

ZONING BOARD OF APPEALS
MINUTES OF DECEMBER 19, 2018 – 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. Bruce Boreson, Kathy Mennella, Wayne Bernacki, Frank Grieshamer, Jenny Corral, Chairman Mark Cwik, Lisa Manzo (Secretary), Village Attorney Matt Welch, John Schneider (Dir of Community Development) and Elyse Vukelich (Village Planner). Absent: Jeanette Torres.
3. Old Business: ZBA 18-24
Image Media – Michael Sheid
11045 Gage
12-20-300-012, 043, 042-0000

Chairman Cwik stated that this hearing is for a Conditional Use to exceed 40 ft in advertising sign height, increase the sign face for an advertising sign from 750 square feet to 1,200 square feet and convert the advertising sign to digital in the I-2, General Industrial District, per section 9-9-6 of the Village of Franklin Park Zoning Code for the property commonly known as 11045 Gage Avenue.

Chairman Cwik called the petitioner up at this time. He asked the petitioner to sign in and be sworn in. Mr. Michael Sheid, petitioner, came forward. He signed in and was sworn in.

Mr. Sheid presented his case before the members at this time. He stated that he is the President of Image Media, and the intent is to basically remove the existing billboard sign and rebuild them near the roadway. This particular case will apply to the next two zoning board cases as well which are ZBA 18-25 and 18-26. For ZBA 18-24 the sign in question is the easternmost sign located at 11045 Gage. The sign located in the middle is for case 18-26 and the westernmost sign is for case 18-25.

Mr. Sheid stated that today it would be beneficial if the signs were moved to alleviate the day to day operations of Hill Mechanical located at 11045 Gage. The signs will impede their future business practices.

Mr. Sheid continued that he has recently received all the necessary permits from IDOT for a zero setback. The permits were issued on December 14, 2018. He has also received approval from the FAA. Mr. Sheid stated that the area in question is heavily

ZONING BOARD OF APPEALS MINUTES OF DECEMBER 19, 2018

industrial. There is no residential abutting the subject property to impact the residents.

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 7:10 p.m.

There was minimum discussion regarding this hearing. The members stated that the case is self-explanatory.

Board Discussion ended at 7:14 p.m.

Member Grieshamer made a motion to “approve the Conditional Use, ZBA 18-24 to exceed 40 ft in advertising sign height, increase the sign face for an advertising sign from 750 square feet to 1,200 square feet and convert the advertising sign to digital in the I-2, General Industrial District, per section 9-9-6 of the Village of Franklin Park Zoning Code for the property commonly known as 11045 Gage Avenue with the condition that this use complies with all Village regulations at all times.” Member Mennella seconded the motion. Roll Call Vote. Member Corral-Yes; Member Bernacki-Yes; Member Boreson-Yes; Member Grieshamer-Yes; Member Mennella-Yes; Chairman Cwik-Yes; Member Chavarria-Torres-Absent. Six (6) Ayes, Zero (0) Nays, One (1) Absent, Zero (0) Abstain. The motion was carried.

Member Grieshamer made a motion to “approve 18-25 and 18-26 with the condition that this use complies with all Village regulations at all times.” Member Mennella seconded the motion. Roll Call Vote. Member Corral-Yes; Member Bernacki-Yes; Member Boreson-Yes; Member Grieshamer-Yes; Member Mennella-Yes; Chairman Cwik-Yes; Member Chavarria-Torres-Absent. 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.

ZONING BOARD OF APPEALS MINUTES OF DECEMBER 19, 2018

6. New Business: ZBA 18-29
Image Media – Michael Sheid
11045 Gage
12-20-300-012, 043, 042-0000

Chairman Cwik stated that this hearing is for a Variance to reduce the minimum front yard setback requirement for an advertising sign from 15 feet to 1 foot in the I-2 General Industrial District for the property commonly known as 11045 Gage.

Chairman Cwik called the petitioner up at this time. He asked the petitioner to sign in and be sworn in. Mr. Michael Sheid, petitioner, came forward. He signed in and was sworn in.

Mr. Sheid reiterated that he is asking for a Variance to move the three (3) billboards that are on the 11045 Gage property mostly due to the fact that the signs overhang the building which is impacting the future day to day operations of Hill Mechanical. He is referring to case number 18-30 and 18-31 as they are all asking the ZBA for the same request.

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 7:20 p.m.

There was minimum discussion regarding this hearing. The members stated that the cases are self-explanatory.

Board Discussion ended at 7:21 p.m.

ZONING BOARD OF APPEALS MINUTES OF DECEMBER 19, 2018

Member Grieshamer made a motion to “approve ZBA 18-29, 18-30 and 18-31 for a Variance to reduce the minimum front yard setback requirement for an advertising sign from 15 feet to 1 foot in the I-2, General Industrial District for the property commonly known as 11045 Gage Avenue.” Member Mennella seconded the motion. Roll Call Vote. Member Corral-Yes; Member Bernacki-Yes; Member Boreson-Yes; Member Grieshamer-Yes; Member Mennella-Yes; Chairman Cwik-Yes; Member Chavarria-Torres-Absent. 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.

ZONING BOARD OF APPEALS MINUTES OF DECEMBER 19, 2018

7. Staff Update: None.
8. Public Comment: None.
9. 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 7:24 p.m.

Respectfully Submitted,

Lisa M Manzo

Lisa M. Manzo
Zoning Board of Appeals Secretary