

**ZONING BOARD OF APPEALS**  
**MINUTES OF OCTOBER 12, 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, Kathy Mennella, Chairman Mark Cwik, Aaron Jimenez, Frank Grieshamer, Gil Snyder, Bruce Boreson, Lisa Manzo (Secretary), Jeff Eder (Director of Community Development) and Matt Welch (Village Attorney). Absent: None.
3. Member Grieshamer made a motion to accept the minutes of September 14, 2011. The motion was seconded by Member Mennella and approved to place them on file as presented.
4. New Business: ZBA 11-14  
Jason Blum-Laurus Development  
10272 Grand Avenue  
12-28-126-007, 008-0000

Chairman Cwik stated that this hearing is for a Conditional Use for a three-lane drive-thru to be added to an existing building located in the C-3, General Commercial District per Section 9-5C-3 of the Zoning Code.

Member Grieshamer made a motion to enter in all the department reports and packets into the record. Member Mennella seconded the motion. All in favor. The motion was carried.

Chairman Cwik called the petitioner(s) up at this time. He asked if they can sign in and be sworn in. Mr. Jason Blum and Mr. Dan Tausk, petitioners, came forward. They signed in and were sworn in.

Chairman Cwik asked the petitioners to present their testimony to the Zoning Board at this time. Mr. Blum explained the nature of his business and stated that they represent PNC Bank. He continued that PNC Bank is planning to lease this piece of property from the prospective purchaser and transform it into a bank branch with a three (3) lane drive-thru. It would have two (2) teller lanes and one (1) ATM lane. It can fit approximately six (6) vehicles in each lane. The branch would have twelve (12) full-time employees.

# **ZONING BOARD OF APPEALS**

## **MINUTES OF OCTOBER 12, 2011**

---

Mr. Tausk stated that PNC Bank would like to have their branch on Grand Avenue instead of in the strip mall. The members asked Mr. Eder if they will have appropriate parking within the property for their customers. Mr. Eder stated that they will have no problem with parking.

The members asked the petitioners if there is a lighting and landscaping plan. Mr. Blum stated that at this time there is not such a plan. Once the property closes, then PNC bank will have more communication with the property owners to determine a landscape and lighting plan, then submit such to the Village for review.

Member Grieshamer asked the term of the lease for PNC Bank. Mr. Blum stated that they will have a 15-year lease with three (3) five-year options.

The members discussed that the petitioners should submit a landscape and lighting plan and it should be made as one of the conditions.

Public session began at 7:10 p.m.

Chairman Cwik asked that anyone coming up to speak, to please sign in and be sworn in.

Ms. Billigayle Georgie came forward at this time. Ms. Georgie signed in and was sworn in. Ms. Georgie stated that she is one of the property owners of the 10272 Grand Avenue parcel. She continued that she has no objections to PNC Bank leasing the property from the prospective purchasers and she hopes this all goes through.

Public session ended at 7:14 p.m.

Board Discussion began at this time.

The members discussed placing conditions on this property. They discussed setting a condition specifically that the new owner will submit a lighting and landscaping plan to the Village to be approved by Mr. Eder.

The members also discussed erecting stop signs at the entrance and exit points, so that traffic will not be directed into the residential neighborhood.

The members also discussed proposed privacy fencing to the north side of the property where the drive-thru will prospectively be.

# ZONING BOARD OF APPEALS

## MINUTES OF OCTOBER 12, 2011

---

Board Discussion ended at 7:18 p.m.

Member Grieshamer made a motion to “approve ZBA 11-14 for 10272 Grand Avenue, for a Conditional Use for a three-lane drive-thru to be added to an existing building located in the C-3, General Commercial District per Section 9-5C-3 of the Zoning Code with the following conditions: that the property be utilized essentially with the submitted site plan with the last revision date of 8-26-2011, that a “Stop” sign be installed on both the eastern and western curb cuts (entering on Ernst Street and George Street) to increase the safety of vehicles leaving the 10272 Grand Avenue property; that adequate landscaping or privacy fencing be installed along the northeastern portion of the property so as to mitigate light pollution onto neighboring properties, particularly the area around the 24 hour ATM drive-thru lane; that the exterior lighting is adequately designed, particularly the area around the 24 hour ATM drive-thru lane so as to not impede on the health, safety and welfare of the surrounding properties and such lighting and landscaping plan be submitted to the Village to Mr. Eder for approval; applicant shall follow Village Code Sections 2-13-16 and 9-8-3 when installing exterior lighting.; that the applicants comply with all other applicable rules and regulations of the Village of Franklin Park in the erection and operation of the drive-thru.” Member Mennella seconded the motion. Roll Call Vote. Member Szubart-Yes; Member Mennella-Yes; Chairman Cwik-Yes; Member Boreson-Yes; Member Grieshamer-Yes; Member Snyder-Yes; Member Jimenez-Yes. Seven (7) Ayes, Zero (0) Nays, Zero (0) Absent, Zero (0) Abstain. The motion was carried.

Chairman Cwik reminded the applicant that this is a recommending body and all final decisions will be made by the Village Board of Trustees.

Chairman Cwik thanked everyone for attending this evening.

Member Grieshamer made a motion to move ZBA Case 11-06 to the next specially scheduled ZBA meeting on Wednesday, October 26, 2011 at 7:00 p.m. in the first floor northwest conference room at 9500 W. Belmont Avenue, Franklin Park. Member Mennella seconded the motion. All in favor. Motion was carried.

5. Old Business: None

6. Public Comment: None.

**ZONING BOARD OF APPEALS  
MINUTES OF OCTOBER 12, 2011**

---

7. A motion was made by Member Grieshamer to adjourn the meeting of the Zoning Board of Appeals. It was seconded by Member Snyder. All in favor. Motion carried.

The meeting adjourned at 7:22 p.m.

Respectfully Submitted,

Lisa M. Manzo  
Secretary