

ZONING BOARD OF APPEALS
MINUTES OF JUNE 10, 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, Rhonda Santana, Kathy Mennella, Wayne Bernacki, Frank Grieshamer, Jenny Corral, Chairman Mark Cwik, Lisa Manzo (Secretary), Village Attorney Matt Welch, Nick Walny (Village Planner) and Ryan Adriatico (Village Planner). All members were present.
3. Old Business: NONE.
5. New Business: ZBA 20-05
Leyden Area Special Education Cooperative
10035 Grand, 4th Floor
12-28-132-020-0000

Chairman Cwik stated that this hearing is for a Conditional Use for “Educational Service” in the C-2-1, Community Shopping District per Section 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. Dr. Danielle Welch, petitioner, and Ms. Cinda Pembroke, petitioner, came forward. They signed in and were sworn in.

Dr. Welch presented her case before the members at this time. She stated that the Leyden Area Special Education Cooperative (LASEC) intends to use the space at 10035 Grand for a special education program for high school students of their member districts. They students may need a smaller environment and more access to individualized programming that may not be able to be accessed in their high school. The intent of LASEC is to provide an option to these schoolers located in their community. They will partner with Phoenix Academy which will enhance the experience for these special education students at Leyden and Ridgewood High School and provide an opportunity to partner with local business and other entities within Franklin Park.

Dr. Welch continued that this will encompass nine (9) school districts and will help students with emotional disabilities, i.e. depression, anxiety, etc.

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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 7:05 p.m.

There was minimal discussion regarding this hearing.

Board Discussion ended at 7:06 p.m.

Member Grieshamer made a motion to “approve the Conditional Use, ZBA 20-05 for “Educational Service” in the C-2-1, Community Shopping District per Section 9-5B-3 of the Franklin Park Zoning Code, with the following conditions: 1. 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 Santana-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 20-06
Text Amendment – Village of Franklin Park
9500 Belmont

Chairman Cwik stated that this hearing is for a Text Amendment to Sections 9-1-3 and 9-4-8(f) of the Village of 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. Ryan Adriatico, petitioner, came forward. He signed in and was sworn in.

Mr. Adriatico gave his presentation to the members at this time. He stated that as lodging platforms like AirBNB that offers short term rental units in private homes continue to rise in popularity, Village requirements must address the adverse secondary effects that may come with the introduction of these services in residential areas. Staff found it responsible to amend the Zoning Code in order to mitigate or eliminate these concerns.

Mr. Adriatico continued that they will include a definition for “short term rental unit” within the zoning code as well as amendments to the definition of the term “lodging house” to clarify the difference between that use and a short term rental. He further continued that the operation for these uses be permitted in the I-1, I-2 and CM districts.

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 before speaking.

Public session began at 7:12 p.m.

Suzanne and Ed Kosten of 3038 Calwagner, came forward at this time. They both signed in and were sworn in. Ms. Kosten stated that she has operated an AirBNB and has had over 700 customers stay in her residence. She continued to read from her guest book that customers have written positive and kind reviews of their stay in her home. She said that it is a win-win to have an AirBNB and will only be profitable for the Village, as the customers frequent the local restaurants, stores, banks, nail salons, etc. It brings business to the Village.

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Mr. Kosten spoke at this time and asked the members if any of them were an AirBNB host. (none of them were/are) He asked where are the issues coming from? He stated that the Village will make revenue from the rentals. He described where the revenue would go to, for example: food establishments, restaurants, stores, home improvement stores, taxes, etc. He further stated that there are rules with the AirBNB that specify that there be no parties on property.

Chairman Cwik thanked them both for their time.

Public session ended and Board Discussion began at 7:28.

There was discussion regarding this hearing. The members discussed the definitions of a short term rental vs. a lodging house. They also clarified where in the Village these would be permitted.

Board Discussion ended at 7:32 p.m.

Member Grieshamer made a motion to approve ZBA 20-06 for a Text Amendment to Sections 9-1-3 and 9-4-8(f) of the Village of Franklin Park Zoning Code regarding the definition of the terms “Short Term Rental Unit” and “Lodging House” and prohibited uses for Home Occupations.” 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 Santana-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. Public Comment: None.

8. 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 7:36 p.m.

Respectfully Submitted,

Lisa M Manzo

Lisa M. Manzo
Zoning Board of Appeals Secretary