

# VILLAGE OF NILES

*1000 Civic Center Drive  
www.uniles.com*



## Revised Draft Meeting Minutes

Monday, October 3, 2022

7:00 PM

Village Hall

## Planning and Zoning Board

### Chairman

Thomas Kanelos

### Members

Susan DeBartolo

Morgan Dubiel, Vice Chairman

Ted Karabatsos

Janet Lee

Terrence McConville

Robert Schulter, Secretary

Charles Ostman, Community Development Director

**CALL TO ORDER**

The Niles Planning and Zoning Board was called to order at 7:01 P.M.

**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, Senior Planner Kate Lockerby, Director of Economic Development John C. Melaniphy, Village Engineer Tom Powers and Village Attorney Danielle Grcic. Commissioner Ted Karabatsos was absent.

**APPROVAL OF MINUTES**

Chairman Kanelos asked if there were any additions, clarifications, or corrections to the minutes of September 12, 2022. There were none.

Commissioner DeBartolo moved to **approve** the minutes of September 12, 2022.

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

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

NAYS:          0

ABSENT:      1      Karabatsos

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

**PUBLIC COMMENT**

The public can ask questions or comment after the Board has heard the petitioners' testimony following each case. However, if the public has any general comments or questions, they can speak before we start to hear tonight's cases.

**OLD BUSINESS**

**NEW BUSINESS**

**1. 22-ZP-29, 7220 N. Melvina, Costco Gas Station  
A request for approval of a Special Use Permit per Village of  
Niles Zoning Ordinance Appendix B Section 8.2(A) for ‘Gas  
Station’ at 7220 N. Melvina Ave., Niles, IL 60714.**

Stephen J. Cross, President, Cross Engineering & Assoc., Inc., 1955 Raymond Dr., Suite 119, Northbrook, IL 60062, was sworn in. He is Costco’s Midwest Development Manager.

Chairman Kanelos said they would like both Special Use requests before this Board tonight to be handled separately. The Commissioners have the packet so there is no need to go over everything. If Mr. Cross would like to bring attention to anything else that may be helpful that would be fine.

Mr. Cross said with him tonight is Mike Stratis who is the location consultant; Larry Dziurdzik, the planning consultant and Adam Burghdoff, who is Costco’s national traffic consultant. Typically, Costco builds their gas expansions right now with 12 pumping stations. This one was built with 10 pumping stations. There are backups and traffic situations with the gas station at this location. When we looked at this 4 or 5 years ago to do an expansion, it was put on hold. We are excited now to come back and request a Special Use to increase the pumps from 10 pumping stations to 15, as we have a total of 30 actual pumping stations where gas can be pumped at the same time. He will turn this over to Larry who will give you a brief presentation and give the details. He will be available for questions, and Mike and Adam will be as well.

Larry Dziurdzik, Planner, the JNL Design Group, Inc. 1955 Raymond Dr., Suite 119, Northbrook, IL 60062 came forward and was sworn in. He assists with gas expansions. We will expedite and speed up wait times for people stuck and waiting in traffic at these pumps. As Steve mentioned, we are expanding from 10 to 15, which will give us 30 dispensers. He showed a presentation on the overhead screen. There was an overall property picture. The existing Costco gas station is about 2.63 acres. Costco Warehouse is about 12.69 acres. Directly west of the warehouse across Melvina Ave. is Village owned property (aka Grainger property). That is 8.67 acres. Of that 8.67 acres, Costco will be purchasing 3 acres from the Village for a stand-alone car wash along Melvina. In 2014 the gas station was approved as a Special Use under the old B2 Zoning District. In 2016 the Village changed the zoning to Entertainment/Mixed Use District which made the gas station a legal, non-conforming use text amendments that made it possible for Costco to do these improvements were approved by Village Board on July 26, 2022 to allow gas stations to exist in this Entertainment/Mixed Use district. That is why we are before this Board today for the expansion of the fuel station. He

