

ZONING BOARD OF APPEALS
MINUTES OF OCTOBER 5, 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, Bruce Boreson, Frank Grieshamer, 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 September 7, 2016. The motion was seconded by Member Mennella and approved to place them on file as presented.
4. Old Business: ZBA 16-18, Text Amendment to various sections of the Zoning Code of Franklin Park regarding the regulation of employment agencies, data centers, banquet halls and fencing of property abutting railroad right of way.

Chairman Cwik stated that this hearing is going to be continued to the next regularly scheduled meeting of the Zoning Board of Appeals on Wednesday, November 2, 2016.

Member Grieshamer made a motion to continue ZBA 16-18 to the next regularly scheduled meeting of the Zoning Board of Appeals on Wednesday, November 2, 2016 at 7:00 at 9451 Belmont, in the Meeting Room of the Police Station. Member Mennella seconded the motion. All in favor. The motion was carried.

4. New Business: ZBA 16-19
BR SUBX LLC
2800 Mannheim Road
12-2-203-036-0000

Chairman Cwik stated that this is a Conditional Use for “Drive-in establishments for uses permitted” in the C-3, General Commercial District per Village Code Section 9-5C-3.

Ms. Heidorn distributed a five (5) page structural site plan for the site in question. This was entitled as Exhibit A and entered into the record.

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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. Scott Goldman of BR SBUX, LLC, petitioner, came forward. He signed in and was sworn in.

Mr. Goldman gave a brief presentation to the members on this Conditional Use. He stated that it is the intent to construct a 2,500 square foot drive-thru and café for a national coffee store operator. The property is expected to contain 22 off-street parking spaces which includes one handicap space. The intention of the Conditional Use tonight was for a “drive-in” establishment. The property in question is at the northwest corner of Grand Avenue and Mannheim Road.

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 7:10 p.m. - The members discussed this hearing at this time and stated that per the prospective site plan all intricacies would go through the various departments as far as meeting code requirements.

Board Discussion ended at 7:12 p.m.

Member Grieshamer made a motion to “approve ZBA 16-19 for 2800 Mannheim for a Conditional Use for “Drive-in establishments for uses permitted” in the C-3, General Commercial District per Village Code Section 9-5C-3 with the condition that this proposed use complies with all Village regulations at all times.” Member Mennella seconded the motion. Roll Call Vote. Member Mennella-Yes; Member Snarski-Yes; Member Boreson-Yes; Member Snyder-Yes; Chairman Cwik-Yes; Member Grieshamer-Yes. Six (6) 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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5. New Business: ZBA 16-20

Digital Grand Avenue 2, LLC
9401 Grand and 2721-27 Edgington Street
12-27-300-051-0000, 12-27-300-052-0000

Chairman Cwik stated that this hearing is for a Subdivision of property from Parcels 1 and 2 to Lot 1 for the property commonly known as 9401 Grand Avenue and 2721-27 Edgington Street in Cook County, Illinois per Village Code Title 10 Subdivision Regulations.

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 petitioners up at this time. He asked if they can sign in and be sworn in. Mr. Steve Smith of Digital Realty, Mr. Ivan Kain of Mayer Brown and Mr. Jeffrey Miller, petitioners, came forward. They signed in and were sworn in.

Mr. Kain gave a presentation to the members on this Subdivision. He stated that it is the intention of the applicant, Digital Realty, to subdivide the subject property, currently made up of two (2) P.I.N. numbers into one (1) combined lot for future development. The subject property is located at the southwest corner of Grand Avenue and Martens Street. The site covers approximately 18 acres and is currently improved with a 4-story 269,014 square foot building on the north side and a one (1) story 487,700 square foot building on the south side. Digital plans to demolish the existing structures on the site and construct a data storage center to expand their current campus in Franklin Park. The subject property will be improved with a two (2) story 469,000 square foot building and a 78,750 square foot Com Ed Substation.

Chairman Cwik opened this hearing to the public at this time. Chairman Cwik stated that anyone wishing to come forward, to please sign in and be sworn in before testifying.

