

ZONING BOARD OF APPEALS
MINUTES OF MARCH 1, 2017 – 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, Frank Grieshamer, Jenny Corral, Lisa Manzo (Secretary), Village Attorney Matt Welch, and Zoe Heidorn (Village Planner). Absent: Bruce Boreson.
3. Member Grieshamer made a motion to accept the minutes of February 1, 2017. The motion was seconded by Member Mennella and approved to place them on file as presented.
4. Old Business: None.
5. New Business: ZBA 17-01
9362 Joint Venture LLC
9352-9362 Grand Avenue

Chairman Cwik stated that this hearing is for a Conditional Use for “Car Wash” in the I-2, General Industrial District per 9-6B-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. Paul Leongas of 9362 Joint Venture LLC, petitioner, came forward. He signed in and was sworn in.

Mr. Leongas gave a brief presentation to the members on this request for a Conditional Use. He stated that the applicant’s intent is to use the land to construct a car wash, gas station and convenience store. The car wash will be the principal use. The gas station and retail center will include a Tim Horton coffee and bakery drive-thru.

At this time, Mr. Leongas played a video from the owners of Tommy Car Wash System to provide a detailed visualization of the proposed development.

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Mr. Leongas added that the car wash will offer free vacuum and air to all customers.

Ms. Corral asked how many employees there will be. Mr. Leongas replied that there shall be at least seven (7) employees.

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.

The members discussed this hearing and discussed parking requirements. Ms. Heidorn stated that the petitioner has provided more than enough parking for the proposed facility. She stated that 37 spaces are required by Village Code and that the petitioner is proposing to have 42 spaces.

Board Discussion ended at 7:22 p.m.

Member Grieshamer made a motion to “approve ZBA 17-01 for 9352-9362 Grand Avenue for a Conditional Use for “Car Wash” in the I-2, General Industrial District per 9-6B-3 of the Franklin Park Zoning Code, with the following conditions: 1. That all customer vehicles awaiting service at the drive-thru car wash be parked on the subject property at all times; 2. That this proposed use complies with all Village regulations at all times.” Member Mennella seconded the motion. Roll Call Vote. Member Corral-Yes; Member Mennella-Yes; Member Snarski-Yes; Member Boreson-Absent; 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.

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 17-02
CV II Illinois, LLC (Centerpoint)
10700 Waveland, 10601 Seymour, 10701 Seymour

Chairman Cwik stated that this hearing is for a Plat of Subdivision for a subdivision of properties into Lot 1, Lot 2 and Lot 3 for the property commonly known as 10700 Waveland, 10601 Seymour, 10701 Seymour in Cook County, Illinois per Village Code Title 10 Subdivision Regulations.

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. Ms. Melissa Roman of Centerpoint Properties, petitioner, came forward. She signed in and was sworn in.

Ms. Roman gave a brief presentation on the request for a Subdivision. She stated that the Subdivision is required to accommodate a new lot configuration for the redevelopment of 10601 and 10701 Seymour Avenue and to plat the unplatted parcel to the south known as 10700 Waveland. 10701 Seymour Avenue is currently a vacant lot and 10601 Seymour is a +/- 450,000 square foot older industrial building that requires redevelopment. The proposed redevelopment plan for Seymour Avenue includes demolition of the existing structure and construction of two new Class A industrial buildings that total 548,000 square feet. The east building at 10601 Seymour will be a front park rear load warehouse building and the west building at 10701 Seymour will be a cross dock warehouse facility.

Ms. Roman stated that Centerpoint Properties does not have tenants for the new buildings at this time, but anticipates that they will be manufacturing, distribution or airport cargo users. She showed the members a rendering/display of what the two buildings may look like.

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 7:28 p.m.

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The members discussed this hearing at this time.

Board Discussion ended at 7:30 p.m.

Member Grieshamer made a motion to “approve ZBA 17-02 for a subdivision of properties into Lot 1, Lot 2 and Lot 3 for the property commonly known as 10700 Waveland, 10601 Seymour, 10701 Seymour in Cook County, Illinois per Village Code Title 10 Subdivision Regulations.” Member Mennella seconded the motion. Roll Call Vote. Member Corral-Yes; Member Mennella-Yes; Member Snarski-Yes; Member Boreson-Absent; 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.

Chairman Cwik reminded the applicant that this is a recommending body and all final decisions will be made by the Village Board of Trustees.

7. Staff Update:

Mr. Schneider came forward and discussed his “Year in Review” brochure that was passed out to the zoning board members. He then took the opportunity to introduce John Hidalgo, the Village’s new Building Director. Mr. Hidalgo came forward and thanked the members for having him this evening. He discussed his qualifications and stated that he has come from the Village of Oak Park. He is excited for his new venture to begin.

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 Mennella. All in favor. Motion carried.

The meeting adjourned at 7:42 p.m.

Respectfully Submitted,

Lisa M. Manzo
Secretary