

ZONING BOARD OF APPEALS
MINUTES OF MARCH 2, 2016 – 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, Bruce Boreson, 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). All members were present.
3. Member Grieshamer made a motion to accept the minutes of February 3, 2016. The motion was seconded by Member Mennella and approved to place them on file as presented.
4. New Business: ZBA 16-04
Yousef Musleh – Anytime Fitness
10231-33 Grand Avenue
12-28-300-029-0000

Chairman Cwik stated that this hearing is for a Conditional Use for “Physical culture and health services facility, but excluding massage salons or services” in the C-2-1 Community Shopping District per 9-5B-3 of the Franklin Park Zoning Code.

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. Yousef Musleh of Anytime Fitness, petitioner, came forward. He signed in and was sworn in.

Mr. Musleh gave a brief presentation of his business. He stated that he intends to open up a fitness facility that will be open 24 hours a day, 7 days a week at the subject property. This will be his 3rd fitness facility location. He currently operates facilities in Indiana and Palatine, Illinois. To enter the facility during off hours, customers will be provided with keys for automatic access into the facility. The security system installed will provide for a safe and secure environment for customers.

Mr. Musleh also informed the members that he and his company believe in community service and love giving back to the communities they work in.

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Member Grieshamer asked about the terms of the petitioner's lease. Mr. Musleh stated that he is signing a 10 year lease. He will have 6-8 employees as well.

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 7:08 p.m.

There was minimum discussion regarding this hearing. The members discussed this Conditional Use at this time.

Board Discussion ended at 7:10 p.m.

Member Grieshamer made a motion to "approve ZBA 16-04 for the property commonly known as 10231-33 Grand Avenue for a Conditional Use for "Physical culture and health services facility, but excluding massage salons or services" in the C-2-1 Community Shopping District per 9-5B-3 of the Franklin Park Zoning Code, with the following conditions: 1. That this proposed use complies with all Village regulations at all times." Member Mennella seconded the motion. Roll Call Vote. Member Boreson-Yes; Member Nunez-Yes; Member Mennella-Yes; Member Snarski-Yes; Member Snyder-Yes; Chairman Cwik-Yes; Member Grieshamer-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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5. New Business: ZBA 16-05
Ronald Max
AVG Partners
2737 Mannheim Road
12-28-300-034-0000

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 C-3 General Commercial District the property commonly known as 2737 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. Mr. Ronald Max, petitioner and local representative of AVG Partners, came forward. He signed in and was sworn in.

Mr. Max gave a brief presentation stating that the access road coming into the Grand Plaza Shopping Center off of Mannheim Road is located in unincorporated Cook County. AVG Partners, owner of the property, is petitioning for annexation and the zoning map amendment simultaneously. In the event that the annexation is not granted, the petition for a Map Amendment will be void.

Mr. Max explained that the property will continue to serve as an access road. In order to avoid spot zoning, the proposed zoning classification must match the classification of 1 or more parcels adjacent to the subject property. Because the majority of adjacent property is located in the C-3 General Commercial zoning district, the subject property is to be zoned in the C-3 district as well.

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 7:20 p.m.

There was minimum discussion regarding this hearing.

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Board Discussion ended at 7:22 p.m.

Member Grieshamer made a motion to “approve ZBA 16-05 for a Map Amendment to the Village of Franklin Park Zoning Map to zone and include within the boundary lines of the C-3 General Commercial District the property commonly known as 2737 Mannheim Road, subject to approved annexation by the Village Board of Trustees.” Member Mennella seconded the motion. Roll Call Vote. Member Boreson-Yes; Member Nunez-Yes; Member Mennella-Yes; Member Snarski-Yes; Member Snyder-Yes; Chairman Cwik-Yes; Member Grieshamer-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.

6. Staff Update: None

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 Boreson. All in favor. Motion carried.

The meeting adjourned at 7:24 p.m.

Respectfully Submitted,

Lisa M. Manzo
Secretary