

VILLAGE OF NILES

*1000 Civic Center Drive
www.uniles.com*



Final Approved Meeting Minutes

Monday, August 16, 2021

7:00 PM

Village Hall

Planning and Zoning Board

Chairman

Thomas Kanelos

Members

Susan DeBartolo

Morgan Dubiel, Vice Chairman

Ted Karabatsos

Terrence McConville

Barbara Nakanishi

Robert Schulter, Secretary

Charles Ostman, Community Development Director

DUE TO INAUDIBLE RECORDING OF TONIGHT'S MEETING, THE FOLLOWING MINUTES ARE ABBREVIATED AND NOT PRESENTED IN THE USUAL FORMAT.

CALL TO ORDER

The Niles Planning and Zoning Board was called to order at 7:04 P.M.

PLEDGE OF ALLEGIANCE/ROLL CALL

All rose for the Pledge of Allegiance.

PRESENT: 5 Chairman Thomas Kanelos, Commissioners Ted Karabatsos, Susan DeBartolo, Robert Schulter and Barbara Nakanishi.

Also, present were Director of Community Development Charles Ostman, Assistant Director of Community Development Richard Wlodarski and Village Attorney Danielle Grcic. Commissioners Terrence McConville and Morgan Dubiel were absent.

APPROVAL OF MINUTES

Chairman Kanelos asked if there were any additions, clarifications, or corrections to the minutes of July 12, 2021. There was one change on page 6. It was corrected on the Final Approved document for July.

Commissioner DeBartolo moved to **approve** the minutes of July 12, 2021.

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

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

NAYS: 0

ABSENT: 2 McConville, Dubiel

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

PUBLIC COMMENT

If the public has any general comments or questions, they can speak now. No one spoke up. In that case, the public can ask questions or comment after the Board has heard the petitioners' testimony following each case.

OLD BUSINESS

None

NEW BUSINESS

1. 21-ZP-30, 6672 Albion Ave

A request for three Variations from Section 4.3(A) of the Niles Zoning Ordinance: the first for an interior side yard setback (west) of 3' where 6' is required; the second for an interior side yard setback (east) of 3' where 6' is required; and third for a lot width of 30' where a minimum lot width of 35' is required, as well as a Variation from Section 4.4(A) to allow an encroachment of 1.36' into the required building height setback plane at 6672 Albion Ave, Niles, IL 60714.

Tom Bassett-Dilley, Architect, 216 Harrison St., Oak Park, IL was sworn in. He spoke first.

He said the owner of the property, Mihail Codreanu, is seeking to build a new single-family home on an undeveloped lot to the east of his existing home. The subject property is zoned 'R-2-35B – Single Family Residential'. This area was subdivided in 1916 and the majority of the lots on this block have a width of 30', reflecting the lot size of the narrow Chicago lots across the street to the south. Per Section 4.3(A), the R-2-35B zoning district requires a minimum lot width of 35', meaning Mr. Codreanu must be granted a Variation from that requirement in order to develop the lot. Mr. Codreanu is seeking two additional Variations from Section 4.3(A) for both side yard setbacks at the property. Section 4.3(A) requires a side yard setback of 6' for lots with a detached garage accessed by the alley. Mr. Codreanu is proposing a 3' setback in both the east and west interior side yards. He is also seeking a Variation from Section 4.4(A) to allow the house to encroach 1.36' into the required building height setback plane. Section 4.4(A) states that "no portion of a structure may intersect the planes that begin at a point 22' above grade at the interior side lot line and run at a 45-degree angle toward the interior of the lot until they reach the maximum building height permitted." The peak of the proposed house extends 1.36' into the setback plane.

The plans were shown on the overhead screen. Discussion included examples of shading on the house next door to the proposed new home. Shading examples were shown at various times of the day. It was determined the homeowner would reverse the plane of the home so the neighbors would receive more natural light.

Mihail Codreanu, 6672 Albion Ave, Niles, IL was sworn in. He is the owner of the property. He currently lives next door to this lot. He would be moving

into the proposed new home and he would rehab his current home for his mother.

Peter Rudas, 6660 W Albion, Niles, IL and Dorota Rudas, 6660 W Albion, Niles, IL came forward and were sworn in. They live next door to the east of this vacant lot. They are very concerned about how close the house is to their lot line. They would like the proposed house shifted more to the west on the lot.

Laura Larson, 6676 W Albion, Niles, IL came to the podium and was sworn in. She lives 3 doors west of the proposed new home.

Chairman Kanelos entertained a motion.

