

**ZONING BOARD OF APPEALS**  
**MINUTES OF JANUARY 8, 2020 – 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, Wayne Bernacki, Lisa Manzo (Secretary), Matt Welch (Village Attorney), Nick Walny (Village Planner) and Ryan Adriatico (Village Planner). Absent: Chairman Mark Cwik.

Due to Chairman Cwik's absence, Member Grieshamer became Acting Chair for this evening.

3. Member Boreson made a motion to accept the minutes of December 4, 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 Boreson made a motion to continue ZBA 19-11 to the next regularly scheduled meeting of February 5, 2020 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 19-18  
Text Amendment – Village of Franklin Park  
9500 Belmont

Acting Chairman Grieshamer stated that this hearing is for a Text Amendment to Sections 9-8-3(f)(2)(a) of the Franklin Park Zoning Code.

Acting Chairman Grieshamer 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 gave his presentation at this time. He stated that this hearing is in regard to paved parking in the commercial and industrial districts within the Village. Staff is proposing to amend the code to state that when any portion of an applicable zoning lot is sold or leased, driveways and parking areas must be completely paved with a hard surface of concrete, asphalt pavers or permeable pavers. The reasoning for this is to close a loop hole within the code and also because planning and engineering staff

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cannot adequately enforce paving standards. Applicants can use this requirement as a way to not pave part of their lot and remain it as gravel. This will have an effect on the appearance of the Village, stormwater management (sites do not drain properly) and dust accumulation.

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

Board Discussion began at 7:06 p.m.

The members commended staff for their efforts on this subject and were pleased to have rules and regulations set in place for this.

Board Discussion ended at 7:08 p.m.

Member Boreson made a motion to “approve ZBA 19-18 for a Text Amendment to Sections 9-8-3(f)(2)(a) of the Franklin Park Zoning Code regarding paved parking in commercial and industrial districts.” 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-Absent. Six (6) Ayes, Zero (0) Nays, One (1) Absent, Zero (0) Abstain. The motion was carried.

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

Acting Chairman Grieshamer thanked everyone for attending this evening.

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6. New Business: ZBA 19-19  
Text Amendment - Village of Franklin Park  
9500 Belmont

Acting Chairman Grieshamer stated that this hearing is for a Text Amendment to Sections 9-6B-3 of the Franklin Park Zoning Code.

Acting Chairman Grieshamer called the petitioner up at this time. He asked the petitioner to sign in and be sworn in. Mr. Ryan Adriatico, petitioner, came forward. He signed in and was sworn in.

Mr. Adriatico gave his presentation at this time. He stated that due to the intensity and large acreage required for uses that are not the highest and best use of land, the Zoning Administrator and staff are requesting that the aforementioned uses be eliminated as Conditional Uses in the I-2, General Industrial District: Areas for dumping or disposal of garbage, refuse or trash; Junkyards and auto graveyards; Mining operations. He further stated that by removing outdated uses that do not fit into the fabric of the Village, it will add to the ease of the re-write of the zoning code that is in process.

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

Board Discussion began at 7:14 p.m.

The members stated that this case was very straight forward.

Board Discussion ended at 7:16 p.m.

Member Boreson made a motion to “approve ZBA 19-19 for a Text Amendment to Sections 9-6B-3 of the Franklin Park Zoning Code regarding the elimination of areas for dumping or disposal of garbage, refuse or trash; junkyards and auto graveyards; and mining operations as a Conditional Use in the I-2, General Industrial District.” 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-Absent. Six (6) Ayes, Zero (0) Nays, One (1) Absent, Zero (0) Abstain. The motion was carried.

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

Acting Chairman Grieshamer thanked everyone for attending this evening.

7. Staff Update: Mr. Adriatico stated that at the next Zoning Board of Appeals hearing on Wednesday, February 5, 2020 it will be a joint meeting with both the Zoning Board of Appeals and the Plan Commission to listen to a presentation by Camiros regarding the new Zoning Code re-write.
8. Public Comment: None.
9. A motion was made by Member Boreson 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 7:20 p.m.

Respectfully Submitted,

*Lisa M Manzo*

Lisa M. Manzo  
Zoning Board of Appeals Secretary