

**ZONING BOARD OF APPEALS**  
**MINUTES OF MAY 1, 2019 – 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, Jenny Corral, Jeanette Torres, Lisa Manzo (Secretary), Village Attorney Matthew Welch, Nick Walny (Village Planner) and Ryan Adriatico (Village Planner). Absent: Chairman Mark Cwik and Frank Grieshamer .
3. Member Bernacki made a motion to appoint Bruce Boreson as Acting Chair this evening upon Mark Cwik’s absence. Member Mennella seconded the motion. A roll call vote was taken and the motion was passed.
4. Member Bernacki made a motion to accept the minutes of April 3, 2019. The motion was seconded by Member Mennella and approved to place them on file as presented.
5. Old Business: ZBA 19-06  
Village of Franklin Park  
Map Amendment – 10500 Grand Avenue

Acting Chairman Boreson stated that this hearing is for a Map Amendment to zone and include the property commonly known as 10500 Grand Avenue within the boundary lines of the C-3 General Commercial District per Village Code Section 9-5C-1.

Acting Chairman Boreson called the petitioner up at this time. He asked the petitioner to sign in and be sworn in. Mr. Ryan Adriatico, petitioner, came forward. He signed in and was sworn in.

Mr. Adriatico distributed a preliminary site plan of the area in question to the members at this time. This preliminary site plan has been entered into the record as Exhibit A.

Mr. Adriatico stated that the subject property, which is owned by the Village of Franklin Park is currently zoned as Restricted Industrial. With its ideal location and recent developments of the neighboring property, the vacant property at 10500 Grand Avenue is best suited for commercial redevelopment.

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Mr. Adriatico continued that the Village is requesting a Map Amendment to re-zone the property from I-1 to C-3.

Member Bernacki opened up this hearing to the public at this time. Member Mennella seconded the motion. All in favor. The motion carried. Public session began at 7:08 p.m.

Acting Chair Boreson stated that anyone wishing to come forward to speak, to please sign in, state your name and be sworn in.

Yesenia Vazquez and Michael Bracey came forward at this time. They signed in and were sworn in. They expressed concerns on how the zoning change will affect their property taxes. Acting Chairman Boreson stated that this hearing is purely to change the zoning from I-1 to C-3 and has no information on whether this potential zoning change will affect the residents' property taxes. Acting Chairman Boreson stated further that when the property gets developed there may be future zoning board hearings where the residents will be welcomed back to foresee this future information.

Antonia Panzarino came forward at this time. She signed in and was sworn in. Ms. Panzarino was concerned about her residence flooding and also was concerned if her property taxes will rise due to the zoning change. Attorney Welch stated that this zoning change will not affect the residents property taxes.

Public session was closed at this time at 7:18 p.m. and Board Discussion began.

The members discussed this hearing at this time and stated that it was cut and dry and the zoning change will conform to the area at this time.

Board Discussion ended at 7:19 p.m.

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Member Bernacki made a motion to “approve the Map Amendment to zone and include the property commonly known as 10500 Grand Avenue within the boundary lines of the C-3 General Commercial District per Village Code Section 9-5C-1.”

Member Mennella seconded the motion. Roll Call Vote. Member Corral-Yes; Member Bernacki-Yes; Member Boreson-Yes; Member Grieshamer-Absent; Member Mennella-Yes; Chairman Cwik-Absent; Member Chavarria-Torres-Yes. Five (5) Ayes, Zero (0) Nays, Two (2) Absent, Zero (0) Abstain. The motion was carried.

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

Acting Chairman Boreson thanked everyone for attending this evening.

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6. New Business: ZBA 19-07  
Steve Kirby – Project Outdoor Advertising LLC  
11441 Melrose Avenue  
12-19-400-123-0000

Acting Chairman Boreson stated that this hearing is for a Conditional Use to exceed 40 ft in advertising sign height, increase the sign face from 750 square feet to 1200 square feet and convert the advertising sign to digital billboard in the I-2 General Industrial zoning district per Village Code Section 9-9-6.

Acting Chairman Boreson called the petitioner up at this time. He asked the petitioner to sign in and be sworn in. Mr. Steve Kirby, petitioner, came forward. He signed in and was sworn in.

Mr. Kirby gave his presentation at this time. He stated that they are looking to re-construct an existing V-shaped double-faced billboard from static to digital and include two 1,200 square feet (20'x60') digital sign faces on the west and east face with a total height of 75 feet. In order to support the digital face, the re-constructed support structure will be upgraded structurally and electrically.

Mr. Kirby stated that the sign is far enough away from the airport, however, he did procure both FAA approval and State approval for the sign revisions.

Acting Chairman Boreson opened this hearing to the public at this time. Acting Chairman Boreson 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.

Board Discussion ended at 7:27 p.m.

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Member Bernacki made a motion to “approve the Conditional Use for to exceed 40 ft in advertising sign height, increase the sign face from 750 square feet to 1200 square feet and convert the advertising sign to digital billboard in the I-2 General Industrial zoning district per Village Code Section 9-9-6.” Member Mennella seconded the motion. Roll Call Vote. Member Corral-Yes; Member Bernacki-Yes; Member Boreson-Yes; Member Grieshamer-Absent; Member Mennella-Yes; Chairman Cwik-Absent; Member Chavarria-Torres-Yes. Five (5) Ayes, Zero (0) Nays, Two (2) Absent, Zero (0) Abstain. The motion was carried.

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

Acting Chairman Boreson thanked everyone for attending this evening.

7. Staff Update: None.

8. Public Comment: None.

9. A motion was made by Member Bernacki 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 7:32 p.m.

Respectfully Submitted,

*Lisa M Manzo*

Lisa M. Manzo  
Zoning Board of Appeals Secretary