unable to attend this evening.

Commissioner McConville asked how many traffic aides are going to be present during Phase I and Phase II.

Ms. Haufe said they recommend 6 aides for the parent vehicles only, not the bus traffic but, while under construction, she will refer that to the principal.

Mr. Roberts said currently there is a crossing guard at Ballard and Greenwood; the car pick up lane has anywhere from 3 to 5 aides depending on who is working that day. Working the bus area the number is 4 aides including himself, who lets the buses out onto Ballard.

Ms. Haufe said Chester is the only inbound access during dismissal; both Greenwood and Chester are exits during dismissal.

Chairman Kanelos said there is a major concern with traffic flowing both ways on Chester.

Mr. Ostman said that was resolved after a meeting at the Village. It is now one way traffic on Chester.

Ms. Haufe said it was modified after a meeting with the police to be only inbound. Chairman Kanelos said whoever makes a motion should make sure that is a condition. He also asked how many school buses currently serve the school.

Ms. Haufe said 21 in the afternoon which includes buses arriving outside of the dismissal period and she said 18 are staged. The 7 additional buses in the future was based on information provided by the District. They received that from the transportation company who serves the students.

Ms. Biederstadt said based on their projections, that will be enough buses with the increase in students. The bus company will regulate any inefficiencies found in the routes now and correct them.

Commissioner DeBartolo asked about teachers parking in Tony's lot during construction. Is that going to be safe?

Ms. Haufe said they recommend traffic managers helping to manage the circulation of traffic during special events but the school can speak as to how that has operated in the past.

Chairman Kanelos asked if there was a written agreement between the school and Tony's and Iceland.

Mr. Roberts said they have been in contact with the manager of Tony's. He is waiting for the landlord of the building to write a letter to the school. They have always worked closely with Iceland if there is overflow and that has been reciprocal.

Commissioner Karabatsos asked if all the children get bus service. And do all grades get out at the same time?

Dr. Clay said they are all offered bus service but not all use it. Yes, they all get out at 2:30pm.

Mary Anne Collins, 8841 Chester, Niles, IL 60714 came forward and was sworn in. Currently Chester is inbound and outbound. Just today she called the police because there was a woman waiting in her driveway to pick up her child from Gemini. There are a lot of apartment buildings with driveways that take away

from parking spaces and parking spaces on Chester are filled. Today at 3:30pm when the woman was waiting in her driveway, the gates to the school were locked. She anticipates when the project is finished and that area is landscaped, the people will still be parked on Chester waiting for their children to walk through the landscaping to get picked up. They are a lot closer for pick up than Tony's. On page 22 of the traffic study, it explains where police management should be stationed. It also says someone would be stationed at the corner of Dempster and Chester. Currently there are no police stationed there. There are two commercial businesses at that corner; Rosen Eye Care and Baker's Square. This causes a tremendous backup because it is so hard to exit there. She would like confirmation Chester is not going to become a thru street to the school and whatever landscaping is placed there will be permanent. It seems a 54% increase in school population is enough. If you start adding athletic fields, that will attract spectators who will need parking. She is fine with expanding the school; not the field. The residents on Chester want some assurance that Greenwood Blvd. will never become a paved street.

Mr. Ostman said Greenwood Blvd. runs along the south property line of Gemini School. It is unimproved and there is no intention to improve it.

Chairman Kanelos asked why Chester is moving in both directions. He thought it was going to be one way going in to the school. On August 27 he has a dated document from the police department about the concern of the traffic and that included making Chester one way. Two days later, August 29, he received a document stating the traffic is fine there, no problem. He is confused and he wishes the police department had a representative at tonight's meeting.

Mr. Roberts said the police and the mayor were out to the site and it was decided that things were running smoothly. He is confused as well. The first two weeks of school are always very difficult, traffic wise.

Commissioner Schuller said they need to know why the police department made the change.

Ms. Collins said one way is certainly better than two. What dates were the traffic studies done?

