

ZONING BOARD OF APPEALS
MINUTES OF FEBRUARY 6, 2019 – 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, Jenny Corral, Chairman Mark Cwik, Lisa Manzo (Secretary), Village Attorney Matthew Ingersoll, and Nick Walny (Village Planner). Absent: Jeanette Torres.
3. Member Grieshamer made a motion to accept the minutes of January 2, 2019. The motion was seconded by Member Mennella and approved to place them on file as presented.
4. Old Business: NONE.
5. New Business: ZBA 19-02
Woodmax Inc. – Jaroslaw Galus
2839 Birch
12-27-124-013, 014, 015, 016-0000

Chairman Cwik stated that this hearing is for a Conditional Use for “woodworking and wood products” in the I-1, Restricted Industrial District per Village Code Section 9-6A-3 of the Franklin Park Zoning Code.

Chairman Cwik called the petitioner up at this time. He asked the petitioner to sign in and be sworn in. Mr. Jaroslaw Galus, petitioner, came forward. He signed in and was sworn in.

Mr. Galus presented his case before the members at this time. He stated that he intends to use the property for the fabrication of unfinished wood cabinetry. There will not be a showroom on site. They do not paint cabinets on site. He stated that customers do not generally come to the site as the designs are presented to them in their homes or places of business. The cabinets are cut, assembled, and shipped out of the facility with no need for customers coming to the shop.

He continued that he will only have two (2) vehicles and that there are four (4) employees in total, two (2) owners and two (2) off site employees.

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He stated that he has been in the business for over 15 years and wants to move to a better location in Franklin Park. His hours of operation are Monday through Friday from 7 a.m. to 3:30 p.m.

Chairman Cwik opened this hearing to the public at this time. Chairman Cwik stated that anyone wishing to come forward to please sign in and be sworn in.

Public session began at 7:09 p.m.

Mr. Masad Saba, 9215 Chestnut came forward at this time. Mr. Saba signed in and was sworn in. Mr. Saba stated that he is afraid that cars and or trucks will block the alley. He is afraid of dust coming from the business when the doors are open.

Public session ended at 7:12 and Board Discussion opened.

There was some discussion regarding this hearing. The members discussed that placing conditions on the property that would entail that there would be no parking on the street, all work inside the building, no outdoor storage and the like. The members also discussed if the petitioner has sufficient parking on site that would be shared with the other units.

Board Discussion ended at 7:21 p.m.

Member Grieshamer made a motion to “approve the Conditional Use, ZBA 19-02 for “woodworking and wood products” in the I-1, Restricted Industrial District per Village Code Section 9-6A-3 of the Franklin Park Zoning Code with the following conditions: 1. That this proposed use complies with all Village regulations at all times; 2. That no outdoor storage of materials takes place on site; 3. All work to take place inside the building with the doors closed; that there will be no parking on the street, onsite only.” 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-Absent. Six (6) Ayes, Zero (0) Nays, One (1) 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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6. New Business: ZBA 19-03
Car EFI – Douglas Alvarado
10130 Franklin Avenue
12-21-311-023, 024, 025-0000

Chairman Cwik stated that this hearing is for a Conditional Use for “automobile repair” in the CM, Commercial Manufacturing District per 9-5D-3 of the Franklin Park Zoning Code.

Chairman Cwik called the petitioner up at this time. He asked the petitioner to sign in and be sworn in. Mr. Douglas Alvarado, petitioner, came forward. He signed in and was sworn in.

Mr. Alvarado gave his presentation to the members at this time. He stated that he is petitioning for an automotive repair shop that specializes in foreign and domestic vehicles. He is certified in fixing mechanical problems, such as brakes, mufflers, exhaust systems, transmissions, automobile electrification, air conditions, oil changes, etc. He stated that he will not be doing any body work of any kind and there will be no vehicle sales. He will have two (2) bays and would like a third. His hours of operation will be Monday through Friday from 9 a.m. to 6 p.m. with no Saturday or Sunday hours.

Member Grieshamer asked if he is aware that an opaque fence will need to be installed at the rear of the property that abuts the rail road tracks. Mr. Alvarado stated that the property would have to take responsibility for that. He also asked if he has sufficient parking. Mr. Alvarado stated that there will be seven (7) parking spaces inside the property, four (4) in the back and two (2) in the front (interior).

