

ZONING BOARD OF APPEALS
MINUTES OF NOVEMBER 9, 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, Bruce Boreson, Chairman Mark Cwik, Aaron Jimenez, Frank Grieashamer, Gil Snyder, Lisa Manzo (Secretary), Matt Welch (Village Attorney) and Jeff Eder (Dir. Of Community Development). All members present.
3. Member Grieashamer made a motion to accept the minutes of October 12, 2011. The motion was seconded by Member Mennella and approved to place them on file as presented.
4. Member Grieashamer made a motion to accept the amended minutes of October 26, 2011. The motion was seconded by Member Boreson and approved to place them on file as presented.
5. New Business: ZBA 11-15
Board of Education of Leyden HSD 212
9470 King Street
12-22-300-002-0000

Chairman Cwik stated that this hearing is for a Map Amendment to change zoning designation from I-1 Restricted Industrial to R-2 Single Family per Section 9-10B-2 of the Franklin Park Zoning Code.

Chairman Cwik called the petitioner(s) up at this time. He asked if they can sign in and be sworn in. Mr. Greg Ignoffo, President of the Board of Education and Mr. Gunther Schmidt, SPM Architects, both petitioners, came forward. They signed in and were sworn in.

Member Grieashamer 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 asked the petitioners to present their testimony to the Zoning Board at this time. Mr. Ignoffo began his presentation with a description of the property in question, what borders it, and what surrounds it. He continued that High School District 212 purchased this property in 2009 (used to be the Thompson Steel property) and it is approximately eleven (11) acres.

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He further explained that it is the intention of the school district to build two (2) softball fields, two (2) soccer fields, to be also used as an outdoor educational space and concession stand and a storage unit. The intention is to re-zone the property from I-1 Restricted Industrial to R-2, Single Family, as it can be consistent with the surrounding property. Mr. Ignoffo stated that this project is an incredible opportunity for the school, the students and the surrounding area.

Mr. Schmidt, architect, came forward at this time and went through the site plan with the members. Mr. Schmidt stated that at the present time there is limited parking for the students, however, after the project is completed, parking will increase to approximately 297 regular parking spaces and eight (8) handicapped spaces. Mr. Schmidt explained to the members the process of how they would like the buses to pull in this area and drop off teams of students, pull around and then proceed to a remote location to wait until the sporting event is concluded, then come back to pick up the students. There will be no bus traffic sitting idle on the property. He continued that aside from the softball and soccer fields, there will also be public restrooms on the property. Mr. Schmidt continued to explain that the intention is to also take the existing fence down and replace it with a new fence. (The north, west and south sides will be an iron 5 foot fence and on the east will be a chain link fence, separating the fields from the railroad and pond.)

Mr. Schmidt also touched on the LED lighting scenario that he plans to have installed LED lighting for the fields to be lit from 5:00 to 10:00 p.m. and then drop the wattage down to half capacity after that time to reduce costs.

Member Boreson asked if there will be softball games and soccer games running concurrently. Mr. Ignoffo stated that it may be used at the same time depending on the athletes' schedules.

Member Grieshamer asked if there will be tournaments, and if so, when they will be? Mr. Ignoffo stated that there may be tournaments and they are usually held on Saturday and Sundays. He continued that tournaments won't be held during normal school hours during the week.

Member Boreson asked Mr. Schmidt if he can please show him and the members where the drainage will be located on the site plan. Mr. Schmidt did so at this time. Mr. Schmidt stated that the site flows down east.

Chairman Cwik opened this hearing to the public at this time.

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Chairman Cwik stated that anyone from the public coming to speak, shall please sign in and be sworn in before doing so. Public session began at 7:18 p.m.

Mr. Bill Geary of Nelson Steel came forward at this time. Mr. Geary signed in and was sworn in. Mr. Geary stated that he is the President of Nelson Steel. His company backs up to the southeast side of the field. He would like to make sure that his company trucks will still have room to pull in and out into his property. He made mention that there will be an agreement with the school to ensure that his trucks have room for ingress and egress.

Public session ended at this time and Board Discussion began at 7:20 p.m.

The members discussed this case at this time. They discussed the changes that will be taking place and the amount of parking that will be increasing on the property. Mr. Welch did interject to the members and said that this case is a Map Amendment and conditions can not be placed on this case. It is a matter of granting the Map Amendment only.

The members discussed the owner of Nelson Steel's issue of ensuring his trucks' ingress and egress and mentioned that can be incorporated within the school board's site plans and drawings.

Mr. Dave Talbott, Village Engineer, was asked to come forward and discuss the drainage issues and make sure that it will meet all the Village's requirements. Mr. Ignoffo stated that it would meet all the necessary criteria that the Village would have.

The members discussed the bus "drop off zone" and reiterated that it will be a drop off zone only and buses will be driven to an alternate location until the school events end. Mr. Ignoffo concurred.

Board Discussion ended at 7:32 p.m.

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Member Grieshamer made a motion to “approve ZBA 11-15 for 9470 King Street for a Map Amendment to change zoning designation from I-1 Restricted Industrial to R-2 Single Family per Section 9-10B-2 of the Franklin Park Zoning Code.” 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 regularly scheduled ZBA meeting on Wednesday, December 14, 2011 at 7:00 p.m. in the first floor northwest conference room at 9500 W. Belmont Avenue, Franklin Park. Member Snyder seconded the motion. All in favor. Motion was carried.

6. Public Comment: None.

7. 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. Motion carried.

The meeting adjourned at 7:36 p.m.

Respectfully Submitted,

Lisa M. Manzo
Secretary