

ZONING BOARD OF APPEALS
MINUTES OF JULY 5, 2017 – 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, Kathy Mennella, Frank Griecashamer, Jenny Corral, Matthew Welch (Village Attorney), and Zoe Heidorn (Village Planner). Absent: George Snarski, Lisa Manzo (Secretary).
3. Member Boreson made a motion to accept the minutes of June 7, 2017. The motion was seconded by Member Mennella and approved to place them on file as presented.
4. Old Business: None.
5. New Business: ZBA 17-10
Previst Car Inc. (US)
3715 Carnation Street
12-20-202-034-0000

Chairman Cwik stated that this hearing is for a Conditional Use for “Truck/large equipment repair facility” in the I-2 General Industrial district per Village Code section 9-6B-3.

Member Boreson 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 the petitioner to sign in and be sworn in. Prevost representatives Christian Gagnon, Project Manager, and Tim Willmuth, Branch Manager, came forward. They signed in and were sworn in.

Mr. Gagnon stated that he is in charge of network expansion for Prevost, a luxury bus manufacturer based in Canada. The bus manufacturer was founded in 1924 by Eugene Prevost in Quebec, where the company maintains a plant headquarters. Now a subsidiary of Volvo, Prevost now operates with the benefit of strong financial backing.

Prevost builds a bus after its sale, each unit being custom designed and manufactured for the buyer. Current clients include New York City Transit and Greyhound. Prevost

ZONING BOARD OF APPEALS

MINUTES OF JULY 5, 2017

works across North America and caters to the luxury bus market. Its sister company Nova Bus builds transit buses. Prevest also sells buses under the Volvo brand name.

Mr. Gagnon stated that from manufacture to maintenance, Prevest's focus is on customer service. He stated that the vast majority of repairs are electronic because the buses use very sophisticated technology. He explained that the company has a call center for the sale of parts in Elgin, Illinois, one many sites across the United States and Canada.

Mr. Willmuth reiterated that Prevest's first priority is customer service and explained that the company abides by a 10-point "red carpet" customer service policy. He stated that amenities at their repair facilities typically include fresh coffee, DSL service, washers and dryers. Both the customer lounge and indoor repair facility will be updated and meticulously maintained. He explained that the company's repair facilities are so clean, their mechanics often lie directly on the floor. The repair facility's interior will be painted in a bright white and the floor will be glazed for a clean and washable finish.

Mr. Willmuth explained that the company does not "jerry-rig" buses like some mechanic companies. He stated that the right parts are always used and that the company treats customers' buses like they are their own. He explained that Prevest invests thousands of dollars training its mechanics to understand and properly fix the high-tech bus mechanics.

Mr. Willmuth clarified that the proposed repair facility at 3715 Carnation Street will not be open to the general public. Repairs will be limited to buses covered under the Prevest bus warranty and buses formerly sold by Prevest. There will be no trucks entering or leaving the site, with the exception of the occasional delivery of parts. He stated that the only bus parts to be stored on-site will be for the repair of Prevest buses or for the occasional pick-up by Prevest customers. Mr. Willmuth explained that the intent of the repair facility will be to get buses back onto the road as soon as possible, so buses will not be stored on the site for longer than absolutely necessary.

Mr. Willmuth stated that the facility will be operated between the hours of 8:00 a.m. and 5:00 p.m., Monday through Friday. He also added that the facility would open in the event that a customer had an emergency, which could happen at any time of day.

Member Boreson asked if the facility would be used for the distribution of bus parts or

ZONING BOARD OF APPEALS MINUTES OF JULY 5, 2017

for body work. Mr. Gagnon stated that parts would only be supplied to customers in the immediate area or for on-site repairs. Mr. Willmuth stated that no painting or body work would be performed in Franklin Park. He stated that the majority of body work done by Prevoist in the region is performed at a facility in Nashville, TN. Mr. Willmuth added that he works out of Prevoist's Nashville center and is proud that Prevoist works hard to be a good partner to the City and to Prevoist's customers. He stated that he is an active member of the Nashville Chamber of Commerce.

Member Grieshamer asked the petitioners to clarify the capacity to which Prevoist would be selling buses on the site. He also asked for additional information on the extent of the repairs to be performed on the site and the distribution of parts. Mr. Willmuth stated that buses are always sold before they are manufactured. Therefore, someone in the Chicago region might come to the Franklin Park facility to pick-up a pre-ordered bus that was driven from Quebec for delivery. However, there will be no display of merchandise on the property. He explained that repairs are limited to simple maintenance, including oil changes. He reiterated that the proposed Franklin Park location would not be used for the distribution of parts. Prevoist has other distribution and shipping locations in the United States and this would not be one of them.

