

ZONING BOARD OF APPEALS
MINUTES OF FEBRUARY 4, 2015 – 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 amended minutes of January 7, 2015. The motion was seconded by Member Mennella and approved to place them on file as presented.
4. New Business: ZBA 15-01
Husar Abatement Ltd. (Janina Stogowska)
10215 Franklin Avenue
12-21-317-004-0000

Chairman Cwik stated that this hearing is for a Conditional Use for Contractor and Construction Yards and Offices per Section 9-5D-3 of the Franklin Park Zoning Code in the CM Commercial Manufacturing District.

Member Grieshamer made a motion to enter in any and all department reports, memos, new and revised reports and testimony into the record. Ms. Heidorn distributed a color photograph of the property in question, displaying four (4) photos showing views of the rear and side of the property in question. Ms. Manzo added this piece of testimony into the record and entitled it as Exhibit A. Member Mennella seconded the motion. All in favor. The motion was carried.

Chairman Cwik called the petitioners up at this time. He asked if they can sign in and be sworn in. Mr. Tomasz Stogowski, petitioner and Jeffery Camplin of Camplin Environmental, came forward. They signed in and were sworn in.

Mr. Camplin gave a brief presentation to the members on this prospective business. Husar's operations and tasks include interior demolition, general construction and asbestos removal. Their operations typically take place in residential, institutional, industrial or commercial buildings. Their demolition includes the tearing down of walls and floors, removal of interior parts and objects, such as doors, door frames,

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bathroom and kitchen appliances and fixtures, as well as other debris left post demo.

Husar's construction work consists of installation of plywood, drywall, flooring, installation of new appliances and fixtures, such as those in kitchens and bathrooms as well as roofing repair. Their asbestos abatement consists of removing hazardous or regulated material, obtaining necessary permits and developing site specific safety and work plans.

Mr. Camplin stated that there were several changes since the December, 2014 ZBA Hearing. Mr. Stogowski applied for and was issued a demolition permit to remove the two mobile structures that were located on the side and rear of the property. Mr. Stogowski also became a union contractor, therefore reducing his employees from ten (10) to seven (7). He feels this should satisfy the parking requirement.

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 7:06 p.m.

The members discussed that the changes/revisions to the petitioner's testimony made this evening. Member Boreson complimented staff on distributing a well-explained staff memo and packet to the members for this case.

Board Discussion ended at 7:07 p.m.

Member Grieshamer made a motion to "approve ZBA 15-01 for the property commonly known as 10215 Franklin for a Conditional Use for Contractor and Construction Yards and Offices per Section 9-5D-3 of the Franklin Park Zoning Code in the CM Commercial Manufacturing District with the following conditions: 1. That there will be no storage of hazardous materials on the premises; 2. That there will be no outdoor storage of tools or materials; 3. That all employees and company vehicles park on site at all times and not in the neighborhood; 4. That this proposed use complies with all Village regulations at all times." 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.
The motion was carried.

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5. New Business: ZBA 15-02
Text Amendment-Telecommunication Towers & Antennas
The Village of Franklin Park
9500 W. Belmont Avenue

Chairman Cwik stated that this hearing is for a Text Amendment to Franklin Park Zoning Code Chapter 12 of the Village Code of Franklin Park regarding the regulation of telecommunications towers and antennas.

Member Grieshamer 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 petitioner up at this time. He asked if she can sign in and be sworn in. Ms. Zoe Heidorn, petitioner, came forward. She signed in and was sworn in.

Ms. Heidorn gave a brief presentation for this prospective text amendment in that proposals to construct or modify telecommunications towers in the Village will be required to be designed to conceal the presence of antennas and towers. The proposed regulations will minimize the negative aesthetic impacts of new equipment in the Village's residential and commercial districts. The proposed language will require new and modified telecommunications towers and antennas in residential, commercial and select industrial zoning districts to be concealed and integrated properly so as to blend in with the surroundings through architectural treatment, stealth design and use of color. Use of color will not be required where color is dictated by Federal and State authorities such as the Federal Aviation Administration. The requirement will apply to all proposals which require a Conditional Use Permit.

Ms. Heidorn displayed six (6) photographs of different ways telecommunication antennas can be disguised to make the area more aesthetically pleasing.

Chairman Cwik opened this hearing to the public at this time. Chairman Cwik stated that since no public came forward, he closed public session.

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Board Discussion began at 7:12 p.m.

There was minimum discussion regarding this hearing. The members discussed this proposed text amendment at this time.

Board Discussion ended at 7:14 p.m.

Member Grieshamer made a motion to “approve ZBA 15-02 for a Text Amendment to Franklin Park Zoning Code Chapter 12 of the Village Code of Franklin Park regarding the regulation of telecommunications towers and antennas.” 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.

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.

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6. New Business: ZBA 15-03
Map Amendment- 3010 Mannheim
The Village of Franklin Park
9500 W. Belmont Avenue

Chairman Cwik stated that this hearing is for a Map Amendment to the zoning district boundary lines of the Village of Franklin Park Zoning Map from R-5 General Residence to C-3 General Commercial for the property commonly known as 3010 Mannheim Road, Franklin Park in Cook County, Illinois.

Member Grieshamer 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 petitioner up at this time. He asked if he can sign in and be sworn in. Mr. Eric Richard, petitioner, came forward. He signed in and was sworn in.

Mr. Richard gave a brief presentation in that the property commonly known as 3010 Mannheim Road is split by five (5) P.I.N. numbers. The Village is proposing to change the zoning classification of the four parcels on the west side of the property, zoned R-5 General Residence, to match the larger parcel on the east side of the property, zoned C-3 General Commercial. The intent for zoning unification will make the subject property more marketable for future commercial development and prevent future problems likely to arise from split zoning.

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 7:16 p.m.

There was minimum discussion regarding this hearing. The members discussed this proposed text amendment at this time.

Board Discussion ended at 7:18 p.m.

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Member Grieshamer made a motion to “approve ZBA 15-03 for Map Amendment to the zoning district boundary lines of the Village of Franklin Park Zoning Map from R-5 General Residence to C-3 General Commercial for the property commonly known as 3010 Mannheim Road, Franklin Park in Cook County, Illinois.” 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.

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.

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 Boreson. All in favor. Motion carried.

The meeting adjourned at 7:20 p.m.

Respectfully Submitted,

Lisa M. Manzo
Secretary