

ZONING BOARD OF APPEALS
MINUTES OF APRIL 1, 2015 – 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, Chairman Mark Cwik, Frank Grieshamer, Kathy Mennella, Rafael Nunez, George Snarski, Lisa Manzo (Secretary), Village Attorney Matt Welch, Eric Richard (Village Planner), and Zoe Heidorn (Village Planner). Absent: Bruce Boreson.
3. Member Grieshamer made a motion to accept the minutes of March 4, 2015. The motion was seconded by Member Mennella and approved to place them on file as presented.
4. New Business: ZBA 15-07
Jason's Tire Shop & Automotive Inc.
3307 Scott
12-21-417-042-0000

Chairman Cwik stated that this hearing is for a Conditional Use for "Automobile Repair, except that all operations related thereto shall only be conducted within the primary structure" per Section 9-5D-3 of the Franklin Park Zoning Code in the CM Commercial Manufacturing District.

Member Grieshamer made a motion to enter in any and all department reports, memos, new and revised reports and testimony into the record. Mr. Richard stated that he has added signed and notarized letters into the record. Member Snyder seconded the motion. All in favor. The motion was carried.

Chairman Cwik called the petitioners up at this time. He asked if they can sign in and be sworn in. Mr. Noe Contreras and Ms. Elvira Delgado, petitioners, came forward. They signed in and were sworn in.

Ms. Delgado gave a brief presentation to the members on this prospective business. She explained that Jason's Tire Shop and Automotive has been a family business in operation for over ten (10) years in Melrose Park. He has over fifteen (15) years of experience. The mainly work on cars and S.U.V.s They repair tires, brakes, oil changes, motors, transmissions and mufflers. Ms. Delgado stated that they would like to expand to Franklin Park as their second location.

ZONING BOARD OF APPEALS MINUTES OF APRIL 1, 2015

Member Grieshamer asked how many employees there will be. Ms. Delgado responded that there will be one (1) secretary and two (2) mechanics on site. The members asked what the hours of operation will be. She responded that they plan to be open from Monday through Saturday from 7 or 8 a.m. to 6 or 7 p.m. Sundays were questionable at this time.

Member Grieshamer asked if there will be any body work or painting performed on site. Ms. Delgado replied that there will not be any work of that kind performed at that location.

Member Snyder asked what the term of the lease will be. Ms. Delgado responded that presently he is looking at a five (5) year lease.

Chairman Cwik asked where this business will park their vehicles for employees and customers. Ms. Delgado explained that there is a parking lot to the west of the building directly across the street (Scott) where there is a multitude of parking. Chairman Cwik is concerned that presently there are cars blocking the sidewalk on Scott Street and it is a hindrance.

Member Grieshamer asked how many cars Jason's Tire Shop can process per week. Ms. Delgado stated that he can process between ten (10) to fifteen (15) cars per week.

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 7:16 p.m.

The members discussed the congested parking problems on Scott at this specific address. There are cars parked on gravel and on the sidewalk. They are not parked in parking space, but haphazardly along the sidewalk.

Board Discussion ended at 7:18 p.m.

Chairman Cwik re-called the petitioners forward at this time. He asked if the property owner was present. Ron McEachen, representative for the property owner came forward. He signed in and was sworn in.

ZONING BOARD OF APPEALS MINUTES OF APRIL 1, 2015

Chairman Cwik asked Mr. McEachen if he knows who is parking the vehicles along Scott Street in the sidewalk and along the building in the gravel areas. Mr. McEachen believes that it could be the tenant at 3305 Scott that is encroaching. He thinks since there is not another occupant, he can park there.

Chairman Cwik asked Mr. McEachen to please relay to the tenant that occupies 3305 Scott that the parking of those vehicles in that matter is not allowed.

Board Discussion began at 7:20 p.m.

The members discussed placing conditions on this Conditional Use at this time. They want to place conditions that parking for customers and employees is specifically on the parking lot that is west of the 3307 Scott address across the street as outlined within the members' packets. They discussed no storage of vehicles in disrepair outside, and all work required to take place inside the building.

Board Discussion ended at 7:24 p.m.

Member Grieshamer made a motion to "approve ZBA 15-07 for the property commonly known as 3307 Scott for "Automobile Repair, except that all operations related thereto shall only be conducted within the primary structure" per Section 9-5D-3 of the Franklin Park Zoning Code in the CM Commercial Manufacturing District.

with the following conditions: 1. That parking of all employees and customer vehicles, including drop-offs take place in the lot west of the subject property; 2. That all work take place inside the building; 3. That no vehicles are left outside in disrepair or disassembled condition; 4. That there is no staging of vehicles outside; 5. That the applicant and property owner conforms with all other applicable regulations as found in the Franklin Park Village Code." Member Mennella seconded the motion. Roll Call Vote. Member Nunez-Yes; Member Mennella-Yes; Member Snarski-Yes; Member Snyder-Yes; Chairman Cwik-Yes; Member Grieshamer-Yes. Six (6) Ayes, Zero (0) Nays, One (1) Absent, Zero (0) Abstain. The motion was carried.

ZONING BOARD OF APPEALS MINUTES OF APRIL 1, 2015

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. The motion was carried.

7. Staff Update:

Ms. Heidorn stated to the members that the Business Appreciation Luncheon was a success. She thanked the ZBA members that attended, and gave a brief summary of the day's events.

8. Public Comment: None.

9. A motion was made by Member Grieshamer to adjourn the meeting of the Zoning Board of Appeals. It was seconded by Member Snyder. All in favor. Motion carried.

The meeting adjourned at 7:26 p.m.

Respectfully Submitted,

Lisa M. Manzo
Secretary