

ZONING BOARD OF APPEALS
MINUTES OF AUGUST 3, 2016 – 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. Chairman Mark Cwik, Gil Snyder, Frank Grieshamer, Kathy Mennella, Bruce Boreson, George Snarski, Lisa Manzo (Secretary), Village Attorney Matt Welch and Zoe Heidorn (Village Planner). Absent: None.
3. Member Grieshamer made a motion to accept the amended minutes of July 6, 2016, as presented to the members by Village Staff. The motion was seconded by Member Mennella and approved to place them on file as corrected.
4. New Business: ZBA 16-16
 Ulyana Lysak, Master Brick Builders, Inc.
 9808 Franklin Avenue

Chairman Cwik stated that this hearing is for a Conditional Use for “Contractor and construction yards and offices” in the C-M Commercial Manufacturing District per section 9-5D-3 of the Franklin Park Zoning Code for the property commonly known as 9808 Franklin 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 Mennella seconded the motion. All in favor. The motion was carried.

Chairman Cwik called the petitioner up at this time. Ms. Ulyana Lysak, petitioner, came forward. Chairman Cwik asked her to sign in and be sworn in. She signed in and was sworn in.

Ms. Lysak stated that she and her husband are applying for a Conditional Use permit to operate their contractor and construction business, Master Brick Builders, Inc. She explained that the subject property will be used to store equipment and perform office work. Equipment will include scaffolds, a masonry mixer, generators and cutting saws. She also stated that 3 vehicles will be parked on the site: a Ford-350 truck, a Mercedes Sprinter van and a GMC Savana van. She stated that the majority of activity for the business takes place at project sites and that based on the season and project schedule, employees might only occasionally be present on the site.

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Mr. Grieshamer asked if the petitioner planned to store any materials outside of the building.

Ms. Lysak stated that no materials would be stored outside the building and that most materials would be delivered directly to project sites.

Chairman Cwik asked the petitioner to verify the number of employees to be working on the site.

Ms. Lysak responded that only she and her husband would be at the facility on a daily basis but that a maximum of 4 subcontractors may also visit the site to pick up equipment on occasion.

Mr. Boreson asked if the petitioner had adequate parking to accommodate a maximum of 6 employees on the site.

Ms. Zoe Heidorn responded that per Village Code section 9-8-4, manufacturing and industrial uses are required to provide 2 off-street parking spaces for every 3 employees working at the site. With a maximum of 6 employees, the petitioner in this case is required to provide 4 paved off-street parking spaces. Ms. Heidorn referred to the site plan submitted as part of the hearing packet and noted that 4 paved parking spaces currently exist to the north of the principal building on the property. She explained that, in addition, the petitioner planned to pave the parcel north of the alley for additional parking. However, the petitioner meets all parking requirements for the property under existing conditions.

Mr. Snyder inquired about the 2 storage containers currently located on the subject property.

Ms. Heidorn responded that under a Text Amendment to the Zoning Code passed earlier in 2016, the permanent placement of storage containers is prohibited in the C-M Commercial Manufacturing district. She stated that the containers will have to be removed prior to the applicant receiving a Certificate of Occupancy for the proposed business and that the petitioner is aware of the requirement for removal.

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 7:07 PM.

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The members discussed the location and conditions of the vacant and unpaved 2nd parcel within the subject property as it relates to the railroad property to the north.

Mr. Boreson asked if the Zoning Board of Appeals could recommend any conditions that would require beautification of the subject property.

Mr. Welch responded that Ms. Heidorn and he had earlier that day been tasked with composing a Text Amendment to address the screening of commercial and industrial property abutting railroad property.

Ms. Heidorn added that the Department of Community Development and Zoning recognizes the need to beautify property along the railroad right-of-way because of its high visibility to Metra commuters passing through the Village. She stated that the Text Amendment, which is scheduled to appear on the agenda for the September 2016 Zoning Board of Appeals meeting, will likely propose a requirement for privacy fencing between 6 feet and 8 feet in height along lot lines abutting railroad property.

The members discussed conditions in the general area of the subject property and decided to include a condition requiring privacy fencing for northernmost lot line of the subject property, which abuts railroad right-of-way.

Board Discussion ended at 7:15 PM.

Member Grieshamer made a motion to recommend approval of ZBA 16-16 for the Conditional Use of “Contractor and construction yards and offices” in the C-M Commercial Manufacturing District per section 9-5D-3 of the Franklin Park Zoning Code for the property commonly known as 9808 Franklin Avenue, subject to the following conditions: 1. That all work and storage of material related to the Conditional Use shall occur indoors within the building located on the property; 2. That all employee parking shall occur on-site, on-street parking of employee vehicles being strictly prohibited; 3. That a privacy fence between 6 feet and 8 feet in height shall be installed along the northernmost lot line of Parcel 2 of the property; and 4. That the Conditional Use at the property complies with all other codes and ordinances of the Village of Franklin Park.

Member Mennella seconded the motion. Roll Call Vote. Member Mennella-Yes; Member Snarski-Yes; Member Snyder-Yes; Member Grieshamer-Yes; Member Boreson-Yes; Chairman Cwik-Yes. Six (6) Ayes, Zero (0) Nays, Zero (0) Absent, Zero (0) Abstain. The motion was carried.

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7. Public Comment: None.
8. Staff Updates: 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 7:26 p.m.

Respectfully Submitted,

Zoe Heidorn
Village Planner