showed a diagram of the current fuel station and the proposed expansion of the fuel station. This expansion will shorten wait time in line and alleviate back-ups on Melvina at Touhy. Besides expanding the fuel station, we are extending the canopy as well. All pumps will be covered in a shaded structure. The new canopy will extend 28' beyond what the canopy is today. The expansion is occurring on the south side of the existing station. He went on to explain the elevation and the brick work. They are replacing 4 signs on this. Currently it says Costco Gasoline. The new signage will say Costco Warehouse. It will be lit as well on all 4 sides. They are not disturbing the landscape. They will be adding shrub material on the east side per Village Staff request to hide the new emergency gas shut-off for the station. That will be east of the fuel pumps. That concludes his presentation for the fuel expansion.

Adam Burghdoff, Costco's Traffic Engineer, Kittelson & Assoc., 225 E. Robinson St., Suite 355, Orlando, FL 32801 came to the podium as was sworn in. They did queueing analysis a few years ago to identify how expanding queueing capacity could be helpful. He showed and explained diagrams on the overhead. They are forecasting a maximum of 42 vehicles with a 95<sup>th</sup> percentile of 37 vehicles. There are 30 fueling positions. This expansion will increase the servicing of each vehicle and it will be more efficient. The queue is a vehicle that is waiting either at the pump or in line to get fuel. An overhead diagram explained this. As you know, the Village has an improvement planned for Melvina which will add intersection capacity at the southern end and cleaned-up pavement markings and construction that is part of the improvement. Once that is in place, they are forecasting that the signalized intersection at Melvina and Touhy will operate the same as it does without the gas expansion. This diagram is sorted by approach. The southbound traffic on Melvina to Touhy from the Costco Warehouse will be negligible as far as impact.

Commissioner Dubiel asked Staff what is the definition between planned and proposed? From the packet, this sounds like it is proposed. There is no firm plan in place in negotiating with 2 government entities as well as the owner of the property in question for expansion on Melvina. Is it Target property or Costco property?

Tom Powers, Village of Niles Engineer, spoke and said to do the expansion on Melvina, they need approval from both Costco and Target. So far, the discussions have been very positive and they want to work with Staff to solve the traffic problems. But the Village does not have dedicated signed plats from either company.

Commissioner Dubiel asked if this is why the expansion on Melvina is subject to his approval?

Mr. Powers said no. The reason is they had not completed an analysis of traffic study. It was completed this week. There are some minor outstanding comments. It will not change the plan.

Commissioner Dubiel then said is Target on board to approve this?

Village Attorney Danielle Grcic said we cannot have the expectation of the Village Engineer to know what Target will do. The answer is that he has worked with Target and Costco regarding this right-of-way.

Mr. Powers said yes, they have had multiple meetings. Both companies know what is being planned by the Village. They have reviewed the plan. They agree it is a good idea.

Chairman Kanelos said our engineering department does a great job but we are being asked to approve something for which we do not have all the information. Is there an urgency to do this now or is there a reason we do not have all the information to make our decision. Was there a study done if Target says no?

### **Commissioner Karabatsos arrived at 7:18 PM.**

John C. Melaniphy, Director of Economic Development spoke next. The Village has been working with Costco for months on this. We have had conversations with all the property owners as Village Engineer Tom Powers pointed out. We want to do everything we can to retain Costco. We are not going to have all the answers. In order to go back to those other property owners, we need to tell them what we are doing so we can address the roadway improvements that will be necessary. We do not know definitively what is happening with the YMCA. So, we are moving forward with Costco in an effort to retain them for years to come. We have had to make some assumptions that the other retailers in this corridor are going to work with us to make the best traffic improvements that we can.

Chairman Kanelos said he understands that. But it is atypical for us to be asked to approve something like this without that kind of information. That being said, is it fair to say that by not increasing the number of queues, the traffic impact on Melvina will not be any different that it is now?

Commissioner Dubiel thinks it will be the opposite.

Commissioner Schulter said more cars will be coming out than there are now. Commissioner Karabatsos disagreed.

Chairman Kanelos said he was not addressing the Commissioners. He would like the opinion of the professional. If we are talking about queueing the same number of people, will there be an impact?

