

ZONING BOARD OF APPEALS

MINUTES OF APRIL 4, 2018 – 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, Kathy Mennella, George Snarski, Frank Grieshamer, Jenny Corral, Chairman Mark Cwik, Lisa Manzo (Secretary), Village Attorney Matt Welch, Nick Walny (Village Planner) and Elyse Vukelich (Village Planner). All members are present.
3. Member Grieshamer made a motion to accept the minutes of March 7, 2018. The motion was seconded by Member Mennella and approved to place them on file as presented.
4. Old Business: ZBA 18-02
Ridge Franklin Park Partners, LLC
3250 Elm, 3300 River, 9100 Belmont, Franklin Park

Chairman Cwik stated that this hearing is for a Subdivision of properties from 9 parcels to 2 lots for the property commonly known as 3250 Elm Street, 3300 River Road, and 9100 Belmont Ave 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. Mr. Kevin Mohoney with Ridge Development, and Mr. Chris Shandor, petitioners, came forward. They signed in and were sworn in.

Mr. Mohoney gave a brief presentation to the members stating that their intention is to subdivide the subject properties currently made up of nine (9) parcels into two (2) lots for future development. The property is located at the northeast corner of Belmont Avenue and River road, west of Elm Street. The total site covers approximately 10.53 acres.

Mr. Mohoney displayed the future development to the members to show what it will potentially look like.

ZONING BOARD OF APPEALS

MINUTES OF APRIL 4, 2018

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 7:06 p.m.

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

Board Discussion ended at 7:08 p.m.

Member Grieshamer made a motion to “approve ZBA 18-02 for a Subdivision of properties from 9 parcels to 2 lots for the property commonly known as 3250 Elm Street, 3300 River Road, and 9100 Belmont Ave in Cook County, Illinois per Village Code Title 10 Subdivision Regulations with the attached P.I.N.s that are in the packets of record, in Cook County, Illinois per Village Code Title 10 Subdivision Regulations, subject to the following conditions: that the applicant submit a final plat to Village staff for review.” Member Mennella seconded the motion. Roll Call Vote. Member Corral-Yes; Member Snyder-Yes; Member Boreson-Yes; Member Grieshamer-Yes; Member Mennella-Yes; Chairman Cwik-Yes; Member Snarski-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.

ZONING BOARD OF APPEALS

MINUTES OF APRIL 4, 2018

5. Old Business: ZBA 18-03
Seban Corporation – Krzysztof Truchel
10112 Pacific Avenue, Franklin Park
12-21-308-038-0000

Chairman Cwik stated that this hearing is for a Conditional Use for “Small metal products, design, fabrication and manufacture” in the CM, Commercial Manufacturing District per 9-5D-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 petitioners to sign in and be sworn in. Mr. Krzysztof Truchel and Miss Anna Truchel, petitioners, came forward. They signed in and were sworn in.

It was stated for the record that Miss Anna Truchel was there to translate for her father, Krzysztof Truchel.

Miss Truchel reiterated what was initially submitted in the members’ packets for the record. She stated that her father is the owner of Seban Corporation. He has been in the business for 15 years and the proposed business use is to make fabricated car parts for auto performance vehicles (race cars). After the parts are fabricated, they would be sold on line.

Miss Truchel translated that there will be no installation of car parts on site whatsoever. There will be no inspections on site of vehicles.

Member Grieshamer asked what type of equipment will be used and if there will be any dust or noxious odors/gas emitted from the site. Miss Truchel stated that they use a welder, a pipe bender, a polisher and no chemicals or dust if any would be emitted from the property.

Member Grieshamer asked how many employees there will be on site. Miss Truchel stated that there will be one (1) employee and may expand to two (2) or three (3) max in the future.

ZONING BOARD OF APPEALS

MINUTES OF APRIL 4, 2018

Member Boreson asked if the lift would be used to house and work on outside vehicles. Miss Truchel stated that the lift would not be used to work on customers, only custom vehicles which would be once every three (3) months.

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 7:22 p.m.

There was minimum discussion regarding this hearing. The members discussed placing conditions on this property. They discussed having the garbage receptacle to be stored inside the structure.

Board Discussion ended at 7:28 p.m.

Member Grieshamer made a motion to “approve ZBA 18-03 for a Conditional Use for “Small metal products, design, fabrication and manufacture” 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 and be prohibited; 2. That the use be limited to the area designated on the site plan; 3. That no work take place outdoors; 4. That no outdoor storage of motor vehicles in disrepair shall take place on site; 5. That the waste receptacle be located inside the building; 6. That this proposed use complies with all Village regulations at all times; 7. That the parking spaces in the rear of the property and within the building adhere to the requirements as set forth in 9-8-3 of the Zoning Code.” Member Mennella seconded the motion. Roll Call Vote. Member Corral-Yes; Member Snyder-Yes; Member Boreson-Yes; Member Grieshamer-Yes; Member Mennella-Yes; Chairman Cwik-Yes; Member Snarski-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.

ZONING BOARD OF APPEALS

MINUTES OF APRIL 4, 2018

6. New Business: ZBA 18-04
Greg Bradlinski
3225 Dora, Franklin Park
12-21-3323-011, 012-0000

Chairman Cwik stated that this hearing is for a Variance to expand a non-conforming structure and reduce the front yard setback from 24.3 ft to 20.9 ft in the R2 Single Family Residence District.

Member Grieashamer 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. Greg Bradlinski, petitioner, came forward. He signed in and was sworn in.

Mr. Bradlinski stated that he wanted to appeal to the Zoning Board because he would like to extend his roof over his front porch and add two posts. He applied for a building permit and it was denied by zoning staff due to the fact that it reduces the front yard setback requirement.

The members asked him to present his case and stated that letters A through F of the variance requirements must be met to approve his hearing request. Mr. Bradlinski stated that he would like to extend the roof over his front porch because it would provide his family protection and give them more light.

The members asked Mr. Bradlinski again if this is a hardship case and that the Variance requirements must all be met. Mr. Bradlinski then replied that he provided addresses of other neighbors have the same type of structure.

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 7:42 p.m.

ZONING BOARD OF APPEALS

MINUTES OF APRIL 4, 2018

There was minimum discussion regarding this hearing. The members discussed the criteria of a Variance. Chairman Cwik stated that this must be proved a hardship along with the petitioner meeting all six (6) standards for variation. If the petitioner does not meet the standards, then a Variance can not be approved.

Board Discussion ended at 7:46 p.m.

Member Grieshamer made a motion to “approve ZBA 18-04 for a Variance to expand a non-conforming structure and reduce the front yard setback from 24.3 ft to 20.9 ft in the R2 Single Family Residence District.” Member Mennella seconded the motion. Roll Call Vote. Member Corral-No; Member Snyder-No; Member Boreson-No; Member Grieshamer-No; Member Mennella-No; Chairman Cwik-No; Member Snarski-No. Zero (0) Ayes, Seven (7) Nays, Zero (0) Absent, Zero (0) Abstain. The motion was denied.

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.

7. Staff Update: None

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 7:48 p.m.

Respectfully Submitted,

Lisa M. Manzo
Zoning Board of Appeals Secretary