

ZONING BOARD OF APPEALS
MINUTES OF OCTOBER 1, 2014 – 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, Frank Grieshamer, Kathy Mennella, Rafael Nunez, George Snarski, Lisa Manzo (Secretary), Village Attorney Matt Welch, Eric Richard (Village Planner), Zoe Heidorn (Village Planner) and John Schneider (Director of Community Development). All members were present.
3. Member Grieshamer made a motion to accept the minutes of September 3, 2014. The motion was seconded by Member Mennella and approved to place them on file as presented.
4. New Business: ZBA 14-16
Village of Franklin Park
9500 W Belmont, Franklin Park IL

Chairman Cwik stated that this hearing is for a Map Amendment and Text Amendment to Title 9 (Zoning Regulations) of the Village Code of Franklin Park. The Amendments concern the re-zoning of properties generally north of Schiller Boulevard, west of Washington Street, East of Elder Lane and south of Gage Avenue.

Member Grieshamer made a motion to enter in any and all department reports, memos, new and revised reports and testimony into the record. Member Snyder seconded the motion. All in favor. The motion was carried.

Mr. John Schneider came forward at this time and gave an opening presentation to the members and to the audience. He noted that properties would not be acquired and demolished by the Village, a concern brought up to Village Staff by many residents prior to the hearing. He explained that the purpose of the meeting this evening is to review a draft to amend Title 9, Chapter 5, Article G: Downtown Zoning District Regulations.

Mr. Schneider continued that in 2012, the Regional Transportation Authority (RTA) awarded the Village of Franklin Park a technical assistance grant to study the downtown district and amend the zoning for the downtown area in order to promote transit-orientated development (TOD). This grant was awarded by the RTA as part of the Transit Orientated Development (TOD) Implementation Technical Assistance

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Program. This project will help fulfill the objectives of the Village of Franklin Park's Transit Oriented Development Study, completed in 2006. The project will also create a more accessible Downtown Franklin Park Zoning Code for Village Staff, existing businesses and future businesses.

Chairman Cwik called the petitioner up at this time. He asked if she can sign in and be sworn in. Ms. Leslie Oberholtzer, with Codametrics, came forward. She signed in and was sworn in.

Ms. Oberholtzer introduced herself to the members and to the public at this time. She stated that she was hired to re-write the Zoning Code as it pertains to the Downtown District of the Village of Franklin Park.

Ms. Oberholtzer presented a Powerpoint reviewing the 70-page draft. She opened by explaining the intent of this draft. Ms. Oberholtzer stated that these regulations are established to provide development standards to the Village for downtown and adjacent redevelopment areas. She continued that this document is to guide the development of a mix of uses and a pedestrian-oriented environment established in the Transit Oriented Development Study. The Downtown Zoning Code will provide for a mix of housing types within downtown and adjacent areas for people of all ages and lifestyles. The new Code will help guide development that is appropriate in scale and intensity for downtown and adjacent neighborhoods and will set building and site standards that ensure that public health, safety and welfare is protected.

Ms. Oberholtzer gave the members and audience an overview of the Downtown Zoning Code. She described six (6) sections of the code. The first is entitled "Districts." The new Code establishes four (4) new zoning districts for the downtown area. These zoning districts (Section 9-5G-1D) will be incorporated into Village's Zoning Map. The document includes a map with the new zoning districts in Figure 9-5G-1C. The second section is entitled "Uses." The new use requirements are defined in Section 9-5G-3, for each of the downtown zoning districts. Uses may also be limited by building type. She continued to describe the following four sections: "Building Types;" "Sign Types;" "Landscaping;" and lastly, "Parking."

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Ms. Oberholtzer went on to describe the four (4) zoning districts the new Code establishes for the downtown area. She explained that the following districts are intended for mixed use, commercial and residential development within downtown and adjacent redevelopment areas. The districts are titled as follows:

DT 1: Downtown Core District: The downtown core district is a mid-scale district that consists mainly of one to six-story buildings with ground-floor storefronts and upper-floor offices and residential areas. The form of this mixed use area is generally limited to a street wall of facades with shallow build-to-zones along the sidewalk and parking in the rear. This district also allows limited use of up to six-story buildings and the civic building for civic and institutional uses.

DT 2: Downtown Mix District: The downtown mix district permits the same buildings and similar uses as the downtown core, but also allows the general building. The district allows for more traditional office forms with higher levels of transparency on the ground floor and larger setbacks. The form of this retail and service-centered area remains pedestrian-centered, but also allows for more off-street parking options.

