

ZONING BOARD OF APPEALS
MINUTES OF JUNE 6, 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.

Chairman Cwik welcomed two new Zoning Board of Appeals members this year; Mr. Wayne Bernacki and Ms. Jeanette Chavarria-Torres.

2. A quorum was present. Bruce Boreson, Kathy Mennella, Wayne Bernacki, Jeanette Chavarria-Torres, Frank Grieshamer, Jenny Corral, Chairman Mark Cwik, Lisa Manzo (Secretary), Village Attorney Matt Welch and Nick Walny (Village Planner). All members were present.
3. Member Grieshamer made a motion to accept the amended minutes of May 2, 2018. The motion was seconded by Member Mennella and approved to place them on file as presented.
4. New Business: ZBA 18-07
The Glazier Corporation
2850 Mannheim Road, Franklin Park
12-29-203-060-0000

Chairman Cwik stated that this hearing is for a Variance to reduce the required rear yard, to reduce the required green space of a front yard, and to reduce the required green space of a rear yard in the C-3 General Commercial District per Village Code Sections 9-2-9 and 9-5C-5 for the property commonly known as 2850 Mannheim Road.

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.

Mr. Walny stated to the members that each department has also reviewed the zoning packet for this case.

Chairman Cwik called the petitioner up at this time. He asked the petitioner to sign in and be sworn in. Mr. Dan Abdo of Glazier Corporation, petitioner, came forward. He signed in and was sworn in.

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Mr. Abdo addressed the members and gave a presentation stating that the Glazier Corporation is planning to develop an approximate 4,125 square foot single retail center. The building will be primarily brick, metal and glass with accents. They are proposing up to three (3) tenants of national stature.

Mr. Abdo described the development, showed the members site plans and drawings of the prospective project. He continued that they have to provide a frontage access road to accommodate the Starbucks development next door which pushed their building back further to the west into the rear yard. They want to line their building up closer with the Starbucks so as not to impair visibility in both directions.

Chairman Cwik opened this hearing to the public at this time. If anyone wishes to come forward to speak, to please sign in and be sworn in. Public session began at 7:10 p.m.

Mr. Robert Baladz and Mr. Jerry Gubernat, residents, came forward jointly. They both signed in and was sworn in. Their only concern was that they wanted to see what the building will look like and where exactly it will be located on the lot. Mr. Abdo showed him the various displays.

Public session ended at this time and Board Discussion began at 7:14 p.m.

There was minimum discussion regarding this hearing. The members discussed this hearing and stated it looked pretty straight forward.

Board Discussion ended at 7:16 p.m.

Member Grieshamer made a motion to “approve ZBA 18-07 for a Variance to reduce the required green space of the front yard from 50% to approximately 35%; a Variance to reduce the required green spaces of the rear yard from 50% to approximately 10%; and a Variance to reduce the rear yard from 20 feet to approximately five (5) feet in depth in the C-3 General Commercial District for the property commonly known as 2850 Mannheim Road.” Member Mennella seconded the motion. Roll Call Vote. Member Corral-Yes; Member Bernacki-Yes; Member Boreson-Yes; Member Grieshamer-Yes; Member Mennella-Yes; Chairman Cwik-Yes; Member Chavarria-Torres-Yes. Seven (7) Ayes, Zero (0) Nays, Zero (0) Absent, Zero (0) Abstain. The motion was carried.

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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 18-08
Jonathan Klinepeter- Forrest Bradshaw Industries
10134 Pacific Avenue, Franklin Park
12-21-307-018, 019-0000

Chairman Cwik stated that this hearing is for a Conditional Use for “Small Metal products, design, fabrication and manufacturer” 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 petitioner to sign in and be sworn in. Mr. Jonathan Klinepeter, petitioner, came forward. He signed in and was sworn in.

Mr. Klinepeter gave a presentation to the members at this time. He stated that his company is in the process of acquiring R&J CNC Works located in Franklin Park. They plan to continue the same work and legacy in metal manufacturing. The day to day operations of the business will continue to include CAD/CAM file creation for machining, CNC lathe machining of metal parts for varied industries, and uninterrupted work for the three (3) current employees there; as well as the shipping and receiving of raw products and finished pieces.

Mr. Klinepeter also stated that there will be some minor improvements made to the property as well as changing the work shifts for the employees. This will not affect the parking for the property.

Member Boreson asked if the waste disposal has adequate space and will it need to be enclosed. Mr. Klinepeter stated that they do have adequate space for the dumpster.

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 7:24 p.m.

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There was minimum discussion regarding this hearing. The members discussed placing some conditions on the property.

Board Discussion ended at 7:26 p.m.

Member Grieshamer made a motion to “approve ZBA 18-08 for a Conditional Use for “Small Metal products, design, fabrication and manufacturer” in the CM Commercial Manufacturing District per 9-5D-3 of the Franklin Park Zoning Code for the property commonly known as 10134 Pacific Avenue, Franklin Park, Illinois with the following conditions: 1. That no outside storage of material be allowed on the property; 2. That they follow all the Codes and Ordinances outlined for the Village of Franklin Park.” Member Mennella seconded the motion. Roll Call Vote. Member Corral-Yes; Member Bernacki-Yes; Member Boreson-Yes; Member Grieshamer-Yes; Member Mennella-Yes; Chairman Cwik-Yes; Member Chavarria-Torres-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.

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6. New Business: ZBA 18-09
Matthew Kurucz – Crow Holdings Industrial
3311-33 Charles, Franklin Park
12-20-301-038-0000

Chairman Cwik stated that this hearing is for a Variance to reduce the depth of motor vehicle parking stalls from 18ft 5 in to 18ft and to reduce the aisle width between the stalls from 26ft to 24ft in the I-2 General Industrial District for the property commonly known as 3311-3333 Charles Street, Franklin Park.

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. Matthew Kurucz, petitioner, came forward. He signed in and was sworn in

Mr. Kurucz gave a presentation to the members at this time. He stated that they are requesting a Variance from the Village, one that ultimately allows for more green space on-site and brings the required pavement dimensions in line with not only surrounding communities, but national urban standards; as well as have the required off street parking with dimensions. He continued to state his case by referring back to the current Village requirements for parking. He referred to the Urban Land Institute's National Standards, as well as to surrounding communities' requirements, i.e. Bensenville, Chicago, Des Plaines, Elmhurst and Addison.

Mr. Kurucz stated that their company wants to build an approximate 114,000 square foot building on spec.

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 7:40 p.m.

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The members discussed placing a condition on the property from the Fire Department approving this as far as the aisles having enough access to emergency vehicles.

Board Discussion ended at 7:42 p.m.

Member Grieshamer made a motion to “approve ZBA 18-09 for a Variance to reduce the depth of motor vehicle parking stalls from 18ft 5 in to 18ft and to reduce the aisle width between the stalls from 26ft to 24ft in the I-2 General Industrial District for the property commonly known as 3311-3333 Charles Street, Franklin Park with the following conditions: 1. That this be subject to Fire Dept approval for stall distances; 2. That they follow all the Codes and Ordinances outlined for the Village of Franklin Park.” Member Mennella seconded the motion. Roll Call Vote. Member Corral-Yes; Member Bernacki-Yes; Member Boreson-Yes; Member Grieshamer-Yes; Member Mennella-Yes; Chairman Cwik-Yes; Member Chavarria-Torres-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.

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 7:44 p.m.

Respectfully Submitted,

Lisa M. Manzo
Zoning Board of Appeals Secretary