

ZONING BOARD OF APPEALS
MINUTES OF APRIL 6, 2016 – 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. Gil Snyder, Chairman Mark Cwik, Frank Grieashamer, Kathy Mennella, Rafael Nunez, George Snarski, Bruce Boreson, Lisa Manzo (Secretary), Village Attorney Matt Welch, Eric Richard (Village Planner), and Zoe Heidorn (Village Planner). All Members were present.
3. Member Grieashamer made a motion to accept the minutes of March 2, 2016. The motion was seconded by Member Mennella and approved to place them on file as presented.
4. New Business: ZBA 16-06
Village of Franklin Park
9500 Belmont

Chairman Cwik stated that this hearing is for a Text Amendment to Section 9-5G-2 of the Franklin Park Zoning Code regarding the minimum side yard setback for the Yard Building Type.

Member Grieashamer made a motion to enter in any and all department reports, memos, new and revised reports and testimony 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 she can sign in and be sworn in. Ms. Zoe Heidorn, petitioner, came forward. She signed in and was sworn in.

Ms. Heidorn gave a brief presentation to the members on this text amendment. She stated that staff finds that the 7.5 foot side yard setback required for a Yard Building is not in keeping with the overarching goals of the Downtown Zoning Code and was likely an oversight at the time the code was drafted and adopted. Staff recommends reducing the minimum side yard setback for the Yard Building Type from 7.5 feet to 3 feet, as found in the R-2 Single Family Zoning District. By land area, the R-2 district is the Village's dominant zoning district and most representative of Franklin Park's housing stock. The recommended reduction of the minimum side yard setback for the Yard Building Type will permit future development and redevelopment projects in the DT-4 district to be of a higher unit density but ensures they are in keeping with the physical nature of the existing residential community.

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Chairman Cwik opened this hearing to the public at this time. Chairman Cwik stated that since no public came forward, he closed public session.

Board Discussion began at 7:02 p.m.

The members discussed this hearing and stated that this amendment is reasonable to the code and the zoning district.

Board Discussion ended at 7:06 p.m.

Member Grieshamer made a motion to “approve ZBA 16-06 for a Text Amendment to Section 9-5G-2 of the Franklin Park Zoning Code regarding the minimum side yard setback for the Yard Building Type from 7.5 feet to 3 feet.” Member Mennella seconded the motion. Roll Call Vote. Member Nunez-Yes; Member Mennella-Yes; Member Snarski-Yes; Member Boreson-Yes; Member Snyder-Yes; Chairman Cwik-Yes; Member Grieshamer-Yes. Seven (7) Ayes, Zero (0) Nays, Zero (0) Absent, Zero (0) Abstain. The motion was carried.

5. Public Comment: None.

Ms. Heidorn reminded the member of the Village’s Business Appreciation Luncheon that will be held on April 22, 2016 at 11:15 at Il Pescatore Palace. All ZBA Members are invited to attend.

6. 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 7:14 p.m.

Respectfully Submitted,

Lisa M. Manzo
Secretary