Public session began at 7:18 p.m.

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Mr. Scott Sanda, of Tro Manufacturing, 2610 Edgington, came forward at this time. Mr. Sanda signed in and was sworn in at this time. Mr. Sanda was concerned about Edgington Street being shut down during the demolition/construction of the new development. He continued that they would like to keep their docks open and functioning throughout the process. He is also concerned about the affect to tie in of the water and electric and if that would affect his property.

Chairman Cwik thanked him for his testimony and will bring up the petitioner to address his concerns.

Public Session closed at 7:22 p.m.

Chairman Cwik asked the petitioner to come forward and to please answer his concerns. Mr. Jeff Miller came forward and stated that all power is on the east side of the property. They will be tapping into the storm water at the south. There will be minimal impact on Edgington if at all. Access to the site will be on Martens Street. There will be no negative impact to the surrounding properties.

Board Discussion began at 7:25 p.m.

The members discussed this hearing at this time.

Board Discussion ended at 7:26 p.m.

Member Grieshamer made a motion to “approve ZBA 16-20 for a Subdivision of property from Parcels 1 and 2 to Lot 1 for the property commonly known as 9401 Grand Avenue and 2721-27 Edgington Street, P.I.N.s 12-27-300-051-0000, 12-27-300-052-0000 in Cook County, Illinois per Village Code Title 10 Subdivision Regulations.” Member Mennella seconded the motion. Roll Call Vote. Member Mennella-Yes; Member Snarski-Yes; Member Boreson-Yes; Member Snyder-Yes; Chairman Cwik-Yes; Member Grieshamer-Yes. Six (6) 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 16-21

Digital Grand Avenue 2, LLC
9401 Grand and 2721-27 Edgington Street
12-27-300-051-0000, 12-27-300-052-0000

Chairman Cwik stated that this hearing is for a Map Amendment to zone and include within the boundary lines of the I-2, General Industrial District the property commonly known as 9401 Grand Avenue and 2721-27 Edgington Street 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 petitioners up at this time. He asked if they can sign in and be sworn in. Mr. Steve Smith of Digital Realty, Mr. Ivan Kain of Mayer Brown and Mr. Jeffrey Miller, petitioners, came forward. They signed in and were sworn in.

Mr. Kain gave a presentation to the members by stating they plan to demolish the existing structures on the site in order to build a new 469,000 square foot two (2) story data storage center and 78,750 square foot Com Ed substation. Redevelopment of the 18-acre subject property will result in Digital Realty's Franklin Park campus having a total land area of 41 acres. He continued that new regulations on data requirements show that data farms were approved as a permitted use within the Village.

Mr. Kain continued that they would like to re-zone the subject properties and include it within the I-2, General Industrial District, to bring the entire Digital Realty campus, existing and proposed, under uniform zoning classification. The most recent Text Amendment lists data centers as a Permitted Use in only the I-2 district, therefore, the use is prohibited in all other zoning districts. Without this requested map amendment, they are unable to use the subject property for a data center. The request for a map amendment meets all standards for amendme3nt, as outlines in the responses within the hearing packet.

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 7:40 p.m.

The members discussed this hearing at this time and stated that per the prospective site plan all intricacies would go through the various departments as far as meeting code requirements.

Board Discussion ended at 7:42 p.m.

Member Grieshamer made a motion to “approve ZBA 16-21 for a Map Amendment to zone and include within the boundary lines of the I-2, General Industrial District the property commonly known as 9401 Grand Avenue and 2721-27 Edgington Street in Cook County, Illinois.” Member Mennella seconded the motion. Roll Call Vote. Member Mennella-Yes; Member Snarski-Yes; Member Boreson-Yes; Member Snyder-Yes; Chairman Cwik-Yes; Member Grieshamer-Yes. Six (6) 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

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.

The meeting adjourned at 7:54 p.m.

Respectfully Submitted,

Lisa M. Manzo
Secretary