

ZONING BOARD OF APPEALS
MINUTES OF SEPTEMBER 6, 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, Chairman Mark Cwik, Kathy Mennella, Frank Grieshamer, George Snarski, Lisa Manzo (Secretary), Matthew Welch (Village Attorney), and Eric Richard (Village Planner). Absent: Bruce Boreson, Jenny Corral.
3. Member Grieshamer made a motion to accept the minutes of August 2, 2017. The motion was seconded by Member Mennella and approved to place them on file as presented.
4. Old Business: ZBA 17-13; Text Amendment to Sections 9-9-5 and 9-9-6 regarding the regulations of billboard signs.

Member Grieshamer made a motion to continue hearing ZBA 17-13 regarding the regulation of billboard signs to the next regularly scheduled hearing date of Wednesday, October 4, 2017 at 7 p.m. Member Mennella seconded the motion. Roll Call Vote. Member Corral-Absent; Member Mennella-Yes; Member Snarski-Yes; Member Boreson-Absent; Member Snyder-Yes; Chairman Cwik-Yes; Member Grieshamer-Yes. Five (5) Ayes, Zero (0) Nays, Two (2) Absent, Zero (0) Abstain. The motion was carried.

5. New Business: ZBA 17-14
2 Guy's and a Van, Inc.
2812 Commerce
12-27-123-142-0000

Chairman Cwik stated that this hearing is 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, smoke, dust, odors, toxic or noxious matter, or glare or heat." Per Village Code Section 9-6B-3 for the property commonly known as 2812 Commerce Street in Franklin Park, Illinois."

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Chairman Cwik asked if there were any additional department reports at this time. The Captain of the Fire Prevention Bureau, Mark White, stepped forward at this time. Cpt.

White signed in and was sworn in. Capt. White stated that he reviewed the parking plan from the petitioner and fire access should be 20 feet so that emergency vehicles can access the property. The parking plan is not sufficient as it does not allow sufficient access. Capt. White shows where vans are parking on the parking plan which is the reason there is not 20 foot clearance. If the vans were not parked in that position, it would permit 20 foot clearance.

Chairman Cwik 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 petitioners up at this time. He asked the petitioners to sign in and be sworn in. Mick Pontarelli, building owner, Steve Dimopoulos, petitioner and Ben Schuster, attorney, came forward. They signed in and were sworn in.

Mr. Schuster stated that “2 Guys and a Van” is currently located in Chicago on Lincoln Avenue. The applicant has outgrown their location there and doesn’t have sufficient warehouse space to store its moving, packing and other business and operational equipment.

Mr. Dimopoulos stated that their company only conducts small moves, not large moves. He stated that this is less intensive use for this address. He continued that no customers will come to the property and there will be no storage from customers at the property.

Mr. Dimopoulos stated that he is more than happy to re-locate his vans and will work diligently with staff to make this parking plan work to satisfy all departments and all codes within the Village. He continued that he has a five-star business and has been running business for nine (9) years.

Mr. Pontarelli stated that his family has been in Franklin Park for 90 years. They are long standing citizens with the Village. He wants a good tenant for his space and feels that it will be advantageous to the Village that this company be allowed to operate.

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Member Grieshamer asked how many employees there will be. Mr. Dimopoulos stated that there will be 10-12 employees and one (1) manager on site. The company will have 16 foot cube vans which are average/medium size vans. There will be no semi or large trucks on site.

Member Grieshamer asked if there will be any staff meetings conducted on site and what are the hours of operation. Mr. Dimopoulos stated that they meet at the Chicago location for all meetings and the hours of operation are Monday through Saturday from 8 a.m. to approximately 3 p.m.

Member Snyder asked where will the vans be parked if they have to be moved from the parking plan due to fire restrictions. Mr. Schuster stated that they will comply with all Village Ordinances and will make it work to the satisfaction of the Village. He continued that they will submit a revised site plan and work with 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 7:28 p.m.

The members discussed this case and would like to see an updated, revised parking plan before they make any determination on this hearing. They suggest continuing this hearing until the next scheduled meeting in October. The members all agreed that this would be the best route to take at this time.

Board Discussion ended at 7:30 p.m.

Member Grieshamer made a motion to “continue ZBA 17-14, a Conditional Use for 2812 Commerce 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, smoke, dust, odors, toxic or noxious matter, or glare or heat, Per Village Code Section 9-6B-3 for the property commonly known as 2812 Commerce Street in Franklin Park, Illinois to the next regularly scheduled meeting on Wednesday, October 4, 2017 at 7:00 p.m. in the Police Station for the review of a revised, detailed parking plan for the property in question.”

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Member Mennella seconded the motion. Roll Call Vote. Member Corral-Absent; Member Snyder-Yes; Member Boreson-Absent; Member Grieshamer-Yes; Member Mennella-Yes; Chairman Cwik-Yes; Member Snarski-Yes. Five (5) Ayes, Zero (0) Nays, Two (2) Absent, Zero (0) Abstain. The motion was carried.

Chairman Cwik thanked everyone for attending this evening.

6. Staff Update:

Mr. Richard mentioned that the Village is in the process of hiring another Planner for Zoe's position.

7. Public Comment: None

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 7:34 p.m.

Respectfully Submitted,

Lisa M. Manzo
Secretary