

ZONING BOARD OF APPEALS
MINUTES OF SEPTEMBER 4, 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, Frank Grieshamer, Kathy Mennella, Chairman Mark Cwik, Jenny Corral, Wayne Bernacki, Lisa Manzo (Secretary), Nick Walny (Village Planner) and Matt Welch (Village Attorney). Absent: Jeanette Torres.
3. Member Grieshamer made a motion to accept the minutes of August 7, 2019. The motion was seconded by Member Mennella and approved to place them on file as presented.
4. Old Business: ZBA 19-10
We Rock the Spectrum Kids Gym – Thanh Lam
10123-27 Grand Avenue
12-28-132-040-0000

Chairman Cwik stated that this hearing is for a Conditional Use for a “daycare center” in the C-2-1 Community Shopping District per 9-5B-3 of the Franklin Park Zoning Code.

Mr. Walny clarified for the record that he had confirmed with the post office that the full address of the property in question is 10111-10219 Grand. The specific address of the petitioner’s case is: 10123-27 Grand.

Member Grieshamer entered into the record that Member Bernacki was present at the meeting at 7:06 pm. 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. Ms. Thanh Lam, petitioner, came forward. She signed in and was sworn in.

Ms. Lam gave her presentation at this time. She stated that they are excited to bring the first indoor sensory gym to Franklin Park. This gym provides kids with all abilities a place to play and grow. It is designed for kids with sensory processing disorders and kids on the spectrum.

ZONING BOARD OF APPEALS

MINUTES OF SEPTEMBER 4, 2019

Ms. Lam continued that through guided lay on equipment that meets their needs, these children will improve fine motor skills, body awareness, cause and effect reasoning, and social skills.

Ms. Lam stated that people are welcome to enjoy the gym at any time. They can come in and pay a fee one day at a time, or they can apply for a monthly membership.

Member Corral asked if there will be a therapist there on site. Ms. Lam stated that there would not be, but therapists usually rent the space to hold sessions.

Member Griecashamer asked how many employees there will be. Ms. Lam stated that there will be three (3) employees on site. Hours of operation will be either 9 a.m. to 6 p.m. or 10 a.m. to 7 p.m. seven (7) days a week. All employees go through training.

Member Griecashamer asked how many people are allowed in the gym at one time. Ms. Lam stated that they can have up to 30-40 people at a time, a portion of those are parents who will be supervising their children while at play. Ms. Lam stated that parents must supervise the children. They cannot just drop off the kids and leave, they must stay.

Member Boreson asked about Ms. Lam's background of education and training for this type of establishment. Ms. Lam stated that she has a son on the spectrum. She continued that she once brought her child to this gym that was located in another town and loved the experience. She decided to open up her own gym.

Member Griecashamer asked what was the target age group. Ms. Lam stated that they cater to younger children up to 12 years of age. She would like to start off at this age and then eventually extend it to older kids.

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 7:20 p.m.

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

ZONING BOARD OF APPEALS

MINUTES OF SEPTEMBER 4, 2019

At this time Ms. Tram Le, who is an investor in the company came forward. She described that these gyms have to be a certain distance from each other. She also stated the benefits it will have on the community. That the three (3) owners have a deep commitment to this venture and it is very near and dear to their heart.

Board Discussion ended at 7:24 p.m.

Member Grieshamer made a motion to approve this hearing for a Conditional Use for a “daycare center” for the property located at 10123-27 Grand Avenue, 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 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.

ZONING BOARD OF APPEALS MINUTES OF SEPTEMBER 4, 2019

5. New Business: None.
6. Staff Update: None.
7. Public Comment: None.
8. A motion was made by Member Griashamer 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