Member Boreson asked staff to describe the location of the subject property, surrounding uses and the traffic pattern.

Chairman Cwik opened this hearing to the public at this time. Since there was no public comment, Chairman Cwik closed this portion of the hearing to the public at this time.

Board Discussion began at 7:16 p.m.

The members discussed this hearing at this time. Member Grieshamer stated that he saw no issue with the proposed bus repair facility considering the petitioner would perform work to bring the property into compliance with the requirement to pave parking and driving areas. The other members agreed.

Mr. Welch suggested that the staff recommendation to add a condition requiring all bus parking to be located on-site and on paved surfacing be expanded to include all vehicle parking.

Member Grieshamer asked if it would be appropriate to add a condition requiring all repair work to be conducted inside the principal structure. Ms. Heidorn responded that

ZONING BOARD OF APPEALS MINUTES OF JULY 5, 2017

under a relatively recent text amendment ordinance, all truck and bus repairs are required to be located indoors in the I-2 General Industrial zoning district.

Board Discussion ended at 7:21 p.m.

Member Grieshamer made a motion to “approve ZBA 17-10, a Conditional Use for a “Truck/large equipment repair facility” in the I-2 General Industrial district per Village Code section 9-6B-3, for the property commonly known as 3715 Carnation Street in Franklin Park, Illinois, subject to the following conditions: (1) That all vehicle parking shall be located on-site and on paved surfacing; and (2) That this proposed use complies with all Village regulations at all times.” Member Mennella seconded the motion. Roll Call Vote. Member Corral-Yes; Member Snyder-Yes; Member Boreson-Yes; Member Grieshamer-Yes; Member Mennella-Yes; Chairman Cwik-Yes; Six (6) Ayes, Zero (0) Nays, One (1) 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.

6. New Business: ZBA 17-11
Outfront Media, LLC
3333 Charles Street
12-20-301-038-0000

Chairman Cwik stated that this is a Conditional Use for the construction of a digital billboard in the I-2 General Industrial zoning district per Village Code section 9-9-6.

Member Boreson made a motion to enter in any and all department reports, memos, new and revised reports and testimony into the record. Member Grieshamer seconded the motion. All in favor. The motion was carried. Ms. Heidorn distributed a revised sign exhibited to the members, explaining that the petitioner does not intend to relocate the sign as was indicated in the sign exhibit included in the ZBA hearing packet. Rather, the petitioner intends to construct the proposed billboard in exactly the same location as the existing billboard, which is located within a permanent sign easement.

Chairman Cwik called the petitioner up at this time. He asked the petitioner to sign in and be sworn in. William Przybylski, petitioner, came forward. He signed in and was

ZONING BOARD OF APPEALS

MINUTES OF JULY 5, 2017

sworn in.

Mr. Przybylski explained that Outfront Media has 14 billboard signs along the Interstate 294 corridor that runs through Franklin Park. He stated that Director of Community Development and Zoning John Schneider asked him if all the boards were going to be converted to digital. The petitioner explained that no, Outfront Media has no intention of converting all of its signs to digital. Media companies tend to prefer a diversity of advertising product and many clients do not want to share a billboard with other companies. He does not foresee static billboards becoming obsolete in the billboard advertising market.

The petitioner stated that he and the company are very sensitive to the brightness of their digital billboards and have never received a complaint about a sign being too bright. He referenced some of the digital billboards located along the Kennedy Expressway in Chicago that had caused excessive light pollution when they were installed.

Mr. Przybylski stated that the proposed digital billboard would be installed in the same location as the existing double-faced static sign. The structure would be structurally upgraded to include one 1,200 SF digital sign face on the south face of the sign. The north face would remain static. He stated that the existing sign has been at the current location for over 17 years and all dimension of the existing sign would remain the same. He noted that the proposed digital face will be approximately 1,100 feet from the nearest residential property to the south. He stated that the proposed sign has received approval of the Federal Aviation Administration (FAA) and the Illinois Department of Transportation (IDOT).

Member Boreson asked the petitioner if he had read the Village's requirements for digital billboards and intends to comply with the regulations. Mr. Przybylski stated that he was aware of the Village's recently adopted regulations on digital billboards and that he and Outfront Media intend to abide by all Village regulations and in compliance with recommended guidelines established by the Outdoor Advertising Association of America (OAAA).

Chairman Cwik opened this hearing to the public at this time. Since there was no public comment, Chairman Cwik closed this portion of the hearing to the public at this time.

Board Discussion began at 7:32 p.m.

ZONING BOARD OF APPEALS

MINUTES OF JULY 5, 2017

The members discussed this hearing at this time.