Ms. Haufe answered last April on a Thursday.

Ms. Collins said the mayor and the police did come out and things were alleviated. She believes much of the problem on Chester is the opening and closing of the gate. That is when there is a lot of waiting on the street - when the gate is closed. They are also concerned about emergency vehicles being able to enter Chester.

Ms. Haufe said their study did show inbound and outbound traffic on Chester after conversations with Village Staff desiring flexibility.

Chairman Kanelos said at an initial meeting he attended on this project, he was told cars were staging along Chester. His solution was staging them in the south parking lot. Is that happening?

Ms. Haufe said it was her understanding they are not staging entirely within the parking lot. She explained in detail how the staging should be handled. To keep students safe they recommend doors on the west side of the building not be utilized for departing students because of walking in and out of staged cars.

There were detailed explanations back and forth about staging of cars and buses and exiting of traffic from the school grounds.

Mike DeBartolo, 8442 W. Oak Ave., Niles, IL came forward and was sworn in. He lives alongside Gemini's lot. They have been using that field for 55 years. He said they opened the field to the Hawks soccer club of Park Ridge two years ago. They play there all the time including Saturdays and Sundays. The noise and trash are terrible. He has pictures of all the flooding. They are not improving this field for Gemini. They are renting it out to the soccer club. He wants to know the advantage of fixing the field. He was an engineer in Chicago for 35 years and he developed land in the area of Gemini school which was a lot of work. If you open up Greenwood Blvd. to Chester, everyone will start to cut through. He has a sheet that shows them opening Greenwood Blvd.

Mr. Sylvester said the Village did not send that out, the school did. The civil engineer in charge of this project said the street in question is shown on item 18-ZP-21 which is the approval of plat of subdivision. There are no plans to improve it or open it up to through traffic.

Ms. Biederstadt said the sketch was just shown to her. It was a very early concept sketch. What is shown is an access drive from the school to the athletic field. Greenwood Blvd. runs next to that property line. She showed on the overhead that what they are speaking of is not on school property.

Chairman Kanelos said as a condition of the motion, they can say there will be no paving of Greenwood Blvd.

Commissioner Schulter asked if Greenwood Blvd. is a dedicated street. Are they are going to vacate the street?

Mr. Ostman said yes, it is dedicated. No, they will not improve or vacate it. There are utilities there and a water main was recently replaced.

Mr. DeBartolo spoke at length about all the problems in the area, including Chester traffic.

Rob Arado, Village Engineer, said all the proposed improvements meet MWRD standards for storm water. There is a detention pond there and it outlets west toward Greenwood Blvd. There are records of flooding in the area but the overflow route is less toward Greenwood so it does not go to Grace. The engineer for the site is here and they are providing water retention for the site with MWRD standards.

Jason Green, Civil Engineer, WT Group, 2675 Pratum Ave., Hoffman Estates, IL 60192 was sworn in. They are providing storm water detention in three separate basins. First is underneath the field within the track which will have a volume of approximately 40,000 cu. ft. Second will be an expanding open air detention basin and the volume of that will be 120,000 cu.ft. A third underground vault is proposed at the southwest corner under the parking lot. The volume of that will be 40,000 cu.ft. That will be about 200,000 cu.ft. total volume. Existing volume is less than half that. They will be doing volume control. At the bottom of the basins is a dead space where the first water goes and sits there until absorption. That would be about 13,000 cu.ft. retention volume. There is also detention above that which does eventually drain into the storm sewers on Greenwood. The detention in the field area drains to the open air pond that drains through a series of storm sewers over to Greenwood. The vault, which has a separate system, also drains to Greenwood. The existing runoff from the site is approximately 10.5 cu.ft. per second in all directions. By providing all this additional volume, they are able to restrict it and release it slowly at a rate of 3.5 cu.ft. per second. It will be a 65% reduction from the current conditions. They also have something called free board. They assume the pond never fills up. They keep the open air detention area down 1 ft. so even if it's full it is still down 1 ft. from the top which is an added safety factor. In addition, they are providing an open air swale from the detention pond on the south property line to Greenwood Avenue. This will be a depression that will safely convey 55 cu.ft. of water westerly into that area before it can overflow into that area to the south. The detention ponds are sized for 100 year storms.

