

**ZONING BOARD OF APPEALS**  
**MINUTES OF AUGUST 5, 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), and Nick Walny (Village Planner). All members were present.
3. Member Grieshamer made a motion to accept the minutes of July 1, 2020. The motion was seconded by Member Mennella and approved to place them on file as presented.
4. Old Business: NONE.
5. New Business: ZBA 20-07  
Bridge Development  
10625 Franklin Avenue  
12-20-400-027-0000

Chairman Cwik stated that this hearing is for a Plat of Subdivision for the addition of the parcel into the Bridge Point Franklin Park Subdivision for properties commonly known as 10501, 10601 and 10701 Franklin Avenue in Cook County, Illinois per Village Code Title 10 Subdivision Regulations.

Chairman Cwik called the petitioner up at this time. He asked the petitioner to sign in and be sworn in. Mr. Doug Klein, petitioner, came forward. He signed in and was sworn in.

Mr. Klein presented his case before the members at this time. He stated simply that they are requesting this subdivision to incorporate the property of 10625 Franklin Avenue into BridgePoint Franklin Park, in Cook County, Illinois per Village Code Title 10 Subdivision Regulations.

Bridge acquired the one (1) acre parcel located at 10625 Franklin Avenue in June of 2019. At the time of closing, they demolished the building and improved it with a surface parking lot to accommodate overflow parking at BridgePoint.

## **ZONING BOARD OF APPEALS MINUTES OF AUGUST 5, 2020**

---

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 7:02 p.m.

There was minimal discussion regarding this hearing.

Board Discussion ended at 7:04 p.m.

Member Grieshamer made a motion to “approve the Plat of Subdivision for the addition of the parcel (10625 Franklin Avenue) into the Bridge Point Franklin Park Subdivision for properties commonly known as 10501, 10601 and 10701 Franklin Avenue in Cook County, Illinois per Village Code Title 10 Subdivision Regulations.” 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.

# ZONING BOARD OF APPEALS

## MINUTES OF AUGUST 5, 2020

---

6. New Business: ZBA 20-08  
Text Amendment - Village of Franklin Park  
9500 W Belmont Avenue

Chairman Cwik stated that this hearing is for a Text Amendment to Section 9-2-4 (d)(2) of the Village of Franklin Park Zoning Code regarding swimming pool latch heights.

Chairman Cwik 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 to the members at this time. He stated that staff is proposing to amend the code to state that latches be placed at 4'5" above the ground instead of the 4' that is currently allowed. He continued that Building Department staff received updated codes on swimming pools and wants to make sure that the Zoning Code does not supersede the Building Code in regard to safety measures.

Mr. Boreson questioned the height of the latches and inquired if it will harmonize with all the safety requirements and manufacture's specifications of other entities that install latches. There was discussion to the effect that it should all correspond.

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 7:08 p.m.

There was discussion regarding this hearing to allow the height to be 4'6" instead of 4'5". The members agreed.

Board Discussion ended at 7:10 p.m.

## ZONING BOARD OF APPEALS MINUTES OF AUGUST 5, 2020

---

Member Grieshamer made a motion “to approve ZBA 20-08 for Text Amendment to Section 9-2-4 (d)(2) of the Village of Franklin Park Zoning Code regarding swimming pool latch heights and they be increased to 4’6”.” 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.

7. Public Comment: None.

8. 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 7:12 p.m.

Respectfully Submitted,

*Lisa M Manzo*

Lisa M. Manzo  
Zoning Board of Appeals Secretary