

ZONING BOARD OF APPEALS
MINUTES OF MARCH 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, 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 February 4, 2015. The motion was seconded by Member Mennella and approved to place them on file as presented.
4. New Business: ZBA 15-04
Chris Geib, Geib Industries LLC
3220 and 3230 N. Mannheim Road
12-20-401-024-0000 and 12-20-401-025-0000

Chairman Cwik made a motion to continue the hearing to the next Zoning Board of Appeals meeting on April 1, 2015, due to the absence of the applicant and property owner, Chris Geib. Member Grieshamer seconded the motion. All in favor. The motion was carried.

5. New Business: ZBA 15-05
Doug Snower, Green Wheels, Ltd.
3348 N. Washington Street
12-22-311-066-0000

Chairman Cwik called the petitioners up at this time. He asked them to sign in and be sworn in. Mr. Cal Bernstein, legal representative of the petitioner, came forward. He signed in and was sworn in.

Mr. Schneider stated that on March 3rd of 2015, Mayor Barrett Pedersen and Village Staff invited residents living within 250 feet of the subject property to attend a public community meeting with the applicant, Mr. Doug Snower. At this meeting, Mr. Snower presented his proposal to the residents and was well-received. No residents from the community were in attendance this evening.

Mr. Bernstein described the intent of his client, Mr. Snower, in bringing two cases before the Zoning Board of Appeals for the property commonly known as 3348 N. Washington Street: (1) ZBA 15-05 to rezone the subject property from R-2 Single Family Residential to I-1 Restricted Industrial and (2) ZBA 15-06 to obtain a permit for conditional use to operate Mr. Snower's business, Greenwheels, at the subject property. He explained that Mr. Snower intends to purchase the subject property if the lot is successfully rezoned and the petitioner is able to obtain a conditional use permit to operate his business.

Mr. Bernstein reviewed the current zoning classifications of the 4 surrounding properties: I-2 General Industrial to the north; I-1 Restricted Industrial to the east; and R-2 Single Family

ZONING BOARD OF APPEALS

MINUTES OF MARCH 4, 2015

Residential to the south and west. He also reviewed the current land uses surrounding the subject property.

Mr. Bernstein continued to explain that the existing structure on the subject property is non-conforming. Despite the R-2 Single Family Residential zoning classification, the structure and use of the property has historically been light industrial and commercial. He stated that the business formerly occupying the building was established before the current zoning designation occurred. The property has been marketed as a commercial property since May of 2012 but no businesses other than Mr. Snower's have come forward. The current purchase agreement between Mr. Snower and the property owner is contingent on approval of both requests for rezoning and a conditional use permit.

At this time, Ms. Elizabeth Fata, business associate of Mr. Snower, came forward. Ms. Fata signed in and was sworn in. Ms. Fata presented the Greenwheels company concept and background to the members using a Powerpoint presentation. Greenwheels, Ltd. is a company focused on the promotion and sale of electric vehicles and green infrastructure. The company's primary location is on Western Avenue in Chicago. Greenwheels will continue to operate primarily out of the Chicago facility. Ms. Fata explained that the company played a major role in bringing iGo Car, a car-sharing service, to the City of Chicago. The parent company to Greenwheels is Windfree Wind & Solar Energy Design. Both Greenwheels and Windfree focus on green infrastructure design and installation. Clients include schools, government agencies, businesses and residents.

Ms. Fata stated that the proposed Greenwheels business will be free of pollutants and operate between the hours of 9AM and 5PM, Monday through Friday. The subject property will be used for the warehousing of solar panels and electric cars. While a vendor or customer may make an occasional visit to the site, only 3 employees will work at the site on a daily basis.

Mr. Matt Welch, Village Attorney, interjected to state that because the information Ms. Fata is presenting pertains to the specific business, the information is irrelevant to the current case (ZBA 15-05), the petition for a Map Amendment to rezone the subject property. Mr. Welch continued that the petitioners should address the petition to rezone the property from R-2 Single Family Residential to I-1 responding to the Standards for Amendment outlined in Village Code. He continued to read the standards for the petitioners.

Mr. Bernstein responded to Mr. Welch's request by addressing the 4 Standards for Amendment. He discussed the existing uses of property within the general area of the subject property, the suitability of the property to the uses currently permitted and the trend of development in the general area. Mr. Bernstein explained that the property's use has historically been consistent with the I-1 zoning rather than R-2.

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

Board Discussion began at 7:12 p.m.

ZONING BOARD OF APPEALS

MINUTES OF MARCH 4, 2015

The members discussed the case at this time. The members agreed that the request for rezoning makes sense with the existing structure and prior use of the property.

Board Discussion ended at 7:14 p.m.

Member Grieshamer made a motion to “recommend to the Franklin Park Village Board the approval of a Map Amendment to the Village of Franklin Park Zoning Map from R-2 Single Family to I-1 Restricted Industrial for the property commonly known as 3348 N. Washington Street.”

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.

