

ZONING BOARD OF APPEALS
MINUTES OF JULY 11, 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. Bruce Boreson, Kathy Mennella, Wayne Bernacki, Jeanette Chavarria-Torres, Frank Grieshamer, Chairman Mark Cwik, Lisa Manzo (Secretary), Matt Ingersoll (Village Attorney), Elyse Vukelich (Village Planner) and Nick Walny (Village Planner). Absent: Jenny Corral,
3. Member Grieshamer made a motion to accept the minutes of June 6, 2018. The motion was seconded by Member Mennella and approved to place them on file as presented.
4. New Business: ZBA 18-10
Franky's Red Hots
10000 Grand Avenue, Franklin Park

Chairman Cwik stated that this hearing is for a Conditional Use for a “drive-in establishment” in the C-3 General Commercial District per Village Code Section 9-5C-3 for the property commonly known as 10000 Grand Avenue.

Chairman Cwik stated to the members and the public that it was the decision of the petitioner to cancel this hearing at this time.

5. New Business: ZBA 18-11
Outfront Media LLC- Bill Przybylski
3325 Mt. Prospect Road
12-30-100-005-0000

Chairman Cwik stated that this hearing is for a Conditional Use to increase the sign face for an advertising sign from 750 square feet to 1,200 square feet in the I-2, General Industrial District, per Section 9-9-6 of the Village of Franklin Park Zoning Code for the property commonly known as 3325 Mt. Prospect Road.

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.

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Chairman Cwik called the petitioner up at this time. He asked the petitioner to sign in and be sworn in. Mr. Bill Przybylski of Outfront Media LLC, petitioner, came forward. He signed in and was sworn in.

Mr. Przybylski addressed the members and gave a presentation stating they are requesting a Conditional Use to increase the sign face for advertising signs in the I-2 District. It is currently a double faced billboard that would like to increase from 750 square feet to 1,200 square feet. Currently both faces are static and as proposed, both faces of the sign will remain static. Mr. Przybylski stated that due to the expansion and widening of Interstate 294, the existing billboard must be moved 30 feet to the west.

The members asked if they are required to gain IDOT and FAA approval as the sign is near O'Hare. Mr. Przybylski stated that they already have IDOT approval and are getting FAA approval.

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.

There was minimum discussion regarding this hearing. The members discussed this hearing and stated it looked pretty straight forward.

Board Discussion ended at 7:12 p.m.

Member Grieshamer made a motion to “approve ZBA 18-11 for a Conditional Use to increase the sign face for an advertising sign from 750 square feet to 1,200 square feet in the I-2, General Industrial District, per Section 9-9-6 of the Village of Franklin Park Zoning Code for the property commonly known as 3325 Mt. Prospect Road with the condition that this use complies with all Village regulations at all times.” Member Mennella seconded the motion. Roll Call Vote. Member Corral-Absent; Member Bernacki-Yes; Member Boreson-Yes; Member Grieshamer-Yes; Member Mennella-Yes; Chairman Cwik-Yes; Member Chavarria-Torres-Yes. Six (6) Ayes, Zero (0) Nays, One (1) Absent, Zero (0) Abstain. The motion was carried.

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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 18-12
Outfront Media LLC- Bill Przybylski
3325 Mt. Prospect Road
12-30-100-005-0000

Chairman Cwik stated that this hearing is for a Variance to reduce the minimum rear yard setback requirement for an advertising sign from 15 feet to Zero (0) feet in the I-2, General Industrial District for the property commonly known as 3325 Mt. Prospect Rd.

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 the petitioner to sign in and be sworn in. Mr. Bill Przybylski of Outfront Media LLC, petitioner, came forward. He signed in and was sworn in.

Mr. Przybylski addressed the members and gave a power point presentation stating they are requesting a reduction in the rear setback requirement for a static billboard at the site. He stated that they are proposing to deconstruct and then reconstruct the existing billboard 30 feet to the west of where it currently sits due to the widening of Interstate 294. The submitted plans that are included in the packet show the proposed reconstructed billboard with a setback of zero (0) feet.

He continued to state that the relocated sign would measure 85' in height with both sign faces measuring 20' x 60'. The sign configuration is designed as a centermount with a 50' V, constructed in accordance with the 2015 International Building Code, stamped calculations and structural prints previously submitted to the Building Department.

Member Boreson asked if there are any objections or restrictions with IDOT or the FAA. Mr. Przybylski replied no.

Member Bernacki asked if the FAA had any lighting requirements for the sign. Mr. Przybylski stated no, there were no lighting requirements necessary.

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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 7:18 p.m.

There was minimum discussion regarding this hearing. The members discussed this hearing and stated it looked pretty straight forward.

Board Discussion ended at 7:22 p.m.

Member Grieshamer made a motion to “approve ZBA 18-12 for a Variance to reduce the minimum rear yard setback requirement for an advertising sign from 15 feet to Zero (0) feet in the I-2, General Industrial District for the property commonly known as 3325 Mt. Prospect Rd.” Member Mennella seconded the motion. Roll Call Vote. Member Corral-Absent; Member Bernacki-Yes; Member Boreson-Yes; Member Grieshamer-Yes; Member Mennella-Yes; Chairman Cwik-Yes; Member Chavarria-Torres-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.

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7. New Business: ZBA 18-13
Village of Franklin Park
3400 Mannheim
12-20-400-034-0000

Chairman Cwik stated that this hearing is for a Map Amendment to the Village of Franklin Park Zoning Map to zone and include within the boundary lines of the I-2, General Industrial District the property commonly known as 3400 Mannheim Road.

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 the petitioner to sign in and be sworn in. Ms. Elyse Vukelich, petitioner, came forward. She signed in and was sworn in

Ms. Vukelich gave a presentation to the members at this time. She stated that the subject property, which is owned by the Village of Franklin Park is currently zoned Municipal. The Village currently uses the site for storage. The Village's Zoning Ordinance currently does not have a section which regulates property zoned as Municipal. She continued that the Village is requesting to re-zone the subject property from Municipal zoning and include it within the I-2, General Industrial District.

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 7:26 p.m.

There was minimum discussion regarding this hearing. The members discussed this hearing and stated it looked pretty straight forward.

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Board Discussion ended at 7:28 p.m.

Member Grieshamer made a motion to “approve ZBA 18-13 for a Map Amendment to the Village of Franklin Park Zoning Map to zone and include within the boundary lines of the I-2, General Industrial District the property commonly known as 3400 Mannheim Road.” Member Mennella seconded the motion. Roll Call Vote. Member Corral-Absent; Member Bernacki-Yes; Member Boreson-Yes; Member Grieshamer-Yes; Member Mennella-Yes; Chairman Cwik-Yes; Member Chavarria-Torres-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. Staff Update: None

9. Public Comment: None.

10. 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 7:30 p.m.

Respectfully Submitted,

Lisa M. Manzo
Zoning Board of Appeals Secretary