

**ZONING BOARD OF APPEALS**  
**MINUTES OF NOVEMBER 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, Jenny Corral, Rhonda Santana, Frank Grieshamer, Kathy Mennella, Chairman Mark Cwik, Wayne Bernacki, Lisa Manzo (Secretary), Matt Welch (Village Attorney), Nick Walny (Village Planner) and Ryan Adriatico (Village Planner). All members are present.
3. Member Grieshamer made a motion to accept the minutes of October 2, 2019. The motion was seconded by Member Mennella and approved to place them on file as presented.
4. Old Business: ZBA 19-11 – Wayne Filosa, 9501 Franklin Avenue

Member Grieshamer made a motion to continue ZBA 19-11 to the next regularly scheduled meeting of December 4, 2019 at 7:00 p.m. in the Police Station Community Room. Member Mennella seconded the motion. All in favor. Motion carried.

5. New Business: ZBA 19-12  
Love & Learn Children’s Center – Priscilla Mcwherter  
3537 Rose  
12-22-316-038-0000

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

Chairman Cwik called the petitioners up at this time. He asked the petitioners to sign in and be sworn in. Ms. Priscilla Mcwherter, petitioner, Ms. Lizette Terrazas, petitioner, and Mr. Chris Troila, property owner, came forward. They signed in and were sworn in.

Ms. Mcwherter gave her presentation at this time. She stated that the proposed business will be a dual language daycare center, running full time. The hours of operation will be from 6:30 am to 6:30 pm and will serve Franklin Park and Schiller Park. The space will hold between 35-50 students, depending on the ages.

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She continued that there will be 4-5 teachers and 4 employees on site. They will be licensed through the Village as well as the State of Illinois.

Ms. Mcwherter continued that children would be dropped off at the front of the facility in the morning between the hours of 6:30-7:30 am. She stated that they also have 21 parking spaces in the rear of the property.

Member Boreson asked if there is a limit to occupancy of how many people can be there based on the square footage. Ms. Mcwherter stated that they would have a limit of 60 students per the square footage.

Member Grieshamer asked what the term of the lease will be. Ms. Mcwherter stated that at this time they have a three (3) year lease with future options.

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 discussion on the number of parking spaces the facility will have allocated for this particular business. The members discuss erecting signage to secure parking spaces. The members discussed the public parking lot at the northeast corner of Addison and Rose and who is allowed to park there. They further discussed that the parking lot is also used for East Leyden students as well as the public.

The members discussed possibly dropping off at the front of the business and picking up at the rear for safety concerns.

Board Discussion ended at 7:32 p.m.

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Member Grieshamer made a motion to “approve the Conditional Use for 3537 Rose for a “daycare center” in the C-1 Neighborhood Convenience District per 9-5A-3 of the Franklin Park Zoning Code with the following conditions: 1. That three (3) parking spaces directly to the rear of the property be designated for the safe drop off and pick up of daycare attendees; 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 Santana-Yes; Member Grieshamer-Yes; Member Mennella-Yes; Chairman Cwik-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 19-13  
Park Ridge Baseball/Softball Inc.  
4011 Fleetwood  
12-17-400-011-0000

Chairman Cwik stated that this hearing is for a Conditional Use for “recreation building” in the 1-2, General Industrial District 9-6B-3 of the Franklin Park Zoning Code.

Chairman Cwik called the petitioners up at this time. He asked the petitioners to sign in and be sworn in. Mr. Theodore Haufle, petitioner, and Mr. Michael Grapenthie, petitioner, came forward. They signed in and were sworn in.

Mr. Haufle gave his presentation at this time. He stated that the space will be used for youth baseball and softball training in the off season. They have had this youth organization since the 1950’s. They will have up to 13 players and 4 coaches that will occupy the rear of the space for hitting and throwing instruction. They will have 2 batting tunnels for hitting and a carpeted area for throwing instruction. The entrance room (front) has chairs for parents to observe the session on a closed circuit television. There will also be a bathroom in the front area. Their peak usage is during the months of January, February and March. Their hours of operation will be weekdays from 4-9 pm, and weekends from 9-9pm.

Mr. Haufle stated that there is ample lighting, smoke alarms, fire extinguishers and lit exit signs. There will be 100% adult supervision at all times, have t.v. screens for all the parents and no food or drinks will be allowed in the facility.

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.

There was minimum discussion regarding this hearing.

Board Discussion ended at 7:42 p.m.

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Member Grieshamer made a motion to “approve the Conditional Use for 4011 Fleetwood for “recreation building” in the 1-2, General Industrial District 9-6B-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 Santana-Yes; Member Grieshamer-Yes; Member Mennella-Yes; Chairman Cwik-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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7. New Business: ZBA 19-14  
Village of Franklin Park – Text Amendment  
9500 Belmont

Chairman Cwik stated that this hearing is for a Text Amendment regarding truck/large equipment repair facility, to Sections 9-1-3, 9-6B-3 and 9-8-4 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. Nicholas Walny, petitioner, came forward. He signed in and was sworn in.

Mr. Walny gave his presentation at this time. He stated that due to the intensity and large acreage required for a use that is not the highest and best use of land, the Zoning Administrator and staff are requesting that the use of truck repair be eliminated as a Conditional Use in the I-2, General Industrial District.

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 7:56 p.m.

There was minimum discussion regarding this hearing. Mr. Welch discussed adding additional verbiage for the motion as follows in the definition section: “exclusive of trucks, tractors or trailers.”

Board Discussion ended at 7:58 p.m.

Member Grieshamer made a motion to “approve a Text Amendment regarding truck/large equipment repair facility, to Sections 9-1-3, 9-6B-3 and 9-8-4 of the Franklin Park Zoning Code, subject to such changes stated on the record.” Member Mennella seconded the motion. Roll Call Vote. Member Corral-Yes; Member Bernacki-Yes; Member Boreson-Yes; Member Santana-Yes; Member Grieshamer-Yes; Member Mennella-Yes; Chairman Cwik-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.

8. Staff Update: None.

9. Public Comment: None.

10. 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 8:06 p.m.

Respectfully Submitted,

*Lisa M Manzo*

Lisa M. Manzo  
Zoning Board of Appeals Secretary