Commissioner Schuller asked if the elevation is going to be lower than it is now.

Mr. Green said it will be higher but underneath is where the water will be held.

Commissioner McConville asked if all this detention will alleviate the flooding on Grace and Chester. What will happen during the eighteen month construction period?

Mr. Green said yes. It will alleviate flooding. The detention facilities are the earlier things to be constructed so if a big storm comes through that volume is being provided.

Commissioner Karabatsos asked if water is going to come from Cumberland and go to Greenwood.

Mr. Green said yes, the natural flow of the land is that way.

Chairman Kanelos asked the Village Engineer if this will improve conditions on Chester and Grace.

Mr. Arado said from what information has been provided, you can anticipate the runoff to be greatly reduced but he can not say for certain there will be no flooding in that area.

Chairman Kanelos asked if the runoff Mr. DeBartolo is talking about comes from the school property.

Mr. Arado said he believes it comes from the soccer field.

Mr. Green said there is an underground sewer [he is showing it on the overhead] that they intend to tie into the new system to prevent runoff onto Grace.

Mr. DeBartolo does not understand why they want to raise the field and take the grass out. He would rather they lower the field and not put in Astro Turf. The reason they are doing this is strictly for the soccer club Hawks. They made a deal with them. They want more playing time.

Chairman Kanelos asked about the track and field. Do you rent the field to the Hawks?

Mr. Roberts said there are several organizations that use their facilities, the Hawks being one of them. They do not rent it out. If they use it when the custodial staff is not available, they have to pay their own custodial staff. On the overhead he is showing the fence area.

Ms. Biederstadt said it is proposed as a 6 ft. chain link fence. The entrances would be a path to the north coming from the gym area for PE during the school day. Then to the south is an asphalt path as well. There is not enough room to use only the north path because of the detention area.

Mr. Green is showing the property line for Niles Park District on the overhead and also where the gate is.

They are discussing where the fence will be while showing it on the overhead.

Commissioner Nakanishi said what about bushes along the fence so the neighbors do not have to look at the chain link.

Commissioner McConville asked about the proposed landscaping.

Ms. Biederstadt said the next item on tonight's agenda is about proposed landscaping. The overhead shows where the fence stops and landscaping will begin. They are asking for a variance because of storm sewers and utilities overhead and there is not enough room to landscape. Some of the neighbors'

landscaping already encroaches onto school property at the south area. She can talk to the district about extending the fence.

Mr. DeBartolo talked about them possibly cutting down all the trees and he said Ms. Biederstadt assured him they would not.

Ms. Biederstadt said she did not say that.

Doug Fair, Landscape Architect, Hitchcock Design Group, 225 W. Jefferson Ave., Naperville, IL 60540 came to the podium and was sworn in.

Chairman Kanelos said right now they are trying to get the fencing extended so it is safe and people can not cut through. Mr. Fair probably can not answer this but he is sworn in for when it is his turn to present the request for landscape variation.

Commissioner Schuller said District 71 remodeled about four years ago and put up a new fence. It is not chain link. He directed his comments to Dr. Clay, the superintendent. Maybe he would like to drive over there and take a look at it. There are alternatives.

Dr. Clay said they will do whatever it takes to make it work for the neighbors and the school.

Commissioner Nakanishi said perhaps that can be a condition of approval. The Board also needs to clarify how far west the fence should go.

Commissioner Karabatsos is speaking but is inaudible.