Mr. Burghdoff said when gas expansion does occur, they do see an increase in traffic produced. However, the queueing does decrease this. What they see also is based upon national data collected. It is a very minor increase. Typically speaking, gas traffic is also destined for the actual warehouse anyway. He said only 44 new trips are generated. That is also with the car wash, which is the next agenda item. It is very minor.

Chairman Kanelos said what you are saying is that 44 is for both improvements. So, the increase in traffic on Melvina due to the gas station will be less than that?

Mr. Burghdoff answered correct.

Commissioner Schulter asked if he could go back to the diagram on the overhead. Based on the improvements, what is the percentage of how many more cars will be going through.

Mr. Burghdoff there will be a small increase in traffic that would be there. The percentage of vehicles queued at each pump increases by 50%. While we are adding 50% more pumps, we actually see a smaller non-linear relationship to the queueing. An analogy would be a checkout line in the grocery store. Just because they open more checkout lanes, it does not mean more traffic would be coming into the store.

Commissioner Schulter said it would increase more traffic leaving. He is concerned about more traffic on Melvina.

Mr. Burghdoff said it would be in a more efficient manner.

Chairman Kanelos said it may increase traffic but if the percentage is people queueing at a pump, and you do not see a corresponding increase of people going through, all it means is that more traffic will get out onto the street faster. It does not necessarily mean there will be more. We do not have the information as to whether it will be more or less. He said when he goes to other Costco gas stations that have the additional pumps, he can tell you the wait time is much less and he gets through faster. And there are not as many cars waiting. But he cannot tell you if there is more incoming traffic.

Mr. Burghdoff said it is a nominal increase in outflow because there is a nominal increase in traffic with the gas station expansion. Generally, it would be a 15 to 20% increase in range even though they have a 50% increase in the number of pumps. It is not a one-to-one relationship.

Commissioner Dubiel said it is my opinion if I am the 3<sup>rd</sup> car for the new pumps, I cannot finish or pass through before the person ahead of me, correct? If I am on Touhy and I see the lines are moving faster, I am going to stop.

Mr. Burghdoff said the fueling positions are designed so you can fuel from either side. When a vehicle is finished fueling, they can travel to the center lane and bypass the vehicles that are still fueling. As he said before, there are to be 44 new trips added to the location. There are cars that may have been going to Costco anyway but they will bypass the gas station because it may have been too congested. That is one component of the trip. So, there is an increase in those trips but it does not increase traffic on Touhy.

Commissioner Dubiel does not think volume and through-put are the same. If they were, you would not have this increase. He went on to explain if you get a greater increase in through-put, you get an increase in back-up, correct? We are adding this because you want to get more cars through faster, correct? You are saying there will not be an increase in volume, but there actually is here in our packet. (Agenda item #1 Staff Report – page 3 of 4).

1. A total of 71 additional weekday and 151 weekend peak hours round trips will be generated by the combined fuel and car wash improvements.

This continues the heavy use of Melvina or perhaps worsens it because of the increased volume.

Mr. Burghdoff said it is the Kittleson document shown on the screen. The pages are not numbered. It is appendix H. He is trying to separate the trips by gas station and car wash.

There is discussion regarding the tables shown on the screen.

Commissioner Lee asked if some of that is related to .....

Commissioner Dubiel said he understands they are working diligently and there have been positive reviews if the expansion of Melvina goes forward. He does not know if CDOT (Chicago) or IDOT (Illinois) has vetoes. Will this be a net positive or is it going to dump more traffic on Melvina – as it expands, then more traffic?

Commissioner Schulter asked when would Costco start to add the additional bays.

Mr. Cross said they would be looking to conclude this by the middle part of next year (2023) if they receive the Special Use Permit. They anticipate the Melvina improvements would be designed and they would work closely with Staff coordinating the improvements with what we are doing. We are trying to combine the fuel expansion with the Melvina improvement. However, he hears that Melvina might be put off until 2024.

