

ZONING BOARD OF APPEALS
MINUTES OF AUGUST 10, 2011 – 7:00 P.M.

1. The regularly 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, Bruce Boreson, Gil Snyder, Lisa Manzo (Secretary), Matt Welch (Village Attorney) and Jeff Harris (Zoning Administrator). Absent: Kathy Mennella.
3. Member Grieshamer made a motion to accept the minutes of July 21, 2011. The motion was seconded by Member Szubart 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 Commercial Districts and begin the Industrial Districts.

Mr. Harris reviewed the C-3 sections of the code and he re-listed all the uses so it would be easier to read, than going back and forth from section to section. Mr. Harris continued that he left the signage regulations out of the C-3 and will have it separately.

Mr. Harris continued on as the lot size requirement in that district is currently, 10,000 square feet. It was discussed by the members and they decided to change it to 20,000.

Mr. Harris discussed the rules and regulations on dumpsters and that they should be enclosed and screened. There was discussion regarding that topic.

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The members moved on to discuss the CM district; they talked about the definition of the CM district, what types of businesses are allowed there and the typical size of the lots in that district as well. They discussed that they did not change the permitted uses in that district considering that lot sizes and yard requirements are and will remain the same.

Mr. Harris moved on to the I-1 Industrial District at this time. This section would remain the same with no changes. He discussed the definition of the I-1 district and the typical lot size of buildings in that area. He stated that buildings in this area typically have a 2.0 F.A.R. There was discussion regarding outside storage containers; why they are there, how long they can remain there and the process for permitting them to be there in a specified location. Mr. Harris continued that he add a section where there is verbiage that the neon lights of a particular business be turned off after work hours.

The members moved on to the I-2 Industrial District. Mr. Harris discussed the definition of the I-2 and how it differs from the I-1 as the uses tend to be more obnoxious and these types of businesses are not conducive to bordering the residential areas of town. He continued that the F.A.R. is 4.0. Mr. Welch stated that #2 of this section be struck.

There was discussion and was decided that he should move the overlay district into chapter seven (7), and then go to chapter eight (8). Discussion ensued regarding chapter eight (8) in that it is non-conforming and can not be expanded. The members defined the term “non-conforming”.

Mr. Harris introduced a new section of the zoning code which will be labeled as Chapter 9 – Performance Standards. He explained that this section will be a layout of general regulations that will have to be complied with. This section should prevent obnoxious uses from one property to another. Mr. Harris discussed the issue of storage trailers that are erected outside companies in the Village. He explained that there should be tighter controls on these units and the members discussed the current processes vs. more stringent processes in the future; which may have the company owners come before the ZBA to be heard if a storage trailer is lingering on a specific property over a year or more.

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 7:48 p.m.

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Mr. Robert Bergman came forward at this time and signed in. Mr. Bergman discussed the issue of parking meters and bringing them back to the Village to help alleviate the parking issues. He doesn't think it is a wise idea to have parking meters. He is requesting more thorough research take place if this is going to be a valid idea. Mr. Bergman also discussed the issue of the new Performance section of the code relating to sound. He continued that the members should look at some of the businesses that conduct heavy noise such as Scot Forge that does heavy stamping. All this should be taken into consideration and researched.

Public session ended at this time at 7:50 p.m.

Member Grieshamer made a motion to "continue case number ZBA 11-06 to the next regularly scheduled Zoning Board of Appeals hearing dated Wednesday, September 14, 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 Boreson-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 Jiminez. All in favor. The motion carried.

The meeting adjourned at 7:52 p.m.

Respectfully Submitted,

Lisa M. Manzo
Secretary