

ZONING BOARD OF APPEALS
MINUTES OF MAY 4, 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, Lisa Manzo (Secretary), Village Attorney Matt Welch, Eric Richard (Village Planner), and Zoe Heidorn (Village Planner).
Absent: Rafael Nunez and George Snarski.
3. Member Grieshamer made a motion to accept the minutes of April 6, 2016. The motion was seconded by Member Mennella and approved to place them on file as presented.
4. New Business: ZBA 16-08
Mathew Pankow, Plating International
11134 Addison
12-20-300-068-0000

Chairman Cwik stated that this hearing is for a Conditional Use for “Chemical Processing and Manufacturing” in the I-2 General Industrial District per 9-6B-3 of the Franklin Park Zoning Code.

Ms. Heidorn distributed ZBA 14-02, Ordinance Number 1314-Z-13 in regard to Mr. Pankow’s property at 11142 Addison.

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 if he can sign in and be sworn in. Mr. Mathew Pankow of Plating International, the petitioner, came forward. He signed in and was sworn in.

Mr. Pankow gave a brief presentation of his business. He stated that his business is currently located at 11142 Addison. He is seeking to expand the business’s operations to 11134 Addison and is requesting a Conditional Use permit for “chemical processing and manufacturing” in order to do so. Plating International will have 5 employees that will transfer from an existing Melrose Park location. The company specializes in chemicals and equipment for the metal finishing industry. The global company sells its

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products in over 12 countries and is the 2nd largest supplier of Chromic Acid. Plating International also specializes in Trivalent Chromium, a non-hazardous and environmentally friendly “green technology” chrome. The product is blended and packaged, then loaded into overseas containers for shipment.

Mr. Pankow continued that the 2 buildings will be used as 2 separate facilities. He has no plans to connect the buildings. He will also fence the exterior of the property. Combined, the 2 facilities will house between 20-25 employees.

The members discussed parking at the facility. Ms. Heidorn stated that with a maximum of 25 employees and 17 on-site parking spaces, the petitioner meets the Village’s off-street parking requirement for manufacturing and industrial uses, which is 2 off-street spaces for every 3 employees working at the site.

Chairman Cwik opened this hearing to the public at this time. Chairman Cwik asked if anyone wishing to come forward, to please sign in and be sworn in. Public session began at 7:08 p.m.

Mr. John Kropf, of Prairie State Impressions, 11100 Addison, came forward at this time. Mr. Kropf signed in and was sworn in. He stated that his facility is east of the subject property. Based on information obtained from the petitioner’s website, Mr. Kropf asked for more information about the chemicals to be used at the facility, making specific note of the ethylene diamine. He expressed concern that his employees would be exposed to hazardous materials and requested more information on any potential emissions that would be produced by the facility.

Chairman Cwik re-called the petitioner up at this time to respond.

Mr. Pankow stated that his facility does not use ethylene diamine and was unsure where Mr. Kropf saw this. He ensured Mr. Kropf that like his existing facility, the future facility will be fully modernized, brought into compliance with all Federal, State and local building regulations and feature a complete security system. Employees may only access the facility with a key card.

Public session ended and Board Discussion began at 7:20 p.m.

The members discussed this Conditional Use at this time.

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Board Discussion ended at 7:22 p.m.

Member Grieshamer made a motion to “approve ZBA 16-08 for the property located at 11134 Addison, for a Conditional Use for “Chemical Processing and Manufacturing” in the I-2 General Industrial District per 9-6B-3 of the Franklin Park Zoning Code, with the following conditions: 1. That all employee and company vehicle parking shall occur on-site as off-site parking shall be strictly prohibited; 2. That the conditional use at the property complies with all other codes and ordinance of the Village of Franklin Park, and the State of Illinois; 3. That this conditional use shall be limited to Plating International, Inc. and shall not be transferable except upon re-application, hearing and approval in the manner provided in the Franklin Park Zoning Ordinance; 4. This ordinance shall be signed by the applicants to signify their acknowledgement of the terms hereof; 5. That this proposed use complies with all Village regulations at all times.” Member Mennella seconded the motion. Roll Call Vote. Member Boreson-Yes; Member Mennella-Yes; Member Snyder-Yes; Chairman Cwik-Yes; Member Grieshamer-Yes. Five (5) Ayes, Zero (0) Nays, Two (2) 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 16-09

Kamila Jackiewicz – Omega Home Solution, Inc.

2841 Birch

12-27-124-013-0000, 12-27-124-014-0000, 12-27-124-015-0000,
12-27-124-016-0000

Chairman Cwik stated that this hearing is for a Conditional Use for “Woodworking and wood products” in the I-1, Restricted Industrial District per 9-6A-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 if she can sign in and be sworn in. Ms. Kamila Jackiewicz, petitioner, came forward. She signed in and was sworn in.