Mr. Cross hopes the Costco expansion would be done by the end of 2023. He would like to get that out of the way before Melvina gets done. It makes a lot of sense not to have Melvina torn up along with the gas station being torn up. That is going to make a lot of traffic impacts if torn up at the same time.

Commissioner Schulter asked Staff who is handling the land acquisition with Target.

Mr. Powers answered the Engineering Dept. is working on it.

Commissioner Schulter asked if they have a realtor working on it?

Mr. Powers said no.

Commissioner Schulter asked when did the Engineering Dept. start negotiations with Target, approximately.

Mr. Powers said last year. Initial meetings were positive. We are waiting to do the final plats until we know that IDOT and CDOT do not have any additional comments. We do not want to go and ask for not enough land then have IDOT do a revision. Then we would have to go back. Plans have been sent to both entities. We are awaiting CDOT approval. IDOT requested some additional changes to the south side of Touhy Ave. CDOT is currently reviewing the requested changes from IDOT. They will get back to us at the end of October.

Commissioner Schulter said this could take years from CDOT.

Mr. Powers said yes, it could take a while.

Commissioner Lee said as a frequent gas customer, oftentimes customers do not move forward. Will this expansion affect the traffic pattern for cars that will not pull through? And also, does the Niles location have the same width of passing lanes that other Costco stations have?



Mr. Cross said some of the time people cannot see there is a vacant pump in front. The attendants usually walk around and tell people where there is a vacant spot to fuel. The new pumps will be set back far enough so someone can pull around another car and pull forward into it. We do adjustments so people do not have to do a 3-point parking job to get into position. You will be able to pull right in. You may have to back up to straighten out a bit but there will not be a lot of maneuvering. The lanes in Niles are 9'6" and they will be brought to 10' when expansion takes place.

Commissioner Dubiel asked Mr. Powers about the following condition of approval:

The traffic study and associated findings must be accepted by the Village Engineer and any necessary modifications to the site plan as a result of the accepted traffic study must be made prior to the issuance of a building permit.

Earlier you said that you had just completed a traffic study. Do you have any new information? Have you accepted this? Does this need to be a part of this motion or no?

Mr. Powers said there are still some outstanding comments. We are not in 100% agreement on the traffic study. There are no major issues. There are some questions regarding the car wash. There are some typos that need to be corrected.

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

Commissioner Dubiel moved to **approve** case 22-ZP-29, a request for approval of a Special Use Permit per Village of Niles Zoning Ordinance Appendix B Section 8.2(A) for 'Gas Station' at 7220 N. Melvina Ave., Niles, IL 60714. This is contingent with the following condition: the traffic study and associated findings must be accepted by the Village Engineer and any necessary modifications to the site plan as a result of the accepted traffic study must be made prior to the issuance of a building permit.

Seconded by Commissioner DeBartolo.

Commissioner Dubiel said they heard testimony earlier from the applicant, concurred to by the Village Engineering Staff present, there will be a net 14 fuel trips increased here during the course of the entire week; that will amount to 2 per day. Melvina has challenges but those few car changes will not exacerbate it any further than it is. Site plan as shown does have an



extremely important for us to have a permanent solution. With the Grainger property and the future development of that, it is important we do that now to continue Costco's success at the current location.