DT 3: Downtown General District: The downtown general district is a lower density district that permits “General Buildings” as well as “Row Buildings.” Uses are limited to office and residential uses. Buildings are oriented to the sidewalk with more surrounding landscape area.

DT 4: Downtown Edge District: The downtown edge district is a lower density residential district with a mix of small apartment or condominium buildings, townhouses, and bungalow courts. With a maximum height of three and a half stories, this area provides for a mix of housing types adjacent to downtown.

Ms. Oberholtzer continued going through the whole draft displaying all the requirements and regulations for building types, uses, sign types, landscaping and parking. The full draft is available in the Clerk’s Office for review and copy.

Member Snarski asked if this draft references lighting on the street. Ms. Oberholtzer stated that lighting is not part of this draft, just the zoning of this particular district. Member Grieshamer discussed fencing and bushes abutting the residential area adjacent to the commercial district.

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Mr. Schneider took this opportunity to give the audience members a summary on Ms. Oberholtzer's presentation.

Chairman Cwik opened this hearing to the public. He stated anyone wishing to come forward to please sign in and be sworn in before speaking.

Public session opened at 7:40 p.m.

Ms. Barbara Murray of 3049 Calwagner, came forward at this time. Ms. Murray signed in and was sworn in. Ms. Murray lives near the downtown area and is concerned about what will happen with the existing buildings. She inquired if they will be demolished. Mr. Schneider responded that all the current buildings are grandfathered in. Mr. Welch read from page 7 of the code stating that the buildings are non-conforming.

Ms. Jill Woodman of 3025 Gustave came forward at this time. Ms. Woodman signed in and was sworn in. She inquired as to why the downtown district would be re-zoned to residential. She stated that she is not in support of the change. She also stated that she is upset the buildings will be allowed to be built three to four stories high. Mr. Schneider stated that they will look at that section of the code.

Mr. Joe Houdek, representing the American Legion Hall, came forward at this time. Mr. Houdek signed in and was sworn in. He asked if the current vacant store fronts will have to come up to the current code. He inquired if they would have to be torn down. Mr. Schneider stated that the vacant buildings will have to adhere to the current codes when new development or a change in use occurs, and no, the buildings will not be torn down.

Mr. Jay Chavda, of (Hopscotch) 9743 Franklin came forward at this time. Mr. Chavda signed in and was sworn in. He stated that when he first moved to town he was very frustrated with the Village's zoning process. He felt that the permitting and zoning processes took too long and were too antiquated for today's day and age. He welcomes the new zoning to the downtown district.

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Mr. Ricardo Arhona, resident on Edginton, came forward at this time. Mr. Arhona signed in and was sworn in. Mr. Arhona wanted to know how his tax bill would be affected by all of this. He asked if there will be tax breaks for the new tenants coming in and he asked if the building and electrical codes be more stringent as a result of all of this. Mr. Schneider and Mr. Welch responded that taxes will not be affected, that there will be no tax breaks and that the current building and electrical codes will not be altered.

Mr. Dan Vatev of 9518 Franklin came forward. Mr. Vatev signed in and was sworn in. He asked if there will be electric signage facing the trains to advertise the new businesses. Mr. Welch directed Mr. Vatev to page 51 of the draft of the new downtown zoning code under Section E, entitled Electronic Message Boards. This will give all the rules and regulations regarding that.

Ms. Oleta Brill, resident, came forward at this time. Ms. Brill signed in and was sworn in. She questioned when the new Downtown Zoning Code will take effect. Mr. Welch explained how the process works. Once the Zoning Board of Appeals approves or denies the Amendments, they will move forward to the Village Board for a final vote.

Public session ended at 8:18 p.m. and Board Discussion began.

The members discussed the draft and the audience comments at this time.

Board Discussion ended at 8:20 p.m.

Member Grieshamer made a motion to “approve ZBA 14-16 for Map Amendment and Text Amendment to Title 9 (Zoning Regulations) of the Village Code of Franklin Park. The Amendments concern the re-zoning of properties generally north of Schiller Boulevard, west of Washington Street, East of Elder Lane and south of Gage Avenue.” Member Mennella seconded the motion. Roll Call Vote. Member Boreson-Yes; Member Nunez-Yes; Member Mennella-Yes; Member Snarski-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.

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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.

5. Old Business: None
6. Staff Update: None
7. Public Comment: None.
8. A motion was made by Member Grieshamer to adjourn the meeting of the Zoning Board of Appeals. It was seconded by Member Boreson. All in favor. Motion carried.

The meeting adjourned at 8:22 p.m.

Respectfully Submitted,

Lisa M. Manzo
Secretary