

**ZONING BOARD OF APPEALS**  
**MINUTES OF MAY 3, 2017 – 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, Bruce Boreson, Chairman Mark Cwik, Kathy Mennella, George Snarski, Jenny Corral, Lisa Manzo (Secretary), Village Attorney Matt Welch, John Schneider (Director of Community Development) and Zoe Heidorn (Village Planner). Absent: Frank Grieshamer.
3. Member Boreson made a motion to accept the minutes of April 5, 2017. The motion was seconded by Member Mennella and approved to place them on file as presented.
4. Old Business: None.
5. New Business: ZBA 17-06  
Franklin Park School District 84  
2836 Gustave, 2915 Maple

Chairman Cwik stated that this hearing is for a Variance to increase the number of electronic message boards permitted on the lot from one (1) to two (2); increase the number of non-illuminated identification signs permitted on the lot from two (2) to four (4) for a corner lot; reduce the minimum distance of an electronic message board's animated face from two hundred fifty (250) feet from residential districts to one hundred fifty (150) feet; reduce the minimum distance of all signage from any street right-of-way from fifteen (15) feet to three (3) feet for the south lot line and ten (10) feet for the east lot line; and increase the maximum height an illuminated ground sign may project from six (6) feet above curb level to 6' – 8 ½" feet above curb level for the property commonly known as 2836 Gustav Street in Franklin Park.

Member Boreson 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 the petitioner to sign in and be sworn in. Mr. Sven Dahlquist, architect, Mr. Ron Kanaverskis, School District, and Mr. David Katzin, School District, petitioner, came forward. They signed in and were sworn in.

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Ms. Heidorn distributed an updated plat of survey to all the members for their records.

Mr. Katzin stated for the record that their request is a variance for Hester Junior High School at 2915 Maple, Franklin Park. The variance consists of a proposed new sign at the northwest corner of the intersection of Grand Avenue and Gustave Street. The proposed ground sign will be along Grand Avenue, two-sided facing both east and west and will have both an illuminated sign and raised lettering allowing the District to notify the public of upcoming events.

Mr. Katzin stated that they would like to beautify the street. They will be erecting trees every 30 feet with planters in between those trees. He continued to state that District 84 cares about the community and the impact on kids at school. They want to promote school pride in this new environment.

The purpose of the hearing is the following: Variance to increase the number of electronic message boards permitted on the lot from one (1) to two (2); Variance to increase the number of non-illuminated identification signs permitted on the lot from two (2) to four (4) for a corner lot; Variance to reduce the minimum distance of an electronic message board's animated face from two hundred fifty (250) feet from residential districts to one hundred fifty (150) feet; Variance to reduce the minimum distance of all signage from any street right-of-way from fifteen (15) feet to three (3) feet for the south lot line and ten (10) feet for the east lot line; Variance to increase the maximum height an illuminated ground sign may project from six (6) feet above curb level to 6' – 8 ½" feet.

Chairman Cwik opened this hearing to the public at this time. Since there was no public comment, Chairman Cwik closed this portion of the hearing to the public at this time.

Board Discussion began at 7:12 p.m.

The members discussed this hearing at this time.

Board Discussion ended at 7:16 p.m.

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Member Boreson made a motion to “approve ZBA 17-06 for a Variance to increase the number of electronic message boards permitted on the lot from one (1) to two (2); reduce the minimum distance of an electronic message board’s animated face from two hundred fifty (250) feet from residential districts to one hundred fifty (150) feet; reduce the minimum distance of all signage from any street right-of-way from fifteen (15) feet to three (3) feet for the south lot line and ten (10) feet for the east lot line; and increase the maximum height an illuminated ground sign may project from six (6) feet above curb level to 6’ – 8 ½“ feet above curb level for the property commonly known as 2836 Gustav Street in Franklin Park, Illinois, subject to the following conditions: 1.

That the existing non-illuminated monopole sign located along Gustav Street shall be removed prior to the Building Department’s final inspection of the monument sign including electronic message boards. 2. That the electronic message boards shall be removed in entirety in the event that District 84 vacates the subject property or discontinues use of the electronic message boards. 3. That the electronic message boards shall be programmed to shut off between the hours of 10:00 PM and 6:00 AM. 4. That the electronic message boards and surrounding landscape improvements shall be designed and constructed in accordance with the site plans submitted as part of the Variance Application. 5. That the messaging on the sign shall be limited to events and activities directly related to District 84.” Member Mennella seconded the motion. Roll Call Vote. Member Corral-Yes; Member Mennella-Yes; Member Snarski-Yes; Member Boreson-Yes; Member Snyder-Yes; Chairman Cwik-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.

