

ZONING BOARD OF APPEALS
MINUTES OF JUNE 1, 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, Chairman Mark Cwik, Kathy Mennella, George Snarski, Bruce Boreson, Lisa Manzo (Secretary), Village Attorney John Wise, Eric Richard (Village Planner), and Zoe Heidorn (Village Planner). Absent: Rafael Nunez and Frank Grieshamer.
3. Member Boreson made a motion to accept the minutes of May 4, 2016. The motion was seconded by Member Mennella and approved to place them on file as presented.
4. New Business: ZBA 16-11
Juan Del Castillo – Fast Lane Automotive
10130 Franklin Avenue

Chairman Cwik stated that this hearing is for a Conditional Use for “Trade School” in the CM, Commercial Manufacturing District per 9-5D-3 of the Franklin Park Zoning Code.

Member Boreson 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. Mr. Juan Del Castillo of Fast Lane Automotive, petitioner, and Mr. Lou Minaglia, building owner, came forward. Chairman Cwik asked them to sign in and be sworn in. They signed in and were sworn in.

Mr. Del Castillo gave a brief presentation to the members on this request for Conditional Use. He stated that his company was established in 2009 to help students that want to start a career in Automotive and Diesel Repair. He continued to explain that the school provides a hands-on approach to learning. The lecture and theory of maintenance and repair are done while working on project cars and trucks on the shop floor and not the classroom. He stated that he has outgrown his current location in the Ravenswood neighborhood of Chicago and that this current location is twice the size. Mr. Del Castillo stated that he will acquire the vehicles from Craigslist.

Member Mennella asked what the trade school's hours of operation will be.

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Mr. Del Castillo replied that the trade school will be open from Monday through Thursday from 9 a.m. to 9 p.m. and Saturdays from 10 a.m. to 5 p.m.

Member Boreson asked if there will be any body work to be completed. Mr. Del Castillo replied that no body work will be done, only mechanical repairs.

Member Snarski asked how many students there will be on the premises at any given time. Mr. Del Castillo stated that they will have between 5 to 10 students at one time. He continued that they maintain small class sizes for more hands-on learning.

Mr. Del Castillo stated that all cars will be stored inside the building and worked on inside the building. After the cars are finished, the students who worked on them typically purchase them. The cars will not be sold to the general public.

Mr. Snarski asked if the students receive a certification after they fulfill the program. Mr. Del Castillo stated that the students become certified upon graduation.

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.

The members discussed this hearing and stated placing certain conditions on this hearing.

Board Discussion ended at 7:10 p.m.

Member Boreson made a motion to “approve ZBA 16-11 for 10130 Franklin for a Conditional Use for “Trade School” in the CM, Commercial Manufacturing District per 9-5D-3 of the Franklin Park Zoning Code, with the following conditions: 1. That automotive and truck repair shall not be provided as a service to the public; 2. That a minimum of 13 parking spaces adjacent to a two-way cross aisle shall be paved on the property for sole use by Fast Lane Automotive Training, LLC; 3. That all parking for employee and student vehicles shall be located on-site and on paved surfacing; 4.

That no outdoor storage of motor vehicles in disrepair shall take place on the site; 5.
That
this proposed use complies with all Village regulations at all times.”

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Member Mennella seconded the motion. Roll Call Vote. Member Nunez-Absent; Member Mennella-Yes; Member Snarski-Yes; Member Boreson-Yes; Member Snyder-Yes; Chairman Cwik-Yes; Member Grieshamer-Absent. Five (5) Ayes, Zero (0) Nays, Two (2) Absent, Zero (0) Abstain. The motion was carried.

5. Public Comment: None.

Ms. Heidorn reminded the members of the Village’s Franklin Park Fest Featuring Railroad Day to be held June 9-12 on Franklin Avenue. She stated that the event will be much bigger this year with more room for vendors and outdoor seating.

6. 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 7:12 p.m.

Respectfully Submitted,

Lisa M. Manzo
Secretary