

ZONING BOARD OF APPEALS
MINUTES OF AUGUST 1, 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, Wayne Bernacki, Frank Grieshamer, Chairman Mark Cwik, Lisa Manzo (Secretary), Village Attorney Matt Welch, Elyse Vukelich & Nick Walny (Village Planner) & John Schneider (Com. Dev. Dir). Absent: Jeanette Torres and Jenny Corral.
3. Member Grieshamer made a motion to accept the amended minutes of July 11, 2018. The motion was seconded by Member Mennella and approved to place them on file as presented.
4. Old Business: None
5. New Business: ZBA 18-14
The Village of Franklin Park
9500 W Belmont, Franklin Park

Chairman Cwik stated that this hearing is for a Text Amendment to Section 9-7-3(d) 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. Nick Walny, petitioner, came forward. He signed in and was sworn in.

Mr. Walny presented this case and stated that the Village is applying for a Text Amendment due to the fact that Franklin Towers located at 9535 Franklin Avenue, in the heart of the downtown district is planning to do major renovations. Due to the fact that the building is legal non-conforming, this Variance would provide an opportunity for renovation and revitalization of this structure within the district.

Mr. Walny stated that staff finds that by not allowing property within the downtown districts that contain high density to rebuild as is in case of a fire or other casualty or act of God due to minimum parking requirements, the downtown would decrease in

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overall density, going against the purpose of the Downtown Zoning Code. The recommended Text Amendment provides relief for properties located in Downtown Districts in case of a fire or other casualty or act of God due to minimum parking requirements.

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 and stated it looked pretty straight forward.

Board Discussion ended at 7:08 p.m.

Member Grieshamer made a motion to “approve ZBA 18-14 for a Text Amendment to Section 9-7-3(d) of the Franklin Park Zoning Code to include: “Subsection (4): Notwithstanding anything contained herein to the contrary, this Subsection (d) shall not apply to the damage or destruction of a non-conforming building or structure, which as nonconforming status due to non-compliance with parking requirements under Section 9-5G-6 (z)(1).” Member Mennella seconded the motion. Roll Call Vote. Member Corral-Absent; Member Bernacki-Yes; Member Boreson-Yes; Member Grieshamer-Yes; Member Mennella-Yes; Chairman Cwik-Yes; Member Chavarria-Torres-Absent. Five (5) Ayes, Zero (0) Nays, Two (2) 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 18-15
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 auto parking stall depth to 18 feet (instead of 18.5 feet) and aisle width between stalls to 24 feet (instead of 26 feet). (9-8-3) 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. Brian Shmitt, and Mr. Josh Glazier of The Glazier Corporation, petitioners, came forward. They signed in and were sworn in.

Mr. Schmitt gave a presentation to the members at this time. He stated that the applicant's intentions to construct a new commercial building with three (3) tenants and a parking lot at 2850 Mannheim Road. He continued that they are requesting a variance to reduce the parking stalls from 18.5 feet to 18 feet along with proposing to reduce the main drive aisle from 26 feet to 24 feet. This will help provide the size the tenants will need. Mr. Glazier continued that this will allow each tenant to have sufficient area in each space, at least 1,300-1,400 square feet each.

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 7:14 p.m.

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

Member Boreson was confident in this hearing as Fire Prevention has signed off with their approval that this will meet the standards with Fire safety.

Board Discussion ended at 7:16 p.m.

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Member Grieshamer made a motion to “approve ZBA 18-15 for a Variance for 2850 Mannheim Road, to reduce auto parking stall depth to 18 feet (instead of 18.5 feet) and aisle width between stalls to 24 feet (instead of 26 feet). (9-8-3) of the Franklin Park Zoning Code.” Member Mennella seconded the motion. Roll Call Vote. Member Corral-Absent; Member Bernacki-Yes; Member Boreson-Yes; Member Grieshamer-Yes; Member Mennella-Yes; Chairman Cwik-Yes; Member Chavarria-Torres-Absent. Five (5) Ayes, Zero (0) Nays, Two (2) 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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7. New Business: ZBA 18-16
Resurrection Lutheran Church of Franklin Park
9777 Grand Avenue, Franklin Park
12-28-401-009-0000

Chairman Cwik stated that this hearing is for a Conditional Use for “Religious Institution” in the C-2-1 Community Shopping District per 9-5A-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. Wayne Molley, Mr. Rich Andracki and Mr. Darryl Thompson Powell, petitioners, came forward. They signed in and was sworn in

Mr. Molley gave a presentation to the members at this time. He stated that Resurrection Lutheran Church of Franklin Park has been in Franklin Park for over 75 years. They sold the property at 9920 Grand Avenue and want to purchase the property at 9777 Grand Avenue.

Mr. Andracki stated that Resurrection Lutheran Church of Franklin Park has a food pantry and clothing closet that serves over 2200 people in the last year alone. They work with students from the Village and help them serve the community. The church helps educate and mentor kids. They also serve as sponsors to the community sports organizations. Mr. Andracki continued that their congregation has unanimously voted to purchase the property at 9777 Grand Avenue.

Pastor Powell presented at this time that they currently have 25-30 parishioners and one (1) service on Sunday at this time. Pastor stated that if the congregation grows, they will move to have two (2) services on Sundays to accommodate the space and the parking. Pastor continued that they have volunteers during the week to help with the food pantry, but it is currently on Mondays from 12-3 p.m.

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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 7:30 p.m.

Ms. Beth Silenzi came forward at this time. Ms. Silenzi signed in and was sworn in. Ms. Silenzi stated that she has frequented the businesses along Grand Avenue and has always found parking on the street. They have two (2) hour parking signs and that is always an additional option for the parishioners is to find a parking space on the street.

Public session ended at this time and Board Discussion began at 7:32 p.m.

The members discussed placing some conditions on the property.

Board Discussion ended at 7:34 p.m.

Member Grieshamer made a motion to “approve ZBA 18-16 for 9777 Grand Avenue, for Conditional Use for “Religious Institution” in the C-2-1 Community Shopping District per 9-5A-3 of the Franklin Park Zoning Code with the following conditions: 1. All parking of vehicles must comply with the rules and regulations of Chapter 8 in the Village of Franklin Park Zoning Code; 2. No motor vehicles related to Resurrection Lutheran Church of Franklin Park are allowed to park on the Village right of way at all times; 3. That this proposed use complies with all Village regulations at all times.” Member Mennella seconded the motion. Roll Call Vote. Member Corral-Absent; Member Bernacki-Yes; Member Boreson-Yes; Member Grieshamer-Yes; Member Mennella-Yes; Chairman Cwik-Yes; Member Chavarria-Torres-Absent. Five (5) Ayes, Zero (0) Nays, Two (2) 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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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 7:36 p.m.

Respectfully Submitted,

Lisa M. Manzo
Zoning Board of Appeals Secretary