

ZONING BOARD OF APPEALS
MINUTES OF OCTOBER 4, 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, Jenny Corral, Chairman Mark Cwik, Kathy Mennella, Frank Grieshamer, George Snarski, Lisa Manzo (Secretary), Matthew Welch (Village Attorney), John Schneider (Director of Community Development), Nick Walny (Village Planner) and Elyse Vukelich (Village Planner). All members were present.
3. Member Grieshamer made a motion to accept the minutes of September 6, 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, November 1, 2017 at 7 p.m. 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; Member Grieshamer-Yes. Seven (7) Ayes, Zero (0) Nays, Zero (0) Absent, Zero (0) Abstain. The motion was carried.

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

Chairman Cwik stated that this continued 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 called the petitioners up at this time. He asked the petitioners to sign in and be sworn in. Steve Dimopoulos, petitioner and Ben Schuster, attorney, came forward. They signed in and were sworn in.

Mr. Schuster updated the Zoning Board Members that they have submitted a revised parking plan for the property in question. He continued that he would respectfully request that no condition be placed upon the petitioner in that regard.

The members questioned the petitioner on where the vans currently park. Mr. Dimopoulos stated that all vans are currently parked at their warehouse site in Chicago. He stated he has an office on Lincoln Avenue near Wrigley Field. They have their meetings at that location.

Chairman Cwik asked if there were any additional department reports at this time. The Village Engineer, David Talbott stepped forward at this time. He had submitted a memo that is within the Members' packets with his comments.

Mr. Talbott signed in and was sworn in. Mr. Talbott stated that he reviewed the parking plan from the petitioner and fire access so that emergency vehicles can access the property. The updated parking plan is not quite sufficient as it is still tight and is difficult for vans to turn to pull out of the parking space. Mr. Talbott continued that if the one van parking space that is to the west of the parking plan be removed, it could allow more space for the two (2) employee vehicles to pull in and out.

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.

Mr. Schuster stepped back forward and stated that they are willing to remove the one spot to conform to Mr. Talbott's recommendations.

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 7:24 p.m.

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The members discussed this case at length and wanted to be sure that the petitioner's revised final parking plan will meet the criteria of the code.

Board Discussion ended at 7:32 p.m.

Member Grieshamer made a motion to “approve 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 with the following conditions: 1. That the applicant be restricted to no more than eight (8) parking spaces for its 16 foot box trucks (vans) and nine (9) employee parking stalls; 2. That the applicant relocate the fence to be completely within the subject property boundary lines and screen the portion of it fronting Commerce Street in a similar manner as its current condition with either fence slats or windscreen; 3. There shall be no parking on Village streets on site.” Member Mennella seconded the motion. Roll Call Vote. Member Corral-Yes; Member Snyder-Yes; Member Boreson-Yes; Member Grieshamer-Yes; Member Mennella-Yes; Chairman Cwik-Yes; Member Snarski-Yes. Seven (7) Ayes, Zero (0) Nays, Zero (0) Absent, Zero (0) Abstain. The motion was carried.

Chairman Cwik thanked everyone for attending this evening.

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6. New Business: ZBA 17-15
Com Ed
10501 Belmont
12-29-201-004-0000

Chairman Cwik stated that this hearing for a Variance to increase the height limit on a fence, wall, hedge or shrubbery from eight (8) feet to eleven(11) feet, where such lot line is adjacent to non-residentially zoned property in the I-1, General Industrial District per Village Code Section 9-2-4 for the property commonly known as 10501 Belmont Avenue in Franklin Park, Illinois.

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 petitioner to sign in and be sworn in. Michael Petty, petitioner, came forward. He signed in and was sworn in.

Mr. Petty stated that the existing fence surrounds the electrical substation on the subject property. The proposed fence will be installed in the same general location. They desire to increase the height of the fence in response to the United States Department of Homeland Security's goal to "enhance critical infrastructure resilience by minimizing the adverse consequences of incidents..." In essence they would like to remove and replace the fencing thereby making it more secure.

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 7:38 p.m.

The members discussed this hearing at this time.

Board Discussion ended at 7:40 p.m.

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Member Grieshamer made a motion “to approve ZBA 17-15 for a Variance to increase the height limit on a fence, wall, hedge or shrubbery from eight (8) feet to eleven (11) feet, where such lot line is adjacent to non-residentially zoned property in the I-1, General Industrial District per Village Code Section 9-2-4 for the property commonly known as 10501 Belmont Avenue in Franklin Park, Illinois. Member Mennella seconded the motion.” Roll Call Vote. Member Corral-Yes; Member Snyder-Yes; Member Boreson-Yes; Member Grieshamer-Yes; Member Mennella-Yes; Chairman Cwik-Yes; Member Snarski-Yes. Seven (7) Ayes, Zero (0) Nays, Zero (0) Absent, Zero (0) Abstain. The motion was carried.

Chairman Cwik thanked everyone for attending this evening.

7. Staff Update:

Mr. Schneider introduced his two new Planners for the Department, Nick Walny and Elyse Vukelich. The members gave them a warm welcome and look forward to working with them.

Mr. Schneider discussed many new developments underway and coming to the Village.

8. 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 7:56 p.m.

Respectfully Submitted,

Lisa M. Manzo
Secretary