

**ZONING BOARD OF APPEALS**  
**MINUTES OF FEBRUARY 7, 2018 – 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, Kathy Mennella, George Snarski, Frank Grieshamer, Jenny Corral, Lisa Manzo (Secretary), Village Attorney Matt Welch, and Nick Walny (Village Planner). Absent: Chairman Mark Cwik.

Due to Mark Cwik's absence, Frank Grieshamer was Acting Chairman for the evening.

3. Member Boreson made a motion to accept the minutes of January 3, 2018. The motion was seconded by Member Mennella and approved to place them on file as presented.
4. Old Business: None.
5. New Business: ZBA 18-01  
Ridge Franklin Park Partners, LLC  
3250 Elm Street, Franklin Park

Acting Chairman Grieshamer stated that this hearing is for a Map Amendment to remove C-3 General Commercial split-zoning and create a uniform I-1 Restricted Industrial zoning classification. The address commonly known as 3250 Elm Street.

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.

Acting Chairman Grieshamer called the petitioner up at this time. He asked the petitioner to sign in and be sworn in. Mr. Kevin Mohoney with Ridge Development, petitioner, came forward. He signed in and was sworn in.

Mr. Mohoney gave a small presentation stating that his firm is purchasing the subject property as well as 9100 Belmont and 3300 River Road to build a 178,000 square foot light industrial facility. This hearing is to change the zoning from C-3 to I-1 to be uniform with the other properties.

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Mr. Mohoney continued that this new development will have extensive landscaping and be the cornerstone of quality with new signage to welcome residents into the Village. They plan on beginning construction in July of 2018 and anticipate finishing the project in December of said year.

Member Boreson motioned to open this hearing to the public at this time. Member Mennella seconded the motion. All in favor. Motion carried. Acting Chairman stated that anyone wishing to come forward to speak, to please sign in and be sworn in before giving any testimony. Public session began at 7:12 p.m.

Ms. Vanessa Crowder of Elm Street came forward. She signed in and was sworn in. Ms. Crowder stated that her basic concern was how much congestion there would be during the project and what types of businesses would be in this building once construction is over.

Mr. Mahoney was re-called to answer the public's questions. Mr. Mahoney stated that there will be minimal road closure. The main access road for construction would be Gage and possibly along Belmont Avenue, but not Elm Street. Mr. Mahoney then stated that the businesses that will encompass the structure will be that of light industrial. He gave an example of some food distribution businesses and light airline distribution.

Public session ended at 7:16 p.m. and Board Discussion began.

The members discussed this hearing and the potential project.

Board Discussion ended at 7:18 p.m.

Member Boreson made a motion to "approve ZBA 18-01 for 3250 Elm Street for a Map Amendment to zone and include within the boundary lines of the I-1 Restricted Industrial district." Member Mennella seconded the motion. Roll Call Vote. Member Corral-Yes; Member Mennella-Yes; Member Snarski-Yes; Member Boreson-Yes; Member Snyder-Yes; Chairman Cwik-Absent; Member Grieashamer-Yes. Six (6) Ayes, Zero (0) Nays, One (1) Absent, Zero (0) Abstain. The motion was carried.

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Acting Chairman Grieshamer reminded the applicant that this is a recommending body and all final decisions will be made by the Village Board of Trustees.

Acting Chairman Grieshamer thanked everyone for attending this evening.

6. Staff Update: None

7. Public Comment: None.

8. 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 7:20 p.m.

Respectfully Submitted,

Lisa M. Manzo  
Secretary