

**ZONING BOARD OF APPEALS
MINUTES OF JULY 11, 2012 – 7:00 P.M.**

APPROVED

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, Bruce Boreson, Chairman Mark Cwik and Frank Grieshamer, John Schneider (Interim Director of Community Development), Lisa Manzo (Secretary), Village Attorney Matt Welch, and Patrick Ainsworth (Planner). All members were present.
3. Member Grieshamer made a motion to accept the minutes of June 13, 2012. The motion was seconded by Member Mennella and approved to place them on file as presented.

Mr. Schneider stated on record that the case, 12-14 will not move forward. He continued by reading into the record a statement describing the cancelation of this project.

4. New Business: ZBA 12-15
Plote Construction Inc. – Greg Rohlf
10555 Waveland Avenue
12-20-202-027, 028-0000

Chairman Cwik stated that this hearing is for a Conditional Use for a concrete mixing plant in the I-2 General Industrial District per Section 9-6B-3 of the Franklin Park Zoning Code.

Mr. Ainsworth distributed a map of the area in question to give the members a better idea of the properties in the surrounding area.

Member Grieshamer made a motion to enter in any and all the department reports, the map exhibit, memos and reports 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 up at this time. He asked if he can sign in and be sworn in. Mr. Greg Rohlf, petitioner, and Mr. Adam Reisdorf, project manager, came forward. He signed in and was sworn in.

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Mr. Rohlf gave his presentation to the members and stated that this business will be complimentary to the current business that Plote has at 10545 Waveland Avenue.

Member Grieshamer asked what the hours of operation would be. Mr. Rohlf stated that it would be Monday through Saturday during daylight hours. Member Grieshamer asked further how many trucks would be traveling in and out of the facility. Mr. Rohlf stated that there would be between three (3) and six (6) trucks waiting in the "queue" per hour.

Member Grieshamer asked if there would be any evening operations. Mr. Rohlf stated that there were some nighttime hours when they had a job for IDOT. It was for expressway and O'Hare field work (public projects) where it was beneficial to work in the evenings.

Member Grieshamer asked about keeping up with EPA standards. Mr. Rohlf stated that Plote goes ~~behind~~ ^{beyond} the minimum standards required of them from the EPA.

There was discussion regarding dust complaints from neighboring buildings.

Member Grieshamer asked how many employees will there be at the new site. Mr. Rohlf stated that there will be five (5) employees.

Chairman Cwik opened this hearing to the public at this time. Any person or persons coming to speak, should please sign in and be sworn in before giving any testimony.

Public session began at 7:21 p.m.

Mr. Thomas Kunkel of Sandee Mfg came forward at this time. Mr. Kunkel signed in and was sworn in.

Mr. Kunkel questioned the raw materials that are being stored at the rear of Plote's property. He stated that he has eliminated nine (9) full time jobs because of the dust. He continued that his employees constantly have heavy amounts of dust on their vehicles and sometimes they would have to take their vehicles to a place to get professionally cleaned because of the heavy dust. Mr. Kunkel stated that there is also heavy traffic in the area. He continued that his company has been in business since 1968 and has 78 employees. His facility runs 24 hours a day, between five (5) and seven (7) days a week.

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Public session was closed at 7:27 p.m.

The members went into Board Discussion at this time and decided to come out of Board Discussion and bring the petitioner back up for questions.

Chairman Cwik asked Mr. Rohlf to come forward. The members questioned if there were any citations issued to Plote in the past. Mr. Rohlf stated that there were no citations issued to the company for violations. Mr. Rohlf described the different various types of asphalt and concrete materials that are stored to the rear of the property and what those materials are used for.

The members discussed the conditional use and the existing business next to it.

Board discussion began at 7:48 p.m.

The members discussed having in place two (2) plans that Plote will have to submit to them before a decision can be made. They discussed a plan with regard to material maintenance. They also discussed having a traffic pattern study conducted.

The members discussed that it would be conducive to have this hearing continued to the next regularly scheduled meeting on Wednesday, August 8, 2012 to review the plans and make a decision.

Board discussion ended at 7:58 p.m.

Member Grieshamer made a motion to “continue ZBA 12-15 at 10545 Waveland, Conditional Use for a mixing plant in the I-2 General Industrial District per Section 9-6B-3 of the Franklin Park Zoning Code to the next regularly scheduled meeting on Wednesday, August 8, 2012 at 7:00 p.m. in the north conference room, with the understanding that Plote will submit two (2) plans; one (1) being a material maintenance plan, and the second being a traffic pattern study to be conducted.” Member Mennella seconded the motion. Roll Call Vote. Member Szubart-Yes; Member Mennella-Yes; Member Boreson-Yes; Chairman Cwik-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.

Member Grieshamer made a motion for a five (5) minute recess at this time. Member Mennella seconded the motion. All in favor. Motion carried. Recess began at 8:00 p.m.

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The Zoning Board of Appeals reconvened at 8:10 p.m. A roll call was taken and all members were present except Gil Snyder.

5. Old Business: ZBA 12-13
Village of Franklin Park
9500 Belmont Avenue
12-22-313-031-0000

Chairman Cwik stated that this is a continued hearing for a Text Amendment to Sections 9-5B-2, 9-1-3, 9-5C-2 and 9-6C 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. Patrick Ainsworth, petitioner on behalf of the Village of Franklin Park, came forward. He signed in and was sworn in.

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

Mr. Ainsworth gave the members a brief recap of this presentation and discussed the updated staff report. He continued that he added the additional word "chartered" into the section of financial institutions. He made mention of page six (6) of the updated memorandum and discussed financial institutions and trusts.

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 8:17 p.m.

The members discussed this case and agree that this presentation was handled with much professionalism and organization.

Board Discussion ended at 8:21 p.m.

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Member Grieshamer made a motion to “approve ZBA 12-13 for a Text Amendment to Sections 9-5B-2, 9-1-3, 9-5C-2 and 9-6C of the Franklin Park Zoning Code.” Member Mennella seconded the motion. Roll Call Vote. Member Szubart-Yes; Member Mennella-Yes; Member Boreson-Yes; Chairman Cwik-Yes; Member Grieshamer-Yes; Member Snyder-Absent; 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.

6. Old Business: None.

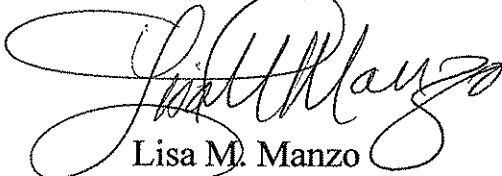
Chairman Cwik reminded the members to please remember to take the Special Open Meetings Act on-line web training course.

Mr. Ainsworth briefed the members on some of the upcoming hearings that they will be facing.

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 8:24 p.m.

Respectfully Submitted,



Lisa M. Manzo
Secretary