

**ZONING BOARD OF APPEALS**  
**MINUTES OF APRIL 5, 2023 – 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. Rhonda Santana, Kathy Mennella, Jenny Corral, Wayne Bernacki, Bruce Boreson, Frank Grieshamer, Lisa Manzo (Secretary), Ryan Morton (Village Attorney), and Nick Walny (Village Planner). Absent: Chairman Mark Cwik.

Member Frank Grieshamer will be Acting Chairman this evening, as Chairman Mark Cwik is absent.

3. Member Boreson made a motion to accept the minutes of March 1, 2023. The motion was seconded by Member Mennella and approved to place them on file as presented.
4. Old Business: None
5. New Business: ZBA 23-04  
Variance - Digital Grand Avenue 3, LLC  
2553 Edgington  
12-27-300-044-0000, 12-27-300-050-0000

Acting Chairman Grieshamer stated that this hearing is for a Variance to exceed the 50 ft maximum height requirement by 4' for a proposed data center at 2553 Edgington in the I-2, General Industrial District.

Mr. Walny came forward and updated various forms within the member's packets. It was to revise the street address in question from 2553 South Edgington to 2553 Edgington.

Acting Chairman Grieshamer called the petitioners up at this time. He asked the petitioners to sign in and be sworn in. Ms. Julie Workman, attorney for the petitioner, Mr. Jeff Miller, architect for the petitioner, and Mr. Jamie Putnman, civil engineer for the petitioner, came forward. They signed in and were sworn in.

Ms. Workman began her presentation at this time. She stated that Digital Realty seeks to construct a new data center facility at 2553 Edgington in Franklin Park. They propose to construct a two-story facility with a flat roof.

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Due to the critical construction requirements for data centers and that it is imperative to keep the interior of the building, cool, the facility is subject to industry design standards that necessitate specific spacing between the floor slab, ceiling, and related components of the facility to provide for proper air circulation for the equipment.

She continued that the roof is designed for stormwater to drain to the west side of the building and property for underground utility coordination. Storm water will be collected in underground pipes along the west side of the property and flow to a new storm water detention basin at the south side of the property that will serve the facility and an adjacent property.

Ms. Workman stated that with these factors, will result in the need for a minimum roof height along the east side of the building at 54 feet above grade, which this proposed height requires a variance from the maximum building height of 50 feet in an I-2, General Industrial District as set forth by the Zoning Code.

Ms. Workman also stated for the record that they have met all the Standards for Variance as answered and submitted for the record within the Zoning Board Members' packets.

Acting Chairman Grieshamer opened this hearing to the public at this time. Acting Chairman Grieshamer stated that since no public came forward, he closed public session.

Board Discussion began at 7:10 p.m.

There was minimal discussion regarding this hearing.

Board Discussion ended at 7:12 p.m.

Member Boreson made a motion to “approve ZBA 23-04 for the proposed Variance to exceed the 50 ft maximum height requirement by 4’ for a proposed data center at 2553 Edginton in the I-2, General Industrial District per Section 9-7-3 Table 7-1 of the Village of Franklin Park Zoning Code.” Member Mennella seconded the motion. Roll Call Vote. Member Corral-Yes; Member Bernacki-Yes; Member Boreson-Yes; Member Grieshamer-Yes; Member Mennella-Yes; Chairman Cwik-Absent; Member Santana-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. New Business: ZBA 23-05  
Subdivision - Digital Grand Avenue 3, LLC  
2553 Edgington  
12-27-300-044-0000, 12-27-300-050-0000

Acting Chairman Grieshamer stated that this hearing is for a plat of Re-Subdivision for the properties commonly known as 9401 Grand and 2553 Edgington.

Acting Chairman Grieshamer called the petitioners up at this time. He asked the petitioners to sign in and be sworn in. Ms. Julie Workman, attorney for the petitioner, Mr. Jeff Miller, architect for the petitioner, and Mr. Jamie Putnman, civil engineer for the petitioner, came forward. They signed in and were sworn in.

Mr. Putnam began his presentation at this time. He displayed to the members a full layout of the properties in question. He basically stated that this hearing was to clean up the two lots and “square off” the building for the new proposed project. These properties are requested to be resubdivided to include the existing area of the 9401 Grand Avenue property in the final plat of the proposed development of 2553 Edgington. This request is due to the redevelopment of 2553 Edgington and the desire from the owner to split these properties to reflect the proposed final development lots.

Acting Chairman Grieshamer opened this hearing to the public at this time. Acting Chairman Grieshamer stated that since no public came forward, he closed public session.

Board Discussion began at 7:14 p.m.

There was minimal discussion regarding this hearing.

Board Discussion ended at 7:16 p.m.

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Member Boreson made a motion to “approve ZBA 23-05 for a for a Subdivision for the properties commonly known as 9401 Grand and 2553 Edgington with the following conditions: That the applicant submits a final plat, engineering plans, and building plans to Village Staff for review.” Member Mennella seconded the motion. Roll Call Vote. Member Corral-Yes; Member Bernacki-Yes; Member Boreson-Yes; Member Grieshamer-Yes; Member Mennella-Yes; Chairman Cwik-Absent; Member Santana-Yes. Six (6) Ayes, Zero (0) Nays, One (1) Absent, Zero (0) Abstain. The motion was carried.

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.

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*

Lisa M. Manzo  
Zoning Board of Appeals Secretary