Robert Devlin, 2765 Woodmere Dr., Darien, IL came to the podium and was sworn in. He grew up on Oak Street and his backyard was the field. He is familiar with the area. His aging parents still live there and they are concerned about privacy, congestion, traffic, noise. When Niles expanded Iceland it is without walls and it is noisy. Now with this new field it is going to bring in a lot of noise and traffic. The school is landlocked. When school gets out, he sees the congestion of buses on Ballard and then they go on to Cumberland and that is congested. So people cut down Oak St. He totally disagrees with the study. Darien also has a landlocked high school but they make it work. He went on to talk about weather, more congestion, school activities, sports. The field will not be available to Niles residents if it is fenced.

Chairman Kanelos said it certainly will be available - if no group is using it.

Mr. Roberts said if you go on the school's website there is a process for reserving that field. One can fill out the forms, it is reviewed by him then turned over to the district. It is first come, first serve and that is how they book the space. They have taken away some time from the Hawks so others can use it. The Hawks

currently do not have permission to use it on the weekends. If it is being used, he does not know who it is. He believes the signage states sun up to sun down but the Hawks can use it from 4pm until 7pm.

Commissioner DeBartolo asked who is funding this field project.

Mr. Roberts said the district is 100%.

Commissioner DeBartolo asked the percentage of Park Ridge and percentage of Niles children who go to this school.

Mr. Roberts said Park Ridge students are a small percentage but do not think this favors Park Ridge Hawks, because they do have kids from other places.

Commissioner Karabatsos said there are a few pickup games on the weekend.

Mr. Roberts said the Hawks are not the Park Ridge Hawks, their address is Niles.

Chairman Kanelos said it does not make any difference where the kids come from, who uses the field, who doesn't - none of that is relevant. It is all out of order.

Mr. DeBartolo spoke again and he is now speaking about Iceland parking.

Mr. Sylvester said he recently spoke with the Executive Director of the Niles Park District. He said they have shared parking with Gemini for years and will continue to do so.

Elaine Virgo, 8826 Chester, Niles, IL 60714. She said she got the sign installed at Dempster and Chester - Do Not Block Intersection - Dangerous Intersection. She called the principal and he did not return her call. They need a policeman at that corner because you can not get in and out. They also need a traffic light. There is a lot of expensive real estate on Chester and this is only going to get worse. She is also concerned that any landscape barrier they put in will only get run over as cars continue to drive through.

Mr. Green explained how the berm/landscaping will be installed so cars on Chester cannot get through to the school. It will be 2 ft. tall.

Mr. DeBartolo wants to know if they can lower the field instead of raising it. He went on to explain at one time the field was level. The Niles Park District raised their property 3 ft. over the school property.

Mr. Green explained [using the overhead] the ice rink property is significantly higher than the Gemini field. They are trying to match the grades as best they can.

Chairman Kanelos explained again all the detention/retention areas with thousands of cubic feet plus a swale that will handle rainwater. It will not flow onto private properties. This should be a solution to the flooding in the residential area around the school.

A FIVE MINUTE RECESS WAS TAKEN AT THIS TIME.

Tom Collins, 8841 Chester, Niles, IL was sworn in. Two weeks ago when this process started, he spoke with someone at the school and it has eased a little bit. When school started a few weeks ago the situation was disastrous - from a safety and a traffic issue. Several of the neighbors including he and his wife called the Village and the response they got was there is nothing the Village can do. He said that is unacceptable. An ambulance could not have gotten through on Chester and there has never been a policeman stationed at Dempster and Chester. He had to call the police again because 2 cars were parked in his driveway with mothers in them waiting for their children.

Chairman Kanelos asked if it would satisfy him if in the new plan Chester was one way going in.

Mr. Collins asked why the Staff does not let them know what is going on. He just got information this morning of tonight's meeting. They are trying to be good neighbors but everything seems to be hush, hush. Do not let the neighbors know until there is a problem.

Chairman Kanelos said the legal notifications were sent out.