Mr. Alvarado stated that he has had his own shop for four (4) years now and has been in the business since 2007.

Member Grieshamer asked what are the terms of his lease. Mr. Alvarado replied that it will be a three (3) year lease with another three (3) year lease option. He also asked Mr. Alvarado if there is a garbage receptacle outside. He responded that if one needs to be erected, he will do so.

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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 7:34 p.m.

There was minimum discussion regarding this hearing. The members discussed what conditions should be placed on the property. They discussed the garbage receptacle and that if there is not one, one will be required and enclosed.

Board Discussion ended at 7:36 p.m.

Member Grieshamer made a motion to “approve the Conditional Use, ZBA 19-03 for 10130 Franklin for “automobile repair” in the CM, Commercial Manufacturing District per 9-5D-3 of the Franklin Park Zoning Code with the following conditions: 1. That no outdoor storage of motor vehicles in disrepair shall take place on the site or off the site and stored inside; 2. That all operations related to this use shall only be conducted within the primary structure; 3. That no sales of vehicles take place on the property; 4. That an opaque fence between six and eight feet in height be installed along the length of the zoning lot; 5. That there be a dumpster enclosure installed per code; 6. That this proposed use complies with all Village regulations at all times.” 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-Absent. 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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7. New Business: ZBA 19-04
Village of Franklin Park
9500 W. Belmont Avenue

Chairman Cwik stated that this hearing is for a Text Amendment to Chapter 5 – Commercial Districts and Chapter 6 – Industrial Districts of the Village of Franklin Park Zoning Code regarding automobile repair and motor vehicle sales.

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 stated that staff has determined that there is a contradiction in Sections 9-5B-3, 9-5C-2, 9-5D-3, and 9-6B-3 of the Code. This contradiction lies within the definitions of motor vehicles and automobile repair. Staff is also recommending changes to Village Code Title 9 relating to the regulations of parking uses in the C-2-1, C-3, C-M, I-1, and I-2 zoning districts. Descriptions of the various and multiple changes are located within the packages that were given to the members and are public record.

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 7:44 p.m.

There was minimum discussion regarding this hearing. The members stated that it was straight forward and that it is beneficial that these sections are streamlined and updated to 2019 standards.

Board Discussion ended at 7:45 p.m.

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Member Grieshamer made a motion to “ZBA 19-04 for a Text Amendment to the Village Code of Franklin Park Sections 9-5B-3 (C2 District – Conditional Uses), 9-5C-2 (C3 District – Permitted Uses), 9-5D-3 (CM District – Conditional Uses), and 9-6B-3 (I2 District – Conditional Uses) regarding the regulation of automobile repair. Also in the case of ZBA 19-04 for a Text Amendment to the Village Code of Franklin Park Sections 9-5B-3 (C2 District – Conditional Uses), 9-5C-2 (C3 District – Permitted Uses), and 9-6A-3 (I1 District – Conditional Uses) regarding the use of motor vehicle sales.” 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-Absent. 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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8. New Business: ZBA 19-05
Village of Franklin Park
9500 W. Belmont Avenue

Chairman Cwik stated that this hearing is for a Text Amendment to Sections 9-9-5(5)(e), 9-9-6(1)(c), and 9-9-6(2)(c) of the Village of Franklin Park Zoning Code regarding advertising signs adjacent to Interstate 294 or Mannheim Road.

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 came forward and stated that this hearing is for a text amendment to remove “Mannheim Road” from various sections of the Village Code that pertain to advertising signs.

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 7:49 p.m.

There was minimum discussion regarding this hearing. The members stated that it was straight forward and that it is beneficial that these sections are streamlined and updated to 2019 standards.

Board Discussion ended at 7:50 p.m.

Member Grieshamer made a motion to “approve 19-05 for a Text Amendment to the Village Code of Franklin Park Sections 9-9-5(5)(e), 9-9-6(1)(c), and 9-9-6(2)(c) of the Village of Franklin Park Zoning Code regarding advertising signs adjacent to Interstate 294 or 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-Absent. Six (6) Ayes, Zero (0) Nays, One (1) 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.

7. Staff Update: None.

8. Public Comment: None.

9. A motion was made by Member Griecashamer 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 7:52 p.m.

Respectfully Submitted,

Lisa M Manzo

Lisa M. Manzo
Zoning Board of Appeals Secretary