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6. New Business: ZBA 17-07  
Forced Power Energy LLC  
9240 Belmont, Unit D  
12-22-321-031, 013-0000

Chairman Cwik stated that this is a Conditional Use for “Other manufacturing, processing or storage uses recommended by the zoning board of appeals and approved by the village board to be of the same general character as the uses permitted in section 9-6B-2 of this article, and found not to be obnoxious, unhealthful or offensive by reason of the potential emission or transmission of noise, vibration, smoke, dust, odors, toxic or noxious matter, or glare or heat.” in the I-2 General Industrial District.

Member Boreson 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 the petitioner to sign in and be sworn in. Michael Nick, petitioner, came forward. He signed in and was sworn in.

Mr. Nick stated presented his case at this time. He plans on designing and manufacture compressed natural gas (CNG) filling stations. Forced Power Energy is a research and development company that specializes in new compressed natural gas (CNG) technologies. Michael Nick, President of Forced Power Energy, has spent over 5 years developing a CNG filling station called the Hypoid7, which will be the principal product manufactured at the subject property. The facility will not be used as a CNG fill station but to develop and manufacture CNG fill station equipment. According to the applicant, the facility’s fuel source is the same natural gas line found in a common residence.

The Hypoid7 is a liquid cooled high velocity compression system featuring 3 gas leak detection devices. The system’s components are slightly pressurized and flushed with high volumes of air to make for a safer CNG filling station. The applicant indicates that the technology developed by Forced Power Energy is being commended on a national level as an innovation in safety for CNG fill station equipment. Mr. Nick has been asked to speak at the Gas Technology Institute (GTI) on the development of his

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product and sit on a board to help improve safety standards for a coalition of 13 natural gas companies located in the US.

After the design of the prototype Hypoid 7 CNG station is refined and tested, the product will be manufactured at the site using machining and assembly cells. At a maximum, the applicant expects to produce 30 units per month in the facility. No semi-trailer trucks associated with the business will be parked on the site and the applicant estimates that only 1 truck delivery will be made to the facility per day.

Forced Power Energy currently consists of 2 employees but has plans to employ 10 individuals at first and may increase that number to 20 in the future. Hours of operation will be 24 hours per day, 7 days per week. However, the applicant has stated that the operations will be relatively quiet compared to the operations of other tenants in the building. The applicant indicates that the firm will conduct all operations indoors and will not produce any noise detectable from surrounding property. Should a Conditional Use permit be authorized by the Village Board of Trustees, all building code and fire prevention regulations will need to be met prior to a Certificate of Occupancy being issued by the Village.

Chairman Cwik opened this hearing to the public at this time. Since there was no public comment, Chairman Cwik closed this portion of the hearing to the public at this time.

Board Discussion began at 7:42 p.m.

The members discussed this hearing at this time.

Board Discussion ended at 7:46 p.m.

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Member Boreson made a motion to “approve ZBA 17-07 for a Conditional Use for “Other manufacturing, processing or storage uses recommended by the zoning board of appeals and approved by the village board to be of the same general character as the uses permitted in section 9-6B-2 of this article, and found not to be obnoxious, unhealthful or offensive by reason of the potential emission or transmission of noise, vibration, smoke, dust, odors, toxic or noxious matter, or glare or heat.” in the I-2 General Industrial District for the property commonly known as 9240 Belmont Avenue, Unit D, in Franklin Park, Illinois, subject to the following condition: That this use complies with all Village regulations at all times.” Member Mennella seconded the motion. Roll Call Vote. Member Corral-Yes; Member Mennella-Yes; Member Snarski-Yes; Member Boreson-Yes; Member Snyder-Yes; Chairman Cwik-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.

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7. New Business: ZBA 17-08  
Text Amendment – Village of Franklin Park  
9500 Belmont

Chairman Cwik stated that this hearing is for a Text Amendment to sections 9-1-3, 9-5A-3, 9-5B-3, 9-5C-2, 9-5D-3, 9-6A-2, 9-6A-3, 9-8-2, 9-8-3, 9-8-4, 9-9-5 and 9-9-6 regarding the regulation of parking uses, billboard location, parcel delivery boxes as an accessory use and residential driveways.

Member Boreson 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 the petitioner to sign in and be sworn in. Zoe Heidorn, petitioner, came forward. She signed in and was sworn in.