Mr. Collins said they [he and several neighbors] did not receive them. They got a sloppy letter from the school saying the Chester gate would be open as of the start of school. The outdoor sign announcing tonight's zoning hearing was placed on school property up the driveway - no one can see it. He went on about concerns in letting the residents know what is happening with this major addition. He also said the Hawks are a Park Ridge organization. It is not only Park Ridge children on those teams - they come from surrounding suburbs. Niles kids can not use the fields because other organizations have a deal to use them.

Mr. Roberts said their soccer program started last week but could not use the field because it is too wet. The school district soccer program comes first. When they are not using it, then others have the field.

[Not sure who is speaking] He lives not far from the field and does not think the Hawks are abusing the fields. There are adults and he thinks that is where the beer cans come from. They do not have uniforms, just playing pickup games.

Linda Polin, 8459 W. Oak Ave., Niles, IL came forward and was sworn in. She brought pictures of flooding on Grace Avenue. She thought the existing

retention pond would alleviate the flooding but she feels Gemini should invest in flood insurance. If the new retention pond and other measures do not work, there are going to be bigger problems for people who park on Grace. She finds the area to be full of cars normally. Where will people attending events park? What about people dropping off their children? Will they be coming up Oak to Chester?

Chairman Kanelos said they have agreements with Iceland, Tony's Foods, and are increasing number of spots on site. If they can get a fence around the area of Grace and Chester, that would also help. As far as he knows, they are only supposed to be using Chester, and this Board may make it so they can only use it incoming. After construction is done, the gate that is at Chester going into the school will be removed; embankment and landscaping will be put in. People will not be able to get through.

Ms. Haufe said the access at Chester will be closed at the end of Phase I. It will no longer be used beginning school year 2019. Actually, by next spring because once school is out that is done.

Meezo Rihani, 8430 Oak Ave. came to the podium and was sworn in. His backyard is the field and he is concerned about the noise. No one can solve that problem. He works hard all day and can not even nap because of the noise. Another concern is where is the line for that fence in his backyard. He wants to know exactly.

Mr. Green said the rear yards of the residences [behind their garages] has kind of expanded into the school property. The fence will vary based on the existing fence line that is in place. They are trying to be respectful of people's property. The fence will be in as much as 18 ft. into the school property and the tightest spot is as much as 7 ft. into the school property. There is going to be a range. The fence will not be a straight line. It was shown on the overhead. Some shrubbery on school property [belonging to residents] may have to be removed.

Mr. Rihani said he did not know about this until yesterday.

There was more discussion about legal notices that went out to every property owner within 250 ft.

Mr. DeBartolo speaking again about how this property used to be a garbage dump that he filled in, planted shrubbery and added black dirt. The residents have been maintaining for 50 plus years. He wants to know if they can fight in court about this.

Ms. Grcic said there are many factors if he does that.

Chairman Kanelos said let's stick to questions related to the topics.

Mr. Collins said as far as notices going out, it is not the job of citizens to make sure they receive the notices. More discussion on that issue. Plus he wants a guarantee the flooding will end.

Mr. Green said MWRD has indicated there are no remaining comments. Their permit is contingent on the Village consultant approving the plans.

Commissioner Karabatsos wanted more clarification on the water issue - how the retention pond will hold water temporarily, etc.

Mr. Green went over it once again. There has been a lot of repetition on this subject. They will be capturing all the water and redirecting to the sewers on Greenwood. It is a process.

Lisa DeBartolo, 8442 W. Oak Ave., Niles, IL said when the existing water retention was put in, wasn't that supposed to be up to code and take care of the flooding issue?

Chairman Kanelos said the point of the berm is so the water will not come over that or the swale.

More explanation once again about where the water will be directed.

Mr. Sylvester said retention ponds will help. If the one put in a few years ago helped somewhat, it did what it was supposed to do. During tonight's discussion he has heard the word 'guarantee'. If we get 7" of rain in 2 hours, these residents are going to get water in their backyards. He does not want them to think they were lied to. The idea of detention is - it will improve things but there is no guarantee if there is a big storm event.

Ms. DeBartolo said she feels the Village is not concerned about the residents behind the school. Her car gets hit by balls. When the Hawks play and come into her yard to retrieve balls, she tells them it is private and get off.

