

ZONING BOARD OF APPEALS
MINUTES OF MARCH 14, 2012 – 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, Aaron Jimenez, Gil Snyder, Chairman Mark Cwik and Frank Grieshamer, Lisa Manzo (Secretary), Village Attorney Matt Welch, Jeff Eder (Dir. Of Community Development) and Patrick Ainsworth (Planner). Absent: Bruce Boreson.
3. Member Grieshamer made a motion to accept the minutes of February 8, 2012. The motion was seconded by Member Szubart and approved to place them on file as presented.
4. New Business: ZBA 12-03
Tom Wichlinski – Lamar Advertising
10625 Franklin Avenue
12-20-400-027-0000

Chairman Cwik stated that this hearing is for a Conditional Use to increase the height of an existing billboard sign from 49 feet to 60 feet in the I-2, General Industrial District per Section 9-9-6-3e of the Franklin Park Zoning Code.

Chairman Cwik called the petitioner up at this time. He asked if he can sign in and be sworn in. Mr. Tom Wichlinski, petitioner, came forward. He signed in and was sworn in.

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

Mr. Wichlinski gave a very detailed presentation regarding this Conditional Use and how the sign would only go up 18 feet from the present sign. The location would stay exactly the same and the only face change would be that there be an LED display on one side only.

Mr. Wichlinski distributed a photograph to the members and entered it into the record as Exhibit A. It displayed a view of the existing sign from the expressway.

Mr. Wichlinski distributed a document entitled “Determination of No Hazard to Air Navigation” to the members for their review and it was listed as Exhibit B.

ZONING BOARD OF APPEALS MINUTES OF MARCH 14, 2012

Mr. Wichlinski stated that this document proves that the new height of the billboard sign will not be a detriment to the public, or flight patterns, etc.

Mr. Wichlinski stated that the sign will comply with IDOT regulations as well. The sign will not flash, have motion or rotate.

Chairman Cwik opened this hearing to the public at this time. Since no members of the public came forward, Chairman closed this hearing to the public.

Board Discussion began at 7:09 p.m.

The members discussed this case and wanted to ensure that the sign company follow all state and local regulations regarding permits.

Board Discussion ended at 7:12 p.m.

Member Grieshamer made a motion to “approve ZBA 12-03 at 10625 Franklin Avenue, for a Conditional Use to increase the height of an existing billboard sign from 49 feet to 60 feet in the I-2, General Industrial District per Section 9-9-6-3e of the Franklin Park Zoning Code with the following conditions: the maximum height be 60 feet above the curb level of interstate 294 as per Village Ordinance, and all permitting requirements designated by State and/or local government be adhered to and complied with.” Member Mennella 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.

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.

ZONING BOARD OF APPEALS MINUTES OF MARCH 14, 2012

5. New Business: ZBA 12-04
Czeslaw, Adrian and Daniel Micun
3417 Scott
12-21-404-016, 017, 018-0000

Chairman Cwik stated that this hearing is for a re-subdivision to divide a 70 foot wide lot into two (2) 37.5 foot wide lots in the R-2 Single Family Residence District per Section 10-1 and 10-2 of the Franklin Park.

Member Grieshamer pointed out a typographical error made within the packet that the lot size is 75 feet wide, not 70 feet wide lot. Member Grieshamer made a motion to enter in all the department reports, amendments, packets and answers to the standards 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. Czeslaw Micun, Mr. Adrian Micun and Mr. Daniel Micun, owners and petitioners, came forward. They signed in and were sworn in.

Mr. Daniel Micun gave a presentation to the members explaining that they had purchased this property and on one side is a single family home and the other portion of the lot would fit another new single family home. He continued to state that his father would live in one house and he or his brother would live in the new single family home they would like to build next to his father's house.

Member Grieshamer asked how the property is unique in the fact that this resubdivision should be granted to them. Mr. Micun stated that he feels the lot is unique that on one side is a home and that the other side is empty. He would like to build a home to live next to his father.

Chairman Cwik opened this hearing to the public at this time. Since no members of the public came forward, Chairman closed this hearing to the public.

Board Discussion began at 7:26 p.m.

The members discussed that for a re-subdivision to take place, the petitioner has to meet all the criteria from the Standards. The members continued that from the looks at the responses, the petitioners have not met the criteria for the Standards.

ZONING BOARD OF APPEALS MINUTES OF MARCH 14, 2012

Attorney Welch read the Standards for a Resubdivision into the record so the members can make a formidable decision in this case.

The members wished to bring the petitioners back up to see if they can answer the Standards and see if they can meet the criteria.

Board Discussion ended at 7:35 p.m.

Chairman Cwik re-called the petitioners up at this time. Chairman Cwik asked the petitioners why they feel the property is unique that this resubdivision should be granted to them. Mr. Micun stated that they would like to build a home on the empty part of the property so that it may look conforming to the rest of the neighborhood.

Member Grieshamer made a motion to “approve ZBA 12-04 for 3417 Scott Street for a re-subdivision to divide a 75 foot wide lot into two (2) 37.5 foot wide lots in the R-2 Single Family Residence District per Section 10-1 and 10-2 of the Franklin Park.” Member Mennella seconded the motion. Roll Call Vote. Member Szubart-No; Member Mennella-No; Chairman Cwik-No; Member Grieshamer-No; Member Snyder-Yes; Member Jimenez-No. One (1) Aye, Five (5) Nays, One (1) Absent, Zero (0) Abstain. The motion was denied.

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

**ZONING BOARD OF APPEALS
MINUTES OF MARCH 14, 2012**

6. New Business: ZBA 12-05
Czeslaw, Adrian and Daniel Micun
3417 Scott
12-21-404-016, 017, 018-0000

Chairman Cwik stated that this hearing is for a Variance to reduce the minimum lot width from 50 feet to 37.5 feet and minimum lot area from 6,000 square feet to 4,500 square feet in the R-2, Single Family Residential District per Section 9-4-B-4 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. Czeslaw Micun, Mr. Adrian Micun and Mr. Daniel Micun, owners and petitioners, came forward. They signed in and were sworn in.

The petitioners came forward and gave an identical presentation as in ZBA 12-04. All testimony from ZBA 12-04 shall apply to ZBA 12-05.

Chairman Cwik opened this hearing to the public at this time. Since no members of the public came forward, Chairman closed this hearing to the public.

Board Discussion began at 7:40 p.m.

The members had minimum discussion regarding this case.

Board Discussion ended at 7:41 p.m.

Member Grieshamer made a motion to “approve ZBA 12-05 for 3417 Scott Street for a Variance to reduce the minimum lot width from 50 feet to 37.5 feet and minimum lot area from 6,000 square feet to 4,500 square feet in the R-2, Single Family Residential District per Section 9-4-B-4 of the Franklin Park Zoning Code.” Member Mennella seconded the motion. Roll Call Vote. Member Szubart-No; Member Mennella-No; Chairman Cwik-No; Member Grieshamer-No; Member Snyder-Yes; Member Jimenez-No. One (1) Aye, Five (5) Nays, One (1) Absent, Zero (0) Abstain. The motion was denied.

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

**ZONING BOARD OF APPEALS
MINUTES OF MARCH 14, 2012**

7. Old Business: ZBA 11-06

Member Grieshamer made a motion to move ZBA Case 11-06 to the next regularly scheduled ZBA meeting on Wednesday, April 11, 2012 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.

8. Old Business: None

The members also discussed other various zoning issues going on in Franklin Park and other surrounding Villages and how some of issues can impact Franklin Park.

9. 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 7:46 p.m.

Respectfully Submitted,

Lisa M. Manzo
Secretary