

**SPECIAL MEETING OF ZONING BOARD OF APPEALS AND  
REGULAR MEETING OF THE PLAN COMMISSION  
MINUTES OF FEBRUARY 27, 2013 – 7:00 P.M.**

1. The special meeting of the Zoning Board of Appeals was called to order at 7:00 p.m.
2. A quorum was present. Marzena Szubart, Kathy Mennella, Aaron Jimenez, Gil Snyder, Chairman Mark Cwik and Frank Grieshamer, John Schneider (Director of Community Development), Lisa Manzo (Secretary), Village Attorney Matt Welch, Patrick Ainsworth (Planner) and Eric Richards (Assistant Planner). Absent: Bruce Boreson.
3. The regularly scheduled meeting of the Plan Commission was called to order at 7:02 p.m.
4. A quorum was present. Teresa Badillo, William Thorn, Karen Special, Patricia Letarte, Chairman James Caporusso, Giuliano Petrucci, John Schneider (Director of Community Development), Lisa Manzo (Secretary), Village Attorney Matt Welch, Patrick Ainsworth (Planner) and Eric Richards (Assistant Planner). Absent: Carla Argueta.

Chairman Caporusso stated “with leave of the Board, the order of business was changed.”

Mayor Barrett Pedersen came forward at this time and gave a brief opening presentation to the members. He welcomes both the Zoning Board of Appeals and the Plan Commission this evening. He was excited to announce the two presentations this evening; one from the Regional Transportation Authority and the other from Chicago Metropolitan Agency for Planning. He exclaimed that the two grants that have been awarded to the Village will bring great things for the future of the Village of Franklin Park.

5. New Business: Presentation from the Regional Transportation Authority on Future Downtown Re-Zoning Process.

John Schneider came forward at this time and gave a brief presentation on the two Grants that the Village was awarded. He mentioned that the first presentation would be from Tony Manno, Project Manager of the RTA (Regional Transportation Authority). The Grant, in particular, would be studies conducted on the Future of the Franklin Park Downtown Re-Zoning Process.

# **SPECIAL MEETING OF THE ZONING BOARD OF APPEALS AND REGULAR MEETING OF THE PLAN COMMISSION MINUTES OF FEBRUARY 27, 2013**

---

Tony Manno, Project Manager of the RTA came forward at this time. He stated that the Regional Transportation Authority would be working with Farr Associates. ([www.farrside.com](http://www.farrside.com)) Farr Associates is an architecture, urban design and planning firm with projects that cover all scales of planning and architecture - institutional, commercial and residential. Mr. Manno stated that the Grant that the Village was awarded gives the Village ten (10) months of service all for free.

Mr. Manno discussed the scope of work and the services that would be provided to help with the Future of the Downtown Re-Zoning Process. He stated that his organization would develop panel discussions, projection orientation, plan review and data collection. He further discussed that a Steering Committee would have to be put in place. He said that public participation is essential to gain information and feedback. He stated that the RTA would draft TOD regulations and ultimately adopt a new Zoning Code for the project area.

Mr. Manno displayed a map to both Boards to view the Proposed Downtown Re-Zoning boundaries. He stated that this was just a preliminary to gain a visual of the area in question. Mr. Manno thanked both Boards for their time.

Member Letarte asked how long the TIF is in place for the Crossings at Franklin Station. Mr. Schneider believed it was another 12 to 15 years and it is part of the P.U.D, (Planned Unit Development).

John Schneider came forward again and discussed the preliminary plans for the old Police Station on Belmont Avenue. He stated that they have applied for a grant to demolish the old Police Station and replace it with a permeable surface to be used for Metra Parking. He continued that they would like to install bike racks as well. Mr. Schneider discussed many new things for the Village of Franklin Park, for example, installing new signage at the appropriate borders within the Village to alert people when they are entering and exiting town.

Mr. Schneider then introduced the next presentation from the Chicago Metropolitan Agency for Planning.

**SPECIAL MEETING OF THE ZONING BOARD OF APPEALS  
AND REGULAR MEETING OF THE PLAN COMMISSION  
MINUTES OF FEBRUARY 27, 2013**

---

6. New Business: Presentation from the Chicago Metropolitan Agency for Planning on the Future Franklin Park O'Hare Western Industrial Corridor Study

Mr. Sam Shenbaga of CMAP came forward at this time. Mr. Shenbaga gave a brief presentation to the members of how in 2005 NIPC and CATS merged organizations to become CMAP. He stated that CMAP is the second largest regional planning agency in the country. Mr. Shenbaga stated that out of 330 applications that were submitted for this particular Grant, Franklin Park was one of the Villages that were selected. He continued that his organization would be committed to working in Franklin Park for two (2) years, and through this Grant it is absolutely free to the Village.

Mr. Shenbaga stated that they will facilitate, engage, develop, provide and help implement the plan. The planning process will alone take twelve (12) months. This will be conducted into three (3) phases; Evaluation, Visioning and Plan Creation. Mr. Shenbaga stated the role of a Steering Committee would be pivotal to the Village as well.

Mr. Trevor Dick of CMAP came forward at this time. Mr. Dick discussed Plan Topics for the Planning of the Future Franklin Park O'Hare Western Industrial Corridor Study. He stated that there were 15-16 steps to the Scope of Work that will be provided to the Village. Some topics that he discussed was a Vision for the Industrial Area, Land Use Analysis and Market Study, Cargo-Oriented Development Opportunities, Work Force Development, Capitalize on Proximity to O'Hare Airport, Strategies to attract private investment, detailed implementation strategies, etc.

Mr. Dick stated that the Village Board approved the scope of services that will be provided. He also mentioned that a Steering Committee needs to be formulated. Mr. Dick discussed that in April or May there would be a project kick off meeting.

Mr. Schneider thanked the gentlemen for attending this evening and stated that this is an exciting time for the Village. He continued to state that O'Hare Airport is an international transportation hub, one of the largest in the world.

Member Letarte asked what other communities have CMAP worked with that would be similar to Franklin Park. Mr. Shenbaga stated that they just completed work in Blue Island and it has many similarities to Franklin Park.

**SPECIAL MEETING OF THE ZONING BOARD OF APPEALS  
AND REGULAR MEETING OF THE PLAN COMMISSION  
MINUTES OF FEBRUARY 27, 2013**

---

7. Public Comment began at 8:04 p.m. Since there was no public that came forward, public comment was closed.
8. Member Letarte made a motion to accept the Plan Commission minutes of January 23, 2013 as presented. Member Special seconded the motion. All in favor. The motion carried.

Member Letarte made a motion to continue agenda items three (Discussion on Elm Street traffic flow with Village of Franklin Park Engineering Staff) and four (Discussion on miscellaneous Village projects related to Planning) to the next regularly scheduled Plan Commission meeting of Wednesday, March 27, 2013 at 7:00 p.m. Member Special seconded the motion. All in favor. The motion was carried.

9. Old Business: None.
10. Member Letarte made a motion to adjourn the meeting of the Plan Commission. It was seconded by Member Special. The motion was carried. The meeting adjourned at 8:06 p.m.
11. Member Grieshamer made a motion to adjourn the special meeting of the Zoning Board of Appeals. It was seconded by Member Badillo. The motion was carried.

The meeting adjourned at 8:07 p.m.

Respectfully Submitted,

Lisa M. Manzo  
Secretary