

ZONING BOARD OF APPEALS
MINUTES OF DECEMBER 6, 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, Chairman Mark Cwik, Lisa Manzo (Secretary), Joe Montana (Village Attorney), and Rudy Repa (Village Planner). All members were present.
3. Member Grieshamer made a motion to accept the minutes of November 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 23-10
Text Amendment
Village of Franklin Park

Chairman Cwik stated that this hearing is for a Text Amendment to Section 9-13-2 and 9-13-7 of the Village of Franklin Park Zoning Code regarding standards and required sign permits for awnings.

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

Mr. Repa gave his presentation at this time. He stated that staff is amending the Village Sign Code to prohibit pole supports for canopies within the front façade and require all awnings be the color of Forest Green. These amendments were requested by the Village Board and would restore language that had been deleted during the 2022 Zoning Code re-write. He continued that in Section 9-13-2 there would be an addition stating: “Canopy awnings with pole supports are prohibited on the front façade.” With additional verbiage stating that: “No sign attached to the building structure which is visible to ground level traffic shall be constructed above any portion of the parapet wall.” “Within the Village, nearly all signs are constructed below the parapet. The architectural standards of this requirement are a result of the previous code which held a similar requirement. This modification returns such standards to the code.”

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Mr. Repa continued with his presentation to the members stating that the proposed amendment to Section 9-13-7 (B) 9 will be as follows: “Within any downtown district, all canvas awnings shall be the color of forest green (Sunbrella #4637 or Pantone #343C or approved equal) and any lettering shall be white.” He further stated that the purpose of this modification is to require conformity of all awnings to be forest green within any downtown district as it was prior to the new Zoning Code. Since the 2022 rewrite, any color awning sign is allowed within the downtown districts.

Staff finds that the proposed Text Amendment provides appropriate regulations regarding awnings. The proposed amendment will equip staff with more tools to properly enforce the zoning ordinance in a manner that aligns with the Village Board’s request and ensures that properties stay in a well-maintained condition.

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 7:04 p.m.

The Board discussed the hearing at this time.

Board Discussion ended at 7:06 p.m.

Member Grieshamer made a motion to “approve ZBA 23-10 for a Text Amendment to Section 9-13-2 – General standards and Section 9-13-7 – Sign permit required regarding regulations for awnings.” 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-Yes; Member Santana-Yes. Seven (7) Ayes, Zero (0) Nays, Zero (0) 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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6. New Business: ZBA 23-11
Text Amendment
Village of Franklin Park

Chairman Cwik stated that this hearing is for a Text Amendment to Section 9-10-3 of the Village of Franklin Park Zoning Code regarding accessory structures and use standards.

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

Mr. Repa began his presentation at this time. He stated that this proposed amendment will clarify the prohibition of barbed wire fences within the Village. Currently barbed wire is prohibited throughout the Village, except when used for public utilities. The proposed amendment should be included in all sections of the code to maintain confirmity. With that, the proposed amendment shall be included in Section 9-10-3 (G)(h) x: “Barbed wire (except as used for Public Utility)” Mr. Repa continued that the purpose of this modification is to make it clearer where barbed wire is prohibited.

Mr. Repa further stated that staff proposes to amend Sub-Section G-4 to require public utilities to have solid fencing to visually obstruct electrical and mechanical equipment from outside view, rather than any type of fencing. Moreover, staff proposes adopting dimensional requirements for public utility fences, including minimum and maximum fence height and fence setback restrictions for the front yard. This includes adding the following language: Section 9-10-3 (G)4 a: “Barbed wire is permitted only for public utility uses. Public utility uses must be **enclosed by a solid fence.**” Also adding d. “Fences, walls, and hedges in all public utility yards are required to be a minimum height of eight (8) feet and are limited to a maximim height of twelve (12) feet.” And e. “Fences, walls and hedges cannot be located within the minimum front setback of the applicable zoning 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 7:10 p.m.

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The Board discussed the hearing and the several additions of language to the Sections of the code at this time.

Board Discussion ended at 7:12 p.m.

Member Grieshamer made a motion to “approve ZBA 23-11 for a Text Amendment to Section 9-10-3 – Accessory Structures and Uses, regarding accessory structure standards for fences, walls and hedges.” 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-Yes; Member Santana-Yes. Seven (7) Ayes, Zero (0) Nays, Zero (0) 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. Public Comment: None.

8. 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 7:14 p.m.

Respectfully Submitted,

Lisa M Manzo

Lisa M. Manzo
Zoning Board of Appeals Secretary