Mr. DeBartolo spoke again about when he was an engineer. He has different ideas about what can be done.

Commissioner Nakanishi asked if the Astro-Turf is permeable.

Mr. Green said it has not been decided if they are using synthetic turf or natural grass but yes, synthetic turf is permeable.

Chairman Kanelos said before they make a motion they must be very clear on the list of conditions that need to be applied from the Village, the police department, and other additional ones. He went through some that have already been removed. He recommends extending the fence to the parking lot; make sure

there is an officer at Dempster and Chester; restrict traffic flow on Chester to only northbound during construction. He made a motion.

Commissioner McConville moved to **approve** 18-ZP-19 requesting approval of proposed building additions, parking lot changes, and outdoor playing field improvements at Gemini Junior High School located at 8955 Greenwood Avenue per the Village of Niles Zoning Ordinance Section 10.1(B) with the conditions from the Village in the memo dated August 24, 2018 [pause - there is an updated memo received by the Commissioners via email today Sept. 10, 2018. Chairman Kanelos said he would go with the old memo. Mr. Sylvester said he received it late last week and forwarded it to the Commissioners as soon as he could. Chairman Kanelos said he has not read it and doesn't know if anyone else has. Mr. Sylvester said it is basically the same memo with 2 deletions. Mr. Arado said #4 was removed as well as a 4th bullet point added onto #3. There was additional explanation of that. It is for Phase I only. Commissioner Nakanishi said under #6, the second bullet point says it is recommended that no children be dropped off - she suggests NO children are dropped off or picked up - the word 'recommended' be deleted. Mr. Arado added another bullet point - the school shall provide storm water detention in accordance with MWRD and Village of Niles requirements. There is more to this bullet point in the memo. Chairman Kanelos said that is also in the August 24th memo.]

There is a copy of the police department memo.

Chairman Kanelos said this is what happens when the Board does not get information quickly. First of all, there is no reason they should be dealing with this after school started. It is absurd they started construction. He is convinced of the water issue. They were sent comments and requests months ago and it took months to get them back and now there is a new memo that arrived this morning. This is what happens when the petitioner does not respond promptly. We are going try to work this out without putting it off until next month.

Commissioner McConville recapped the above motion adding Chester be one way going north only during Phase I of the construction; a traffic control officer be provided at school district expense at Chester and Dempster during construction; the fence be extended west to the end of the south parking area. Also CSOs at Greenwood and Ballard beyond the construction period.

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

AYES: 5 McConville, Karabatsos, Schulter, Nakanishi,
Kanelos

NAYS: 0

ABSTAIN: 1 DeBartolo

ABSENT: 1 Dubiel

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. Anyone in the audience who would like to be informed as to the date this will be heard by the Board of Trustees, leave your name and address with the recording secretary.

18-ZP-20 Requesting approval of a variation from landscape requirements for buffer yards as found in the Village of Niles Zoning Ordinance Section 11.9(A)(1) to allow Gemini Junior High to install less landscaping than required in a buffer yard at 8955 Greenwood Avenue.

Doug Fair, Hitchcock Design Group, was sworn in earlier this evening. The only area they are seeking a variance for is the southeast corner between the track and the proposed fence line. He is showing it on the overhead.

Chairman Kanelos asked him to explain why they can not put landscaping there.

Mr. Fair said the remaining room between the south property line and underground utilities is not conducive for trees or shrubbery. It must be live ground cover and perennials and ornamental grasses. It would just be that portion.

Chairman Kanelos wanted a better answer. Why can't other landscaping be put there to meet the requirements of the Village?

Commissioner Karabatsos said the problem is the fence line.

Ms. Biederstadt said there are several site constraints in addition to what they spoke of earlier - with the edge of the track. She said there is just not enough room with the jagged fence line and utilities to meet the Village requirements.