Ms. Jackiewicz gave a brief presentation of her business to the members. She stated that her business specializes in staircase installation and woodwork. The business was incorporated in 2014 and is a family business. She, her husband and her father-in-law are the only employees of Omega Home Solutions. She stated that most of the manufacturing will be completed at the subject property located at 2841 Birch. Parts that will be made on-site include treads, risers, posts, landing balusters, rails, cap fittings, etc. She continued that they mainly work on residential projects rather than commercial or industrial projects.

Member Boreson asked if there are any stains or veneers used and if so, where are they were used. Ms. Jackiewicz stated that yes, they are used and that all are applied on-site once the product is installed.

Member Mennella asked what the hours of operation will be. Ms. Jackiewicz stated that they will be open Monday through Friday from 9 a.m. to 5 p.m. She also stated that their work hours are project-based and that on many days, no one will be working at the facility.

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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 7:30 p.m.

The members discussed this Conditional Use at this time.

Board Discussion ended at 7:32 p.m.

Member Grieshamer made a motion to “approve ZBA 16-09 for the property commonly known as 2841 Birch for a Conditional Use for “Woodworking and wood products” in the I-1, Restricted Industrial District per 9-6A-3 of the Franklin Park Zoning Code, with the following condition: 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 Mennella-Yes; Member Snyder-Yes; Chairman Cwik-Yes; Member Grieshamer-Yes. Five (5) Ayes, Zero (0) Nays, Two (2) 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 16-10
Byron Morales – Iglesia Hesed Gracia Y Misericordia
9727 Grand
12-28-401-029-0000

Chairman Cwik stated that this hearing is for a Conditional Use for “Religious institutions as follows: Churches, chapels, temples, synagogues, mosques and other places of worship” 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 if he can sign in and be sworn in. Pastor Byron Morales, petitioner, came forward. He signed in and was sworn in.

Pastor Morales stated that his church, Iglesia Hesed, will be renting the space at 9727 Grand. He stated that the space will be used as a church. The congregation will assemble for worship and study of the Bible. The church will have a Sunday School for the kids at regular services. Bible Study and other planned events will also be held at the facility on these days. Worship services are scheduled for Fridays at 7:30 p.m. and Sundays at 10 a.m.

Pastor Morales stated that there will be 30 members of the church. He reiterated that they are there to pray, sing and play piano.

Chairman Cwik opened this hearing to the public at this time. Chairman Cwik asked if anyone wishing to come forward, to please sign in and be sworn in. Public session began at 7:38 p.m.

Mr. Chris Katsiagiannis, property owner of 9727 Grand, came forward at this time. Mr. Katsiagiannis signed in and was sworn in. He stated that he is the owner of Sneakers and there is plenty of parking for the church. He also stated that the space was used as a church in the past and there were never any issues or concerns.

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Mr. Katsiagiannis continued that the church will have shared access to all of the off-street parking in the parking lot shared by Sneakers, 4 Aces Tattoo, Gigi Oriental and Amish Farmers.

Public session ended and Board Discussion began at 7:42 p.m.

The members discussed this conditional use. They were concerned about the parking spaces but agreed that based on calculations presented in the Staff Memorandum, the proposed church complied with the Village's off-street parking requirements. The members agreed that the parking area to the rear of the subject property and 4 Aces Tattoo should be striped. The members stated that based on the availability of parking, the number of patrons in the church would be limited to 50 under the proposed Conditional Use permit.

Board Discussion ended at 7:44 p.m.

Member Grieshamer made a motion to "approve ZBA 16-10 for the property commonly known as 9727 Grand Avenue, for a Conditional Use for "Religious institutions as follows: Churches, chapels, temples, synagogues, mosques and other places of worship" in the C-2-1 Community Shopping District per 9-5B-3 of the Franklin Park Zoning Code with the following conditions: 1. That the number of seats used for assembly in the church is limited to 50; 2. That parking space striping is added to the parking area to the rear of 9727 and 9729 Grand Avenue, the dimensions of which shall be in compliance with Village Code parking regulations; 3. That this proposed use complies with all Village regulations at all times." Member Mennella seconded the motion. Roll Call Vote. Member Boreson-Yes; Member Mennella-Yes; Member Snyder-Yes; Chairman Cwik-Yes; Member Grieshamer-Yes. Five (5) Ayes, Zero (0) Nays, Two (2) 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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7. Staff Update:

Ms. Heidorn updated the members on some of the upcoming events in the Village. She mentioned that Franklin Park Fest Featuring Railroad Day is scheduled for the 2nd weekend in June.

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 Boreson. All in favor. Motion carried.

The meeting adjourned at 7:46 p.m.

Respectfully Submitted,

Lisa M. Manzo
Secretary