Larry Dziurdzik, Planner, JNL Design Group (Cross Engineering & Assoc., Inc.) 1955 Raymond Dr., Suite 119, Northbrook, IL 60062 came forward. He showed his presentation on the overhead screen. First was an enlarged site plan. In the area for the proposed parking lot along Melvina, there would be approximately 231 parking spaces. There are 2 access points to that lot. The north drive aligns with the existing drive of the existing Costco Warehouse. The south drive aligns with the southern entrance just south of the Costco Warehouse. They are providing landscaping islands. There are ample drives. They have met all setback requirements. There is discussion about right of way dedication. This plan accounts for the 15' taking along Melvina. It has been adjusted by 15' to the west. There is a 25' temporary construction easement. Our back of curb is 25' from the new property line. There have been a lot of discussions between Costco and Village Engineering and Staff about crossing Melvina. How do we get access to this parking lot? Costco employees park on the north side of this parking lot today. They access the warehouse from 4 in the morning until the warehouse opens at 10 in the morning. There are two entrances on the north side of the building near the loading docks. In the early morning, the front of the building is closed. The only way to enter is on the north side. They are proposing a crosswalk on the north side. The south crosswalk was intended for members using this parking lot or employees. There has been a lot of discussion about the original intention of the parking lot. Original intention was for employees. They would like to free up parking around the east side of the building and on the south side by adding this 231-space parking lot. However, they are not going to discourage members from parking in this new lot. They are providing a south crosswalk to make it a safe crossing. It is a very short walk from the south end of this parking lot to the front of the building. They are looking at a speed table [not a speed bump] about 20 to 23' wide with gentle slopes. It will be striped with a flashing pedestrian beacon. They are providing 2 cart corral areas in the new parking lot so there are no carts flying around if members choose to use this lot. Costco is not encouraging members to park in the new lot but they are not discouraging them either. A future phase of this development would involve a car wash. That decision would be made by Costco operations. There is no definitive date. They are looking at the parking lot as Phase 1, the fuel expansion Phase 2 and finally the car wash at Phase 3. This would be the sequencing of construction. The car wash would be a simple structure with a very basic car wash. It would be one of the first in this area. There are 12 to 15 out west in various states. They are \$8 or \$9 per wash. If you are not happy, you can get back in line and get a free car wash. There is a slight wax

deal on the undercarriage. This plan has 132 parking spaces. As Steve mentioned, we are at 500 something spaces currently. With the new addition of 231 we are up near 800 which is where Costco would like to be. With this new car wash plan, parking would slightly decrease down to 713. A car wash is another amenity or service that Costco would like to provide to their members, along with fuel expansion and more parking.

Chairman Kanelos said he is seeing only 1 cart corral.

Mr. Dziurdzik showed the other one with his cursor on the overhead screen. His plan is the correct, up to date plan. The packet given to the Commissioners shows only 1 cart corral. He then spoke of the architecture of the car wash. They have come up with a new design at the request of Staff so it might fit in better with whatever the Village has planned to the west of the proposed car wash. [A rendering is shown on the overhead screen.] There will be awnings on the east side and west side. There will be a parapet on it to give it a little more flavor. In term of mechanical equipment, everything is inside the building. There will be no mechanical equipment on top of the roof or outside the foundation. The signage would say Costco Wholesale Car Wash with lighting on both sides of the building.

Commissioner Schulter said based on the rendering of the car wash, it seems like people would just pull in and out. Are there going to be vacuums?

Mr. Dziurdzik answered no vacuums.

Commissioner Schulter said when people go through the car wash, you will have people using the parking lot to dry their cars.

Mr. Dziurdzik said it is possible.

Commissioner Schulter said it is going to happen.

Chairman Kanelos said that is correct. The car wash near this Village Hall has the same issue. There are a few slots for people to pull in to dry their cars. They will even move over to the Home Depot lot to dry their cars.

Commissioner Schulter asked if they believed this would be an issue.

Mr. Dziurdzik said he did not think so. He said they are providing ample parking to the east and he believes they have 132 stalls in the parking area. If someone wanted to pull off to the side in an empty stall, he does not believe that would be a problem.

Commissioner Schulter said he understands when they would start construction on the gas station. What about the car wash?

Mr. Dziurdzik said he does not have a definitive answer.

Mr. Cross said their intention is to build the parking area first. We have designed the car wash to fit into that lot. There will be minimal modifications in order to build the car wash. Assuming we get all the necessary approvals, the goal is to start the parking area in the spring of next year. The car wash is 2 or 3 years down the road. There are currently none in the Midwest.

Commissioner Schulter said with the gas expansion, then the car wash, it is really going to cause problems on Melvina if it is not widened.

Mr. Cross said not necessarily. If people go to get gas, the same people generally will go to the car wash. Is there an increase if someone goes to the car wash without getting gas or going to the warehouse? Possibly.

