

**ZONING BOARD OF APPEALS**  
**MINUTES OF JUNE 7, 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, Eric Richard (Village Planner) and Zoe Heidorn (Village Planner). Absent: Frank Grieshamer.
3. Member Boreson made a motion to accept the minutes of May 3, 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 17-09  
The Salvation Army  
10205 Grand, Suite 300  
12-28-300-028-0000

Chairman Cwik stated that this hearing is for a Conditional Use for “Secondhand stores and rummage shops” in the C-2-1 Community Shopping district per Village Code section 9-5B-3.

Ms. Heidorn distributed three exhibits to the members to be placed on the public record. The first, Exhibit A, was an aerial graphic showing a striped area located within the subject property’s parking lot. She explained that staff is recommending a condition to be included in the ordinance that the outlined area be re-paved. The second, Exhibit B, was a proposal/contract for landscaping to be performed on the site. The third, Exhibit C, was a proposal/contract for curb repair work to be performed on the site. Ms. Heidorn explained that she was distributing these to demonstrate the good faith of the property owner in responding to staff’s recommended site improvements.

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.

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Chairman Cwik called the petitioner up at this time. He asked the petitioner to sign in and be sworn in. Major John Aren, petitioner, came forward. He signed in and was sworn in.

Major Aren gave a presentation to the members at this time. Major Aren is the Administrator for the Salvation Army's Chicago Central District. He has adopted 22 new stores in the region. He stated that he has been in charge of improving the standards by which Salvation Army stores are operated in the Chicago region under the organization's new hashtag, "#newimageofthrift." He stated that the Salvation Army will provide a pristine display of its products and a clean and welcoming environment for both shoppers and employees.

He stated that the Salvation Army will operate its store in a nearly identical manner to the former Savers. While the Salvation Army provides social services across the country, including food distribution, disaster relief, rehabilitation centers, anti-human trafficking efforts and children's programs, none of these will be provided on the subject property. The organization's work is funded through the sale of goods donated to Salvation Army thrift stores.

The proposed Salvation Army thrift store will be open from 9AM to 9PM, Monday through Saturday. Approximately 25-30 employees will work on the site. According to Major Aren, two smaller trucks will travel to and from the store per day. Only one semi-trailer truck will be parked at the unit's loading docks for a period of 1 hour, 3 times per week. Identical to Savers' former operation, the Salvation Army also intends to accept donation items on-site at the sheltered carport on the west side of the unit. An attendant will be alerted to a vehicle's presence via a drive-over sensor and come outside to accept the donation items. These donated items will be sold on-site or shipped out to other stores. As an organization, the Salvation Army does not use unmanned drop-boxes.

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 7:08 p.m.

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The members discussed the hearing at this time and decided to add two additional conditions to the recommendation to be sent to the Board of Trustees for this Conditional Use request. Ms. Heidorn stated that staff recommends requiring that the applicant provide a shopping cart corral on the site for use by Salvation Army customers. She stated that the Major Aren had graciously agreed to this condition in informal conversation prior to the hearing. She continued that staff is recommending a condition that the striped area shown on Exhibit A, which is located within the subject property's parking lot, must be re-paved by September 15, 2017. She explained that these additional conditions were based on recent site observations by staff.

Board Discussion ended at 7:10 p.m.

Chairman Cwik re-called the petitioner up for an additional question.

Member Snarski asked where the donation items should be dropped off. Major Aren stated that the Salvation Army would operate the same drive-through donation area that Savers operated, which is located to the west of the building. He stated that donations will not be accepted anywhere on the site after-hours. Member Corral asked if there will be signage posted to let the public know which products the Salvation Army is allowed to accept and which products are prohibited for donation. Major Aren stated that there will be signage to alert the public of which items can and cannot be dropped off at the site.

Member Boreson made a motion to "approve ZBA 17-09 for the property located at 10205 Grand, Suite 300 for a Conditional Use for "Secondhand stores and rummage shops" in the C-2-1 Community Shopping district per Village Code section 9-5B-3 with the following conditions: 1. That a new bicycle rack shall be installed on the sidewalk adjacent to and directly north of 10205 W. Grand Avenue, Unit 300; 2. That a minimum of 1 tree of a 2-inch caliper, as measured six (6) inches above the ground, shall be installed and maintained in healthy condition on each landscape island located on the property; 3. That additional live landscaping, including ground cover, trees or shrubs, shall be planted to attain a minimum of 70 percent ground coverage of each landscape island located on the property. A landscaping plan shall be submitted for approval to the Zoning Administrator and improvements shall be made in accordance with the approved plan. 4. That all significantly damaged curbs located on the property shall be repaired; 5. That the parking lot area depicted with a striped overlay in Exhibit A shall be paved by September 15, 2017; 6. That a minimum of one cart corral shall be

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installed in the parking area located north of Unit 300; 7. That donation drop-offs during non-business hours are strictly prohibited and applicant shall erect signage in reasonably conspicuous area on the property to notify the public of said restriction; 8. That after-hour drop-off bins shall be strictly prohibited on the property; 9. That the operation of the Conditional Use on the property shall substantially conform to the plans submitted as part of the Conditional Use application; 10. That this proposed 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.

### 6. Staff Update:

Ms. Heidorn reminded everyone that the Village’s annual Franklin Park Fest, featuring Rail Road Day, will take place this coming weekend. She stated that the Village is also celebrating its 125<sup>th</sup> anniversary.

### 7. Public Comment: None.

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 7:18 p.m.

Respectfully Submitted,

Lisa M. Manzo  
Secretary