Commissioner Nakanishi, moved to **approve** 21-ZP-30, a request for three Variations from Section 4.3(A) of the Niles Zoning Ordinance: the first for an interior side yard setback (west) of 3' where 6' is required; the second for an interior side yard setback (east) of 3' where 6' is required; and third for a lot width of 30' where a minimum lot width of 35' is required, as well as a Variation from Section 4.4(A) to allow an encroachment of 1.36' into the required building height setback plane at 6672 Albion Ave, Niles, IL 60714.

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

AYES: 4 Karabatsos, DeBartolo, Schulter, Kanelos

NAYS: 1 Nakanishi

ABSENT: 2 McConville, Dubiel

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

This Board has the final say for this item

2. 21-ZP-31, 7034 Milwaukee Ave

A request for approval of a Special Use Permit to allow a 'Unique Use' (Vinyl Wrapping Business) at 7034 Milwaukee Ave, Niles, IL 60714 as required by Section 8.2(A) of the Niles Zoning Ordinance.

Lisa Garcia, owner of Jac Wraps, 7034 Milwaukee Ave, Niles, IL came to the podium and was sworn in. She is proposing to open a vinyl wrapping business called Jac Wraps at 7034 Milwaukee Ave. The subject property is zoned C-3, Milwaukee Avenue Form Based District, and is located in the Peterson Square Commercial Center. Jac Wraps provides vinyl wrapping services to other businesses, a small part of which is applying vinyl stickers, large and small, to businesses at their location (i.e., social distancing stickers

on the floor or hours of operation at the door). A large part of their business is wrapping vehicles for clients, Jac Wraps will have 3 employees and hours of operation will be 8:00 AM – 5:00 PM Monday through Friday.

Chairman Kanelos entertained a motion.

Commissioner DeBartolo moved to **approve** item 21-ZP-31, a request for approval of a Special Use Permit to allow a ‘Unique Use’ (Vinyl Wrapping Business) at 7034 Milwaukee Ave, Niles, IL 60714 as required by Section 8.2(A) of the Niles Zoning Ordinance.

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

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

NAYS : 0

ABSENT : 2 McConville, 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 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 date should leave their name and address with the recording secretary.

3. 21-ZP-32, 7203 Conrad Ave

A request for a Variation from Section 10.3(C)(4)(e) of the Niles Zoning Ordinance to allow a driveway that extends towards the interior lot line furthest from the driveway at 7203 W Conrad Ave, Niles, IL 60714.

Sargon Chabo, petitioner, 7203 W. Conrad Ave, Niles, IL, came forward and was sworn in. He is seeking a Variation from Section 10.3(C)(4)(e) which states “a driveway in a front yard for a single-family dwelling may be expanded or enlarged beyond the width of the garage but only toward the interior side lot line closest to the driveway.” In late April a Village inspector noticed that Mr. Chabo had expanded his 9’ wide driveway by about 6’ in front of his house without a permit. As such, Mr. Chabo is seeking a retroactive Variation. He claims he did not know he needed a permit to do this work. He did not have a contractor.

Commissioner Schuler mentioned that a home on Waukegan Road north of Oakton was granted a request exactly like this by the Zoning Board. He is

not sure how long ago that case came before the Board.

Chairman Kanelos said there was a great deal of discussion against the approval of this case. Commissioner Schulter did bring up the topic of a home on Waukegan Road north of Oakton that had a similar issue that was approved. The Chairman said at that time it was his recollection it was not approved.

Chairman Kanelos entertained a motion.

Commissioner Nakanishi moved to **approve** 21-ZP-32, a request for a Variation from Section 10.3(C)(4)(e) of the Niles Zoning Ordinance to allow a driveway that extends towards the interior lot line furthest from the driveway at 7203 W Conrad Ave, Niles, IL 60714.

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

AYES: 3 Nakanishi, Karabatsos, Schulter

NAYS: 2 DeBartolo, Kanelos

ABSENT: 2 McConville, Dubiel

There being three (3) affirmative votes the motion carried.

4. 21-ZP-34, 8415 Golf Rd

A request for approval of a Special Use Permit to allow a ‘Smoking Establishment’ at 8415 Golf Rd., Niles, IL 60714 as required by Section 8.2(A) of the Niles Zoning Ordinance.

