

**ZONING BOARD OF APPEALS – SPECIAL MEETING
MINUTES OF JUNE 16, 2011 – 7:00 P.M.**

1. The specially scheduled meeting of the Zoning Board of Appeals was called to order at 7:00 p.m.
2. A quorum was present. Marzena Szubart, Aaron Jimenez, Chairman Mark Cwik, Frank Grieshamer, Kathy Mennella, Gil Snyder, Lisa Manzo (Secretary), and Jeff Harris (Zoning Administrator). Absent: Bruce Boreson.
3. Member Grieshamer made a motion to accept the amended minutes of June 8, 2011. The motion was seconded by Member Mennella and approved to place them on file as presented
4. Old Business: ZBA 11-06
Village of Franklin Park
Amendment to Title 9
9500 Belmont Avenue
12-27-118-002, 003-0000

Chairman Cwik stated that this is a continued hearing for an amendment to Title 9 of the Franklin Park Village Code (Zoning Code) per Section 9-10B-4.

Mr. Harris began the presentation by discussing with the Zoning Board of Appeals that the updates and revisions will continue where it had left off at the last meeting. Mr. Harris anticipates that the Board will review the Residential Districts section of the code and a portion of the C-1 in Commercial Districts.

Mr. Harris reviewed the sections on R-1 and R-2 Single Family Dwellings and added the verbiage under 9-4B-7 that trash containers be enclosed with a masonry screened structure.

Mr. Harris stated that there will be a separate chapter for both “Signage” and “Off-Street Parking”.

He continued to review the section on R-3, General Industrial Districts. Mr. Harris stated that he would like to simplify the ordinance so readers will have an easier time perusing through the code.

Mr. Welch asked if there is a reason that schools and churches were moved to the “permitted use” section. Mr. Welch stated that the R-3 is a more intense use with more intensive parking issues.

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Mr. Welch continued that he feels it would be better to leave those two categories in the “Conditional Use” section.

The members discussed this topic in great length and they feel that they wish to think about this subject matter further and bring it before the members again at the next meeting to continue discussion.

Mr. Harris explained that he duplicated the verbiage from the R-1 district to the R-2 district so the layperson would not have to page back and forth for reference.

Mr. Harris went over the sub-sections on the R-4 and R-5 General Residence Districts and discussed those permitted and conditional uses.

Mr. Harris continued on and started discussion on the Commercial Districts. He began with the C-1 District. He stated that this particular district is a low impact, neighborhood friendly district usually bordered by residential.

Mr. Harris brought up a change he was thinking about which is adding the public parking in the parking requirement for the building’s uses. There was extensive discussion regarding this topic and the members would like more time to deliberate about this and bring the subject back for discussion at the next special meeting.

Mr. Harris discussed second floor units in the C-1 district. He mentioned that any units over two (2) on the second floor of a commercial building in the C-1 District be a conditional use. In essence, two (2) apartments will be permitted, but anything over two (2) would need special permission. The members also discussed this issue and will finalize their decision at the next special meeting.

Mr. Harris discussed truck parking and the definition of Floor Area Ratio (F.A.R.) and how it shall be interpreted into the commercial districts. The members discussed lowering the number in a C-1 District. The members discussed the F.A.R. being .50 for new construction only.

The members discussed the verbiage about having the interior lights turned off after business hours in commercial districts. The members agreed to strike that portion of the verbiage within that section.

Mr. Harris discussed the difference between the C-1 and C-2. He stated that parking is what differs between the two districts.

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The permitted uses would be duplicated and he listed the permitted and conditional uses separately. Mr. Harris purposely added in extra verbiage to make a grey area within the district.

Mr. Harris discussed the Floor Area Ratio (F.A.R.) within the C-2 districts. The members discussed placing the F.A.R. at a 3.0. The members agreed to think about this number and discuss it again at the next special meeting. The members and Mr. Harris would research other Villages to see what they have for this particular district.

Chairman Cwik opened this portion of the meeting to the public. Chairman Cwik asked that anyone wishing to come forward, please sign in and be sworn in. Public comment began at 8:20 p.m.

Mr. Ken Zurek came forward at this time. Mr. Zurek signed in and was sworn in. Mr. Zurek discussed his ambivalence toward the Ambiance Inn and Suites on Mannheim Road. He further discussed other court cases that Mayor Pedersen is involved in at the current time. He also discussed the rules and regulations for public comment during public hearings. Mr. Welch interrupted Mr. Zurek and asked him if he had any public testimony directly involving the Zoning Board of Appeals; and that any comment should be directed toward the case at hand this evening. Mr. Zurek reiterated the above comments again and then thanked the members for their time. Public session ended at 8:26 p.m.

Member Grieshamer made a motion to continue case number ZBA 11-06 to a specially scheduled Zoning Board of Appeals hearing dated Thursday July 21, 2011 at 7:00 p.m. at the northwest conference room on the first floor at 9500 Belmont Avenue. Member Szubart seconded the motion. Roll Call Vote. Member Szubart-Yes; Member Mennella-Yes; Chairman Cwik-Yes; Member Grieshamer-Yes; Member Snyder-Yes; Member Jimenez-Yes. Six (6) Ayes, Zero (0) Nays, One (1) Absent, Zero (0) Abstain. The motion was carried.

6. A motion was made by Member Grieshamer to adjourn the meeting of the Zoning Board of Appeals. It was seconded by Member Mennella. All in favor. The motion carried.

The meeting adjourned at 8:34 p.m.

Respectfully Submitted,

Lisa M. Manzo
Secretary