Ms. Heidorn stated that in light of the revised sign exhibit, staff recommends adding a condition to the Conditional Use ordinance requiring the petitioner to obtain a notarized statement from Pritzker Realty, the surrounding land owner, indicating agreement with the location of the proposed digital billboard within the existing permanent easement. The members agreed that this would be an appropriate condition to add considering the discrepancy in the sign exhibits.

Board Discussion ended at 7:36 p.m.

Member Grieshamer made a motion to “approve ZBA 17-11, a Conditional Use for the construction of a digital billboard in the I-2 General Industrial zoning district per Village Code section 9-9-6, for the property commonly known as 3333 Charles Street in the Franklin Park, Illinois, subject to the following conditions: (1) That the entity owning the land surrounding the permanent easement within which the proposed digital billboard is to be located places on file with the Village a notarized statement indicating agreement with the location of the existing permanent easement; and (2) That this proposed use complies with all Village regulations at all times.” Member Mennella seconded the motion. Roll Call Vote. Member Corral-Yes; Member Snyder-Yes; Member Boreson-Yes; Member Grieshamer-Yes; Member Mennella-Yes; Chairman Cwik-Yes; Six (6) Ayes, Zero (0) Nays, One (1) 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. New Business: ZBA 17-12
Outfront Media, LLC
3333 Mount Prospect Road
12-30-100-023-0000

Chairman Cwik stated that this is a Conditional Use for the construction of a digital billboard in the I-2 General Industrial zoning district per Village Code section 9-9-6.

Member Boreson made a motion to enter in any and all department reports, memos,

ZONING BOARD OF APPEALS MINUTES OF JULY 5, 2017

new and revised reports and testimony into the record. Member Grieshamer seconded the motion. All in favor. The motion was carried. Ms. Heidorn distributed an excerpt of the lease agreement between the petitioner, Outfront Media, and the property owner, DuBose-3333, LLC. This document had not been included in the original hearing packet delivered to the ZBA members.

Chairman Cwik called the petitioner up at this time. He asked the petitioner to sign in and be sworn in. William Przybylski, petitioner, and Steve DuBose, representative of DuBose 3333-LLC, came forward. They signed in and were sworn in.

Mr. Przybylski stated that Outfront Media is seeking a Conditional Use permit in order to upgrade an existing double-faced billboard to include one 1,200 SF digital sign face to the north face of the sign. The south face will remain static. He explained that the existing sign has been at the current location for over 20 years and that no changes in the height and overall size of the sign are being proposed. He stated that the closest residential property is approximately 1,300 feet from the proposed digital face.

Mr. Przybylski explained that Outfront Media had originally approached Village staff about changing the location of the sign, which would have required approval of a Variance from the Zoning Board of Appeals and Board of Trustees. When staff determined that they would not support the request for a Variance, Outfront Media resolved to comply with the Village's setback requirement and successfully engineered installment of the digital billboard in the existing location.

Chairman Cwik opened this hearing to the public at this time. Since there was no public comment, Chairman Cwik closed this portion of the hearing to the public at this time.

Board Discussion began at 7:44 p.m.

The members discussed this hearing at this time.

Board Discussion ended at 7:48 p.m.

Member Grieshamer made a motion to “approve ZBA 17-12, a Conditional Use for the construction of a digital billboard in the I-2 General Industrial zoning district per Village Code section 9-9-6, for the property commonly known as 3333 Mount Prospect Road in the Franklin Park, Illinois, subject to the following conditions: (1)

ZONING BOARD OF APPEALS MINUTES OF JULY 5, 2017

That this proposed use complies with all Village regulations at all times.” Member Mennella seconded the motion. Roll Call Vote. Member Corral-Yes; Member Snyder-Yes; Member Boreson-Yes; Member Grieshamer-Yes; Member Mennella-Yes; Chairman Cwik-Yes; Six (6) Ayes, Zero (0) Nays, One (1) 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.

8. New Business: ZBA 17-13
Village of Franklin Park
9500 Belmont Avenue

Member Grieshamer made a motion to “continue ZBA 17-13 for a Text Amendment to the Village Code of Franklin Park sections 9-9-5 and 9-9-6 regarding the regulation of billboard signs to the next regularly scheduled meeting of the Zoning Board of Appeals, which is August 2, 2017 at 7:00 p.m.” Member Mennella seconded the motion. Roll Call Vote. Member Corral-Yes; Member Snyder-Yes; Member Boreson-Yes; Member Grieshamer-Yes; Member Mennella-Yes; Chairman Cwik-Yes; Six (6) Ayes, Zero (0) Nays, One (1) Absent, Zero (0) Abstain. The motion was carried.

9. Staff Update: None.

10. Public Comment: None

A motion was made by Member Boreson 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 7:52 p.m.

Respectfully Submitted,

Zoe Heidorn
Village Planner