

ZONING BOARD OF APPEALS
MINUTES OF JUNE 5, 2019 – 7:00 P.M.

1. The regularly scheduled meeting of the Zoning Board of Appeals was called to order at 7:06 p.m.
2. A quorum was present. Bruce Boreson, Frank Grieshamer, Kathy Mennella, Chairman Mark Cwik, Wayne Bernacki, Lisa Manzo (Secretary), Nick Walny (Village Planner) and Ryan Adriatico (Village Planner). Absent: Jenny Corral and Jeanette Torres.
3. Member Grieshamer made a motion to accept the minutes of May 1, 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 19-08
Master Brick Builders – Ulyana Lysak
9823 Franklin Avenue
12-21-421-010, 011-0000

Chairman Cwik stated that this hearing is for a Conditional Use for a Contractor Yard and Office in the CM, Commercial Manufacturing District per Section 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. Ms. Ulyana Lysak, petitioner, came forward. She signed in and was sworn in.

Ms. Lysak gave her presentation at this time. She stated that this is a family owned company that specializes in masonry services for residential and commercial projects. They deal in masonry repair, tuckpointing, caulking, power washing, chimney repair, concrete restoration, etc. She stated that they have outgrown their property located at 9808 Franklin Avenue, and are interested in 9823 Franklin to use the property for storage.

Member Grieshamer asked what type of storage material will be in the building. Ms. Lysak stated that they will store scaffolding, equipment and bricks from other jobs.

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Member Grieshamer asked how many employees there will be Ms. Lysak stated that there will be three (3) employees, however, they do have subcontractors that frequent the site on occasion, but mostly go directly to the job sites.

Member Grieshamer asked if the petitioner has an issue erecting a six (6) foot privacy fence along the rear of the property. Ms. Lysak stated that she does not have an issue with erecting a fence. Member Grieshamer asked Ms. Lysak if the Watchman's Quarters will be used and rented out to the public. Ms. Lysak stated absolutely not. Her intent is to have her husband use it from time to time when he has to go from the property to a job site only.

Member Grieshamer asked what the hours of operation will be. Ms. Lysak stated that the hours will be Monday through Saturday from 6 a.m. to 6 p.m.

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 placing some conditions on this hearing.

Board Discussion ended at 7:20 p.m.

Member Grieshamer made a motion to “approve the Conditional Use for 9823 Franklin Ave for a Contractor Yard and Office in the CM, Commercial Manufacturing District per Section 9-5D-3 of the Franklin Park Zoning Code with the following conditions: 1. That no outdoor storage of building materials, tools, company vehicles, or equipment occur on premises; 2. That an opaque fence between six and eight feet in height be installed along Belmont Avenue; 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.

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Acting Chairman Boreson reminded the applicant that this is a recommending body and all final decisions will be made by the Village Board of Trustees.

Acting Chairman Boreson thanked everyone for attending this evening.

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6. New Business: ZBA 19-09
Doris Martinez – Onin Group Midwest, LLC
9645 Grand Avenue
12-28-401-031-0000

Chairman Cwik stated that this hearing is for a Conditional Use for “temporary staffing agency” in the C-2-1, Community Shopping District per 9-5B-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. Ms. Doris Martinez, petitioner, came forward. She signed in and was sworn in.

Ms. Martinez gave her presentation at this time. She stated that Labor Temps has been at this location for the past six (6) years. Onin Group Midwest bought out Labor Temps.

Member Grieshamer asked if the company would be providing transportation to prospective clients to and from the location. Ms. Martinez stated that they do not provide transportation.

Member Grieshamer asked how many clients/customers would come to the site on an average day. Ms. Martinez stated there would be an average of 10 customers. He also asked what the hours of operation will be. Ms. Martinez stated that it would be Monday through Friday from 5 a.m. to 5 p.m., Saturdays from 10 a.m. to 1 p.m. and closed on Sunday.

Member Bernacki asked what types temporary staffing do they provide to their clients. Ms. Martinez stated that they provide light industrial, light clerical, welders, etc.

Member Grieshamer asked where the employees will park. Ms. Martinez stated that they park in the rear.

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Acting Chairman Boreson opened this hearing to the public at this time. Acting Chairman Boreson stated that since no public came forward, he closed public session.

Board Discussion began at 7:28 p.m.

There was minimum discussion regarding this hearing. They discussed if the business will have enough parking spaces and placing conditions on this case.

Board Discussion ended at 7:32 p.m.

Member Grieshamer made a motion to “approve the Conditional Use for 9645 Grand Avenue for “temporary staffing agency” in the C-2-1, Community Shopping District per 9-5B-3 of the Franklin Park Zoning Code with the following conditions: 1. That all operations related to this use shall only be conducted within the primary structure; 2. That the business in question does not transport customers to the workplace where the individual is placed; 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.

Acting Chairman Boreson reminded the applicant that this is a recommending body and all final decisions will be made by the Village Board of Trustees.

Acting Chairman Boreson 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 7:38 p.m.

Respectfully Submitted,

Lisa M Manzo

Lisa M. Manzo
Zoning Board of Appeals Secretary