

# **ZONING BOARD OF APPEALS**

## **MINUTES OF SEPTEMBER 7, 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. Gil Snyder, Chairman Mark Cwik, Kathy Mennella, George Snarski, Frank Grieashamer, Lisa Manzo (Secretary), Village Attorney Matt Welch, Eric Richard (Village Planner), and Zoe Heidorn (Village Planner). Absent: Bruce Boreson.
3. Member Grieashamer made a motion to accept the amended minutes of August 3, 2016. The motion was seconded by Member Mennella and approved to place them on file as presented.
4. New Business: ZBA 16-18  
Village of Franklin Park  
9500 Belmont Avenue

Chairman Cwik stated that this hearing is for a Text Amendment to Title 9 of the Village Code of Franklin Park regarding the regulation of employment agencies, data centers, banquet facilities, and fencing of property abutting railroad right of way.

Member Grieashamer 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 stated that Village staff is recommending changes to various sections of Title 9 regarding the regulation of employment agencies, banquet halls, data centers and fencing of non-residential property abutting railroad right-of-way.

Ms. Heidorn stated that staff's first recommendation is to add a definition for "temporary staffing agency," which will replace "employment agencies" as a principal use identified by the Village Code. The second is to make the use a Conditional Use in only the C-2-1, C-3, I-1 and I-2 zoning districts. The third is to add an off-street parking requirement for "temporary staffing agency," which is recommended to be 1.0 space provided each permanent employee per shift plus 1.0 space per 100 feet of floor area.

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Ms. Heidorn continued that staff is recommending new regulations on data centers, including a definition for “data center” as a principal land use identified by Village Code. Secondly, she stated that staff is recommending that data centers be added as a Permitted Use in only the I-2 General Industrial Zoning District. She continued to describe the proposed amendment and the development standards included. The first standard is the location of generators and significant noise producing equipment located outside of a building. The second is a requirement for a noise study and the third is to add an off street parking requirement for “data centers.” The parking requirement for a data center is recommended to be 1.0 space per each 250 square feet of office and meeting floor area.

Ms. Heidorn continued the presentation by stating that banquet halls are the third land use undergoing review and recommendations by staff. Staff recommends that “banquet hall” be defined in Village Code section 9-1-3 and be provided an off-street parking requirement. Staff recommends requiring 1.0 space provided each employee per shift plus 1.0 space per 3 occupants based on the occupancy load.

Ms. Heidorn stated that the last set of amendments to the code is in regard to the fencing of non-residential property abutting railroad right-of-way. She stated that a fencing requirement be added, with the use of chain link, wire and plywood prohibited. Fencing shall be between six and eight feet in height, be screened and made of masonry, brick, wood, composite panels or other materials deemed acceptable by the zoning administrator.

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.

The members discussed this hearing at length, discussing all four proposed amendments. The Board discussed the recommended regulations relating to the fencing of non-residential property abutting railroad right-of-way at length. Members discussed the height of the required fencing, whether it should be consistent as to material and whether all businesses that abut the railroad should be made to adhere to this section of the code. The members discussed setting a date by which all property owners must be in compliance with the proposed regulations. The members decided to continue this portion of the hearing to the next meeting for further discussion.

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Board Discussion ended at 7:20 p.m.

Member Grieshamer made a motion to continue the portion of the hearing (ZBA 16-18) relating to Section 9-2-4 regarding Fencing of Property Abutting Railroad Right of Way to the next regularly scheduled hearing on Wednesday, October 5, 2016 at 7:00 p.m. at the New Police Station, 9451 Belmont Avenue. Member Mennella seconded the motion. All in favor. Motion carried.

Member Grieshamer made a motion to “approve ZBA 16-18 for a Text Amendment to the Village Code of Franklin Park Sections 9-1-3, 9-5B-2, 9-5B-3, 9-5D-2, 9-6A-3, 9-6B-2, 9-6B-9, 9-8-4 the regulation of employment agencies, data centers, and banquet facilities.” Member Mennella seconded the motion. Roll Call Vote. Member Mennella-Yes; Member Snarski-Yes; Member Boreson-Absent; Member Snyder-Yes; Chairman Cwik-Yes; Member Grieshamer-Yes. Five (5) Ayes, Zero (0) Nays, One (1) Absent, Zero (0) Abstain. The motion was carried.

5. Public Comment: None.

6. 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 7:24 p.m.

Respectfully Submitted,

Lisa M. Manzo  
Secretary