

**ZONING BOARD OF APPEALS**  
**MINUTES OF MAY 2, 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. Bruce Boreson, Kathy Mennella, George Snarski, Frank Grieshamer, Jenny Corral, Chairman Mark Cwik, Lisa Manzo (Secretary), Village Attorney Matt Welch and Nick Walny (Village Planner). Absent: Gil Snyder.
3. Member Grieshamer made a motion to accept the minutes of April 4, 2018. The motion was seconded by Member Mennella and approved to place them on file as presented.
4. New Business: ZBA 18-05  
Bridge Franklin Park, LLC  
10601 Franklin Avenue, Franklin Park

Chairman Cwik stated that this hearing is for a Subdivision of property from Parcel 1 to Lots 1, 2, 3 and Outlot A for the property commonly known as 10601 Franklin Avenue 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 petitioners to sign in and be sworn in. Mr. Jerry Callaghan of O'Donnell Calaghan, Mr. Mark Houser of Bridge Development and Mr. Chris Shandor of Manhard Consulting, petitioners, came forward. They signed in and were sworn in.

Mr. Shandor gave a brief presentation to the members regarding the former Magellon site. He stated that the 48 acres site parcel site would be subdivided into three lots and one outlot as well as an environmental corridor. Bridge is in the process of constructing three new precast concrete, steel and glass speculative industrial buildings which will total approximately 730,000 square feet. The property is zoned I-2 General Industrial.

## **ZONING BOARD OF APPEALS MINUTES OF MAY 2, 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 18-05 for a Subdivision of property from Parcel 1 to Lots 1, 2, 3 and Outlot A for the property commonly known as 10601 Franklin Avenue in Cook County, Illinois per Village Code Title 10 Subdivision Regulations.” Member Mennella seconded the motion. Roll Call Vote. Member Corral-Yes; Member Snyder-Absent; Member Boreson-Yes; Member Grieshamer-Yes; Member Mennella-Yes; Chairman Cwik-Yes; Member Snarski-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.

## **ZONING BOARD OF APPEALS MINUTES OF MAY 2, 2018**

---

5. New Business: ZBA 18-06  
DDRP INC., dba: Bell Liquors  
9619 Franklin Avenue, Franklin Park  
12-28-209-001-0000

Chairman Cwik stated that this hearing is for a Conditional Use for “Liquor Store And Packaged Goods” in the DT1 Downtown Core District per 9-5G-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 petitioners up at this time. He asked the petitioners to sign in and be sworn in. Mr. William Ryan, attorney and Mr. Paresh Patel, petitioners, came forward. They signed in and were sworn in.

Mr. Ryan stated to the members that Mr. Patel will be purchasing the bar and the liquor store. He further stated that he will improve the interior of the structure. He will expand the parking stalls, add a handicap parking space as well as add a bicycle rack. Mr. Ryan stated that Mr. Patel is already a 30% owner of the property.

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 7:18 p.m.

There was minimum discussion regarding this hearing. The members discussed place some conditions on the property as well as clarify some verbiage that was within the packets.

Board Discussion ended at 7:20 p.m.

Member Grieshamer made a motion to “approve ZBA 18-06 for a “Liquor Store And Packaged Goods” in the DT1 Downtown Core District per 9-5G-3 of the Franklin Park Zoning Code with the following conditions: 1. Removal of the benches from the exterior of the property; 2. Repaving and reconfiguring the parking lot at 3100

## **ZONING BOARD OF APPEALS**

### **MINUTES OF MAY 2, 2018**

---

Gustave street according to 9-8-3 of the Franklin Park Zoning Code and inclusion of one (1) ADA parking space.” Member Mennella seconded the motion. Roll Call Vote. Member Corral-Yes; Member Snyder-Absent; Member Boreson-Yes; Member Griashamer-Yes; Member Mennella-Yes; Chairman Cwik-Yes; Member Snarski-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.

# **ZONING BOARD OF APPEALS**

## **MINUTES OF MAY 2, 2018**

---

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 Mennella. All in favor. Motion carried.

The meeting adjourned at 7:22 p.m.

Respectfully Submitted,

Lisa M. Manzo  
Zoning Board of Appeals Secretary