Katmerka Ramic, architect for IR Design Inc., 4468 N Elston Ave., Chicago, IL, came forward to the podium and was sworn in. She is applying for a Special Use Permit to operate a smoking establishment at 8415 Golf Rd. [in Patel Brothers Plaza] on behalf of Kazzaz Smoke Shop Niles Inc. The smoke shop will have 5-6 employees. The hours of operation will be 10:00 AM – 10:00 PM Monday through Saturday, and 10:00 AM – 8PM Sundays. The business owners currently operate two smoke shops in the City of Chicago and one in Addison. There is no smoking inside this establishment. This will be only sales of high-end cigars, candles & incense, Hookah products, lighters, cigarette alternatives, etc.

Chairman Kanelos entertained a motion.

Commissioner DeBartolo moved to **approve** item 21-ZP-34, a request for approval of a Special Use Permit to allow a ‘Smoking Establishment’ at 8415

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

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

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

NAYS : 0

ABSENT : 2 McConville, 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 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 date should leave their name and address with the recording secretary.

5. 21-ZP-35 & 21-ZP-36, 6605-6615 Milwaukee Ave

- A request for a Special Use Permit to allow a Dwelling – Multi-Family at 6605-6615 Milwaukee Ave, Niles, IL 60714 as required by Section 8.2(A) of the Zoning Ordinance, as well as the following Variations:
- A Variation from Niles Zoning Ordinance Section 5.3 to allow a rear setback of 12.4' where 20' is required.
 - A Variation from Niles Zoning Ordinance Section 10.4(A) to provide 23 parking stalls where 28 are required.
 - A Variation from Niles Zoning Ordinance Section 10.8(B) to provide 0 off-street loading spaces where 1 is required for multi-family dwellings over 10,000 square feet.
 - A Variation from Niles Zoning Ordinance Section 11.7(F) which requires a minimum of 10% of the interior of a parking lot to be landscaped.

Christopher Dasse, architect, 5930 Homan Ave., Hammond, IN; James DiChristofano, DiChristofano & Associates LLC, (representing the developer) 7521 N. Milwaukee Ave, Niles, IL, and Dan Pontarelli, agent for property owner, 1204 E. Central Rd., Arlington Hts., IL 60005 came forward. All were sworn in.

Artist rendering of the property in question is shown on the overhead. Currently situated on the property is a 2-story masonry building that was used for light industrial purposes. The current proposal is to convert the existing building into a new multi-family development and to build a 2-story

masonry addition to the building that will also be utilized for multi-family purposes. The current building is vacant. The new development will have a total of 14 apartments and 23 parking spaces on the property. The property will be enhanced with landscaping. A courtyard in the front will be landscaped to a warm, welcoming park-like atmosphere. The property is close to the Pace Pulse bus service reducing the need for automobiles. Pace provides service to El trains as well as the surrounding area. This would be appealing to young professionals and families for easy travel to downtown Chicago or in and around the Village of Niles. The back of this building will sit on a bluff overlooking the Cook County Forest Preserve.

It was determined that many industrial buildings in the City of Chicago have been developed into appealing multi-unit properties. There was lengthy discussion requesting that the petitioners spruce up the exterior appearance of the building

Chairman Kanelos entertained a motion.

Commissioner Nakanishi moved to **approve** items 21-ZP-35 & 21-ZP-36, a request for a Special Use Permit to allow a 'Dwelling – Multi-Family at 6605-6615 Milwaukee Ave, Niles, IL 60714 as required by Section 8.2(A) of the Zoning Ordinance, as well as the following Variations:

- A Variation from Niles Zoning Ordinance Section 5.3 to allow a rear setback of 12.4' where 20' is required.
- A Variation from Niles Zoning Ordinance Section 10.4(A) to provide 23 parking stalls where 28 are required.
- A Variation from Niles Zoning Ordinance Section 10.8(B) to provide 0 off-street loading spaces where 1 is required for multi-family dwellings over 10,000 square feet.
- A Variation from Niles Zoning Ordinance Section 11.7(F) which requires a minimum of 10% of the interior of a parking lot to be landscaped.

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

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

NAYS : 0

ABSENT : 2 McConville, 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 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 date should leave their name and address with the recording secretary.

DISCUSSIONS

none

ADJOURNMENT

Chairman Kanelos entertained a motion to adjourn.

Commissioner DeBartolo moved to adjourn.

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

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

NAYS : 0

ABSENT : 2 McConville, Dubiel

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

The meeting adjourned at 9:00 p.m.

Please notify the following people about the date and time of the next Board of Trustees meeting.

21-ZP-31 Lisa Garcia 773-330-8810
21-ZP-34 Katmerka Ramic 773-784-9755
21-ZP-35 James DiChristofano 224-251-7055
& 21-ZP-36