Chairman Kanelos said he does everything possible to avoid the intersection of Melvina and Touhy. He will come down Gross Point.

Mr. Cross said he compares the car wash to Rocket Car Wash in Wisconsin. The dryers are more than enough to dry off the car. He supposes some people will still pull into a stall to finish drying.

Commissioner Karabatsos asked if there is a traffic study coming from the north. Is there anything in the works for a traffic light at that intersection? [Gross Point & Melvina]

Tom Powers, Village of Niles Engineer, said are looking to having that be a full stop intersection.

Commissioner McConville said right now there is a problem. The new parking lot with 216 extra stalls is going to help. People get used to it for 2 or 3 years. Then all of a sudden you shoehorn in a car wash. You reduce the capacity by almost 50%. People will take up stalls to dry their cars. Those stalls would normally be used for parking. Are you trying to do too much with too small of a parcel?

Mr. Cross said they believe they can fit it in. Costco can always assign a few spaces for drying. Costco will not let a problem fester. If they see something happening there, an attendant will see to the solution. Costco strives to serve

the members to the highest quality and get people in and out as quickly as possible.

Chairman Kanelos said he has a concern with the south crosswalk. The north cross walk should not be a problem. But there is another intersection in Niles that has a problem because people do not push the flashing lights to cross. It is a little more dangerous because the bicyclists are the worst in so many ways, the way they go flying across that street. Is there any technology where it picks up a person approaching and it starts to flash, some sort of a motion detector? He sees people being careless and pushing their carts while walking across at the south crosswalk.

Adam Burghdoff, Costco's Traffic Engineer, Kittelson & Assoc., 225 E. Robinson St., Suite 355, Orlando, FL 32801 spoke. Yes, there is a technology called passive detection. You can have push button technology like you have at a typical crosswalk where a person pushes the button. There are a couple of different types of technology for passive detection. There is an infrared, which is a beacon, similar to when you walk into a store and it announces you are there.

Chairman Kanelos asked if he thought Costco would do that to improve the safety of our community. One of our concerns when we issue a Special Use Permit is to make sure we do not create a situation that could be harmful.

Mr. Burghdoff said with this type of rectangular, rapid flashing beacon, it does require some sort of detector. Whether it is automatic or manual, Costco will certainly take care of it.

Chairman Kanelos said he is saying that manual does not work.

Commissioner Lee said also, if you are any employee and pushing all the carts back, there should be some kind of sensor to know when to cross. Then the employee would not have to stop, push a button, get back behind the carts to push, etc. It is a concern of hers when she sees someone crossing that area at night. She was showing on the overhead what her concerns are.

Mr. Cross said there will be a sidewalk running down the west side of Melvina. He explained how the traffic will flow into and out of the car wash. As long as they can get the employees to walk down the sidewalk to the crosswalk. They do need the 2 crosswalks. The north crosswalk is for the employees. The south crosswalk is for the employees that would park in the south end of the lot once the store is open. They can walk directly across at that point. You cannot really eliminate one or the other. Two crosswalks are very important for safety.

Commissioner Dubiel said Mr. Dziurdzik mentioned Phase 3. I see only 2 phases in the report.

Mr. Dziurdzik said correct. This Special Use is only for the car wash and parking lot. He was adding fuel as Phase 3, but that is not part of this Special Use.

Commissioner Dubiel then said Phase 1 would be for the parking lot. Phase 2 for the car wash, correct?

Mr. Dziurdzik said yes.

Commissioner Dubiel asked Mr. Cross to go over the count. This is from August 8, 2022. It shows [on the overhead] 300 total employees, 200 during the day and 240 on weekends and holidays. Are they going to be ordered to park across the street or can they continue to use the existing parking lot?

Mr. Cross said employees will be required to park in the employee lot.

Commissioner Dubiel asked about 233 or 231 spaces in the new lot.

Mr. Dziurdzik said they are asking for 233 in the Special Use application. The engineer was looking at this and modifying some of the landscaping islands. So, they came down to 231. But they are asking for approval of 233. There is a possibility they can gain 2 more.