Commissioner Nakanishi suggested putting vegetation on the neighbors' side of the fence if they so requested as a screen. If they are already encroaching onto the school property.....

Commissioner Karabatsos asked if the track had to be a certain size.

Ms. Biederstadt said yes. In order to have a 200 meter track, a certain number of laps equal a mile, they had to utilize every inch and include an actual size soccer field to fit inside. The interior of the track is designed to have two U-12 north/south or one U-14 east/west fields.

Mr. Rihani wants to make sure no one jumps over the fence to get their ball back. If I see someone in my yard, I will call the police.
Chairman Kanelos said he does not know how they could monitor that. He recommends calling the police.

Commissioner Nakanishi said it seems the landscaping is always the first thing to go.
Mr. DeBartolo wanted to ask about the landscaping.

Chairman Kanelos said they are talking about new landscaping they would normally have to put there but are unable to do so. Are any trees going to be lost?

Ms. Biederstadt said some trees on the district's property will be removed in order to create the track.

Mr. Fair said the trees that will be removed are overgrown and invasive. They are box elder, buck thorn & various mulberry species.

Mr. DeBartolo wants to know if the tree cutting can be stopped while they take this to court.

Ms. DeBartolo said most cities like to keep trees in place.

Mr. Fair is explaining about the grading, etc. There are storm sewers a couple feet down at that point as well.

Chairman Kanelos asked if it is possible to design a border there to have some 'green' fencing, some vegetation.

Mr. Fair said yes.

Chairman Kanelos made a motion to **table** 18-ZP-20. They can come back with a new design and the Board can move from there.

Commissioner McConville moved to **table** 18-ZP-20 requesting approval of a variation from landscape requirements for buffer yards as found in the Village of Niles Zoning Ordinance Section 11.9(A)(1) to allow Gemini Junior High to install less landscaping than required in a buffer yard at 8955 Greenwood Avenue.

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

AYES:	4	McConville, Schulter, Nakanishi, Kanelos
NAYS:	1	Karabatsos
ABSTAIN:	1	DeBartolo

ABSENT: 1 Dubiel
There being four (4) affirmative votes the motion carried.

18-ZP-21 Requesting approval of a plat of subdivision to create a lot of record for lands located at 8955 Greenwood Avenue (Gemini Junior High School).

Mr. Sylvester suggested not tabling this item. It does need to go to the Village Board of Trustees.

Mr. Green gave a quick overview of this item. It is an old property that has never been platted. They need to give dedication along the frontages [right of way] Cumberland, Ballard and Greenwood. There is a water main that cuts through the property [he is showing this on the overhead] so they provided an easement for the public water main that cuts through. The existing storm sewer cuts through at another location on the property, so they provided an easement for that. They are proposing storm water management easements for the detention basin, the over and above ground basin and the piping from that to Greenwood as well as the underground vault and piping to Greenwood. There is also a 5 ft. general utilities easement around the perimeter of the property.

There were no questions from the Commissioners or the public.

Chairman Kanelos entertained a motion.

Commissioner DeBartolo moved to **approve** 18-ZP-21 a plat of subdivision to create a lot of record for lands located at 8955 Greenwood Avenue (Gemini Junior High School).

Chairman Kanelos asked if approving this has anything to do with the landscaping issue from item 18-ZP-20.

Mr. Ostman said no.

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

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

NAYS: 0

ABSENT: 1 Dubiel

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. Anyone in the audience who would like to be informed as to the date this will be

heard by the Board of Trustees, leave your name and address with the recording secretary.

DISCUSSIONS

There were none.

ADJOURNMENT

Chairman Kanelos made a motion to adjourn.

Commissioner McConville moved to adjourn.

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

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

NAYS: 0

ABSENT: 1 Dubiel

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

The meeting adjourned at 11:25 P.M.

Kathleen Janessa, Recording Secretary

Mary Anne & Thomas Collins wish to be notified of the Board of Trustees meeting.

8841 N. Chester, Niles, IL 60714 [no phone number listed]