6. New Business: ZBA 15-06
Doug Snower, Green Wheels, Ltd.
3348 N. Washington Street
12-22-311-066-0000

Ms. Fata continued her presentation on Greenwheels’ plans for 3348 N. Washington Street to the members. She discussed the various improvements Mr. Snower planned to make to the building, including tuck pointing, landscaping, painting, new windows and the installation of permeable pavers in the outdoor parking area. She stated that Mr. Snower planned to add solar panels to the roof of the building, as illustrated in the Powerpoint presentation. Improvements will also include upgrades to water management and the HVAC system.

Mr. Boreson asked Ms. Fata if there would be any deliveries made on King Street. He expressed concerns about the number of trucks currently using King Street to serve Nelsen Steel to the east of the subject property.

Mr. Schneider stated that no trucks will move through the alley to the west of the subject property. The only trucks to make deliveries to the business will be commercial delivery trucks no larger in size than a standard UPS truck. He referred to a rendering of the property to clarify the location of the delivery door on the north face of the building along King Street.

Mr. Grieshamer asked if any sales of vehicles or solar panels would be conducted on the property. Mr. Grieshamer and Mr. Boreson also asked Ms. Fata to confirm that all deliveries would be made to the King Street garage door.

Ms. Fata stated that no sales of vehicles or any products would be conducted on the property. She confirmed that all deliveries would be made to the King Street garage door using small panel trucks. Typically, the company arranges deliveries to clients directly.

ZONING BOARD OF APPEALS

MINUTES OF MARCH 4, 2015

Mr. Grieshamer asked Ms. Fata to clarify the size of the truck deliveries.

Ms. Fata explained that the electric vehicles are delivered by carrier trucks to the primary business location on Western Avenue in Chicago. She clarified to Mr. Grieshamer that the proposed use of the site is for overflow storage of vehicles. The electric cars will be driven individually from the Western Avenue facility.

The members discussed the size of the delivery trucks and whether they would cause impediment to King Street or the alley. Mr. Schneider stated that Mr. Snower indicated to residents at the community meeting that deliveries will only come in trucks equivalent to the size of standard UPS trucks. He stated that trucks will not use the alleys. Use of the alley was a primary concern of the residents at the community

Mr. Bernstein explained that the purpose of purchasing the subject property is to meet the need for overflow parking and storage. He stated that the electric vehicles will be driven from the Western Avenue facility to the subject property. The applicant has no intention of delivering cars to the site using trucks.

Mr. Boreson asked if the Zoning Board of Appeals could put restrictions on delivery to the property in the ordinance.

Mr. Welch responded that the Board could add conditions to the ordinance to restrict types of delivery. He also stated that a hard copy of the Powerpoint needs to be delivered to Village Staff so that it may be added to the public record. Ms. Fata agreed to deliver a copy of the presentation to Village Staff.

Mr. Schneider discussed the future use of the site for warehousing and noted the limited hours of operation.

Ms. Zoe Heidorn noted that Mr. Snower also indicated to residents that the frequency of these deliveries would be once per month. She stated that, according to the petitioner, only employees and the occasional customer or guest would use the outdoor parking area.

The members discussed concerns about loading and unloading products and cars at the subject property.

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

Board Discussion began at 7:29 p.m.

Mr. Welch stated that a motion to recommend the approval should be contingent on approval of ZBA 15-05.

ZONING BOARD OF APPEALS

MINUTES OF MARCH 4, 2015

Mr. Schneider mentioned other conditions the members could add to the ordinance, including requirements for fencing and lighting.

The members discussed other conditions they would like to add to the recommendation for approval of the conditional use permit. They agreed that the conditions should include the following:

- No onstreet parking of customers or employees
- Deliveries shall only be made using the King Street building entrance
- No car carriers shall be used to make deliveries to the site
- No onsite sale of vehicles
- Solid fencing must be erected to surround the outdoor parking area
- Lighting must project away from residential properties
- Approval is contingent on approval of ZBA 15-05

The members discussed the sales and showroom aspect of the business.

Board Discussion ended at 7:34 p.m.

Member Grieshamer made a motion to “recommend to the Franklin Park Village Board the Conditional Use for “Other manufacturing, processing, storage or commercial 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 9-6A-2” for the property commonly known as 3348 N. Washington Street with the following conditions: (1) That all customer and employee parking be located onsite; (2) That deliveries are made only to the King Street building entrance; (3) That no car carriers be used to make deliveries to the site; (4) That no sales of vehicles occurs onsite; (5) That solid fencing be erected around the perimeter of the outdoor parking area; (6) That lighting project away from surrounding residential properties; and (7) That approval of this conditional use is contingent on approval of ZBA 15-05.” 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 Mennella. All in favor. Motion carried.

**ZONING BOARD OF APPEALS
MINUTES OF MARCH 4, 2015**

The meeting adjourned at 7:37 p.m.

Respectfully Submitted,

Zoe Heidorn
Village Planner