Commissioner Dubiel asked to see the car wash layout on the overhead. He is questioning the corral carts. Mr. Dziurdzik corrected himself. There are 2 halves and a full [confirmed]. Included in our packet are suggestions from Staff as conditions of approval:

1. Signs shall be posted in the parking lot identifying that the parking is for Costco employees only. [Strike this]

Mr. Cross said that was in the original Staff Report. We look at this as a parking lot for the business. We do not want to restrict it because members will likely go over there since it is a shorter distance to some of the other parking spaces. If I was going there and buying a ton of stuff, I probably would not go there because I do not want to cross the street with a shopping cart. If I am buying a couple of items and carrying them out, I might walk across the street and do that. We do not want to police it. We do not think it is an issue if members park over there and we certainly do not want to create a problem. There is no problem with employees parking over there. It is an easy control.

Commissioner Dubiel stated the second condition:

2. The north pedestrian crossing is to be eliminated. Is that so? [Strike this]

Mr. Cross said no, it will not be eliminated. It is for the safety of the early morning employees crossing Melvina into the warehouse entrances at the north end of the building. Both crossings are needed for different reasons.

Commissioner Dubiel said Phase 2 of the Special Use is written strangely. It says at such time as the Phase 2 car wash is constructed, a Special Use for the Parking Lot-Principal will become null and void. Is that how it is supposed to read?

Ms. Grcic said she feels it is a misinterpretation of how Commissioner Dubiel is reading it.

Senior Planner Kate Lockerby said the intent was the Special Use for the parking was only required if the parking lot was there without the car wash. There is nothing in the code that would prohibit them from having parking associated with the car wash. We thought it would be cleaner for record keeping purposes to have that initial Special Use go away.

Commissioner Dubiel said they can say null and void .....

Chairman Kanelos said that is a very good catch. It sort of says there is a new Special Use that governs it at that point.

Commissioner Dubiel said it sounds like you are taking away their ability to park. This is an ordinance we are making and it has to be as clear as we can get it.

Chairman Kanelos said they need to be approving 2 Special Uses, 1 for the parking lot and 1 for the parking lot/car wash or it does not become null and void.

Commissioner Dubiel stated it says parking lot AND            car wash.

Ms. Grcic said when you are looking at Parking Lot-Principal – that is how it is identified on the Village’s Use Table. What you are looking to approve today is exactly how it is written out.

Chairman Kanelos said the car wash remains but Parking Lot-Principal goes away. Because it is no longer principally a parking lot, it is a car wash.



Commissioner Dubiel said the car wash, by right, has this many parking spots, cart corrals, etc. They will not be non-conforming.

Ms. Grcic said it is technically semantics.

Ms. Lockerby agreed and it will go away because there is additional use on that property, so the principal use of the property is no longer a parking lot.

Chairman Kanelos asked if that leaves them exposed for any type of non-conforming use?

Ms. Grcic said what they are looking for is the car wash as it was presented to the Commissioners. If the car wash was presented independently today, with the exact amount of parking spaces. Just forget about the parking lot. The approval would stand on its own. We would not need any additional parking spaces or additional conditions, if it was a stand-alone request.

Commissioner Dubiel said this would not make it non-conforming. That is all he wanted to know. He asked Mr. Ostman if he had any comments on contingencies 1 and 2 from the applicant. Any comments? They want to not post signs limiting it to just employee parking and they want the north pedestrian crossing over Melvina to stay. Is he open to that?

Mr. Ostman said he would have to defer to Ms. Lockerby or Mr. Powers.

Chairman Kanelos said let us make that easy. Are there any objections if that [number 1] is removed?

Mr. Powers said it was a suggestion. The outside traffic engineer reviewed the report. That was one of the recommendations. We do not like to encourage mid-block crosswalks. That is not something drivers expect. If you do have a mid-block crosswalk, you do treatments as they recommended with the speed table and lights. We recommend you do not have multiple mid-block crosswalks. It is like having a bunch of stop signs in a row. That was a concern from Staff. The employee parking – the idea there is we do not want to encourage people to be making mid-block crossing. We are all used to looking for pedestrians at intersections.