Ms. Heidorn presented the case for the Village at this time. She stated that the Village of Franklin Park submitted all necessary requirements for a Text Amendment to sections 9-1-3, 9-5A-3, 9-5B-3, 9-5C-2, 9-5D-3, 9-6A-2, 9-6A-3, 9-8-2, 9-8-3, 9-8-4, 9-9-5 and 9-9-6 regarding the regulation of parking uses, billboard location, parcel delivery boxes as an accessory use and residential driveways. Because additional time is needed to thoroughly research and compose recommendations relating to billboard location, parcel delivery boxes as an accessory use and residential driveways, staff is requesting that these items be continued to the next scheduled meeting of the Zoning Board of Appeals, which is June 7, 2017. Staff will only be addressing the regulation of parking uses.

Upon review of existing Title 9 regulations, staff has reexamined parking lots as a principal use in the commercial and industrial zoning districts and determined that they provide minimal revenue to the Village's tax base, create few jobs and carry a negative impact on infrastructure, traffic safety and the general health and welfare of the Village. The use also ties up land that might otherwise be used for retail and industrial redevelopment.

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Currently, the Village of Franklin Park is home to several car parking businesses that service O'Hare International Airport flyers. Often, these car parking businesses provide shuttle service from the car parking facility to O'Hare's terminals. The lots are typically fenced, hire no more than a few employees, feature small office structures and provide minimal amenities for customers as they spend little time on the site. As O'Hare's capacity continues to expand and car parking businesses seek to capitalize on airport users, the Department of Community Development and Zoning has recently reviewed several proposals for new paid and expanded parking lots.

While many communities embrace paid parking lots because they can tax cars parked on the site, Franklin Park is unable to levy such a tax due to its non-home rule status. In fact, the Village is not authorized to collect any tax revenue outside of property taxes, utility taxes and a 1% sales tax that was passed by referendum and is solely allocated to infrastructure projects in the Village.

In order to accommodate for car parking as a principal use in the Franklin Park while ensuring that it is beneficial to the Village, staff is recommending that the "Parking of vehicles under 1½ tons capacity, except that all operations related thereto shall only be conducted within closed buildings" be added as a Conditional Use in the C-3 General Commercial district, which is primarily located along Mannheim Road. The proposed use allows the business to take place in Franklin Park but ensures that property taxes will be generated on the structure to offset the heavy use of public roadways and helps improve the aesthetic of the Village's commercial corridors. Staff recommends that all other parking uses be removed from the C-1, C-2-1, C-M, I-1 and I-2 lists of Permitted and Conditional Uses, thereby making them prohibited in these districts. Property and uses in the C-1, C-2-1 and C-M districts are not designed to accommodate or be compatible with large-scale parking garages that serve the O'Hare sub region. Prohibiting car parking in the I-1 and I-2 districts protects the Village's industrial businesses from heavy vehicular traffic that might interfere with the truck movements vital to supporting local industry.

Chairman Cwik opened this hearing to the public at this time. Since there was no public comment, Chairman Cwik closed this portion of the hearing to the public at this time.

Board Discussion began at 7:54 p.m.



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The members discussed this hearing at this time.

Board Discussion ended at 7:56 p.m.

Member Boreson made a motion to “approve ZBA 17-08 for a Text Amendment to the Village Code of Franklin Park sections 9-5A-3, 9-5B-3, 9-5C-2, 9-5C-3, 9-5D-3 and 9-6A-2 regarding the regulation of parking uses.” Member Mennella seconded the motion. Roll Call Vote. Member Corral-Yes; Member Mennella-Yes; Member Snarski-Yes; Member Boreson-Yes; Member Snyder-Yes; Chairman Cwik-Yes; Six (6) Ayes, Zero (0) Nays, One (1) Absent, Zero (0) Abstain. The motion was carried.

Member Boreson made a motion to “continue ZBA 17-08 for a Text Amendment to the Village Code of Franklin Park sections 9-1-3, 9-8-2, 9-8-3, 9-8-4, 9-9-5 and 9-9-6 regarding the regulation of billboard location, parcel delivery boxes as an accessory use and residential driveways to the next regularly scheduled meeting of the Zoning Board of Appeals, which is June 7, 2017, at 7:00 PM.” Member Mennella seconded the motion. Roll Call Vote. Member Corral-Yes; Member Mennella-Yes; Member Snarski-Yes; Member Boreson-Yes; Member Snyder-Yes; Chairman Cwik-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.

8. Staff Update: None.

9. Public Comment: None.

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A motion was made by Member Boreson 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 7:58 p.m.

Respectfully Submitted,

Lisa M. Manzo  
Secretary