Mr. Cross said the difference between the north and south crosswalks is the north one would not have the speed table there. So, when no employees are crossing, obviously the lights will not be flashing and it is a much easier transition. The southerly would have the speed hump on it.

Commissioner Dubiel asked if there was a traffic study showing the effect of having a speed hump there. We just approved the gas station with some put-throughs and also some volume may come on. As people exit north is there a concern about slowing traffic?

Mr. Powers said there is no traffic study on that. He is a civil engineer, not a traffic engineer.

Commissioner Dubiel to the Costco reps, it seems if he is getting a car wash and then going to Costco, he will park there anyway. Are you expecting the members to use just the car wash and leave?

Mr. Cross said they expect people to leave and go into the space in the main lot.

Mr. Melaniphy said he was the one Staff who wanted to accommodate Costco. They did talk about the 2 crosswalks and Costco strongly opposed to eliminate the second crosswalk for safety issues for their employees. The employees have been parking over there for years under a lease agreement. We are just trying to make it as safe as possible.

Chairman Kanelos said he gets it. If they are parking on the north end of that parking lot, the employees are not going to walk to the south crosswalk.

Commissioner Karabatsos asked about 200 employees daily.

Mr. Cross said yes, 200 daily. This is a combination of the morning shift that comes in before the warehouse opens, then the employees that come in when the store opens at 10:00, then shifts change throughout the day. There is going to be some overlap in there.

Commissioner Karabatsos asked when the car wash is in place, what is the net in parking spots?

Mr. Cross said they have 132 but that will go down obviously.

Commissioner Karabatsos said then if employees park there, you will not have a place for people to dry their cars or people to park and cross the street. Realistically there will not be spaces for drying.

Mr. Cross said they do need to have some spots for people to dry. It really comes down to peak times. If we have to adapt and make arrangements for employees parking off-site, that is what we will do.

Commissioner McConville said as to that south crosswalk, the Village should make it mandatory that they have that detector set up there. And as a recommendation, they need to designate drying spots for the car wash once it comes into play. Otherwise, the employees will take up all the spots.

Commissioner Dubiel asked Mr. Cross if he was fine if they strike the condition of signs being posted that parking is for Costco employees only? If they were removing condition 2 and allowing the north pedestrian crossing to stay, is that acceptable as well? And would they be willing to add that pedestrian protection to the south crosswalk?

Mr. Cross answered yes to all 3 questions.

Chairman Kanelos asked if there were any more questions for the petitioner or Staff. There were none. He asked if there were questions from the public for Staff or the petitioner. There were none. He entertained a motion.

Commissioner Dubiel moved to **approve** case 22-ZP-30, a request for approval of a Special Use Permit per Village of Niles Zoning Ordinance Appendix B Section 8.2(A) for a 'Parking Lot – Principal' and 'Car Wash' at 7310 N. Melvina Ave., Niles, IL 60714. This recommendation is contingent upon compliance with the following recommendation detailed in the Staff report dated October 3, 2022:

1. The traffic study and associated findings must be accepted by the Village Engineer and any necessary modifications to the site plan as a result of the accepted traffic study must be made prior to the issuance of a building permit.
2. At such time when the Phase 2 Car Wash is constructed, the Special Use for the Parking Lot-Principal will become null and void.

And a new condition:

Passively activated signage with rapid flashing beacon must be installed at the proposed southern crosswalk across Melvina Avenue.

Seconded by Commissioner Karabatsos.

Commissioner Dubiel said they have heard testimony from the Staff and the applicant. It is clear that the north crosswalk has to stay. Costco is interested in the proof of concept for the first time here bringing from the West Coast the car wash concept and it is exciting they are bringing it to Niles. They provided adequate and well-prepared corrals for carts in case members park there. They are going to require employees to park there. They seem prepared for every contingency.



