

ZONING BOARD OF APPEALS
MINUTES OF APRIL 7, 2021 – 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, Kathy Mennella, Wayne Bernacki, Frank Grieshamer, Rhonda Santana, Jenny Corral, Chairman Mark Cwik, Lisa Manzo (Secretary), Peter Murphy (Village Attorney), Ryan Adriatico (Village Planner) and Nick Walny (Village Planner). All members were present.
3. Member Grieshamer made a motion to accept the amended minutes of March 3, 2021. The motion was seconded by Member Mennella and approved to place them on file as presented.
4. Old Business: None.
5. New Business: ZBA 21-03
Text Amendment - Village of Franklin Park
9500 Belmont

Chairman Cwik stated that this hearing is for a Text Amendment to Section 9-6A-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. Mr. Ryan Adriatico, petitioner, came forward. He signed in and was sworn in.

Mr. Adriatico stated that the Village of Franklin Park submitted the necessary requirements for a Text Amendment to Section 9-6A-3 regarding the removal of “Air, motor, railroad, and water freight terminals” from the Conditional Use category in the I-1 Restricted Industrial District. Due to the intensity of the use, staff has determined that freight terminals are not the highest and best utilization of land in Franklin Park. The amount of truck traffic that freight terminals generate has detrimental effects on the Village’s roadways and causes significant congestion issues. Staff is requesting the elimination of the aforementioned use as a Conditional Use in the I-1 and I-2 Districts.

By removing the use from Section 9-6A-3, the use is subsequently eliminated as a potential Conditional Use in the I-2, which would prevent the introduction of future freight terminals within the Village. Mr. Adriatico continued that staff recommends

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the elimination of air, motor, railroad, and water freight terminals as a Conditional Use within the Village of Franklin Park.

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.

The members thought it was a very straight forward case.

Board Discussion ended at 7:04 p.m.

Member Grieshamer made a motion to “approve ZBA 21-03 for a Text Amendment to Section 9-6A-3 of the Franklin Park Zoning Code regarding the elimination of “Air, motor, railroad, and water freight terminals” as a Conditional Use in the I-1 General Industrial District.” 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 21-04
Sylwester Mika – Mika Woodwork Inc.
3521 Martens
12-22-304-001-0000

Chairman Cwik stated that this hearing is for a Conditional Use for a “Woodworking and Wood Products” in the I-1 Restricted Industrial District per Section 9-6A-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. Mr. Sylwester Mika, petitioner and Kamil Kryszko, business partner, came forward. They signed in and were sworn in.

Mr. Mika stated his case at this time. He stated that he wishes to open a small woodworking business that will house custom cabinetry. He stated that he will have a spray booth within the structure. He will have one (1) employee and hours will be Monday through Friday from 7:00 a.m. to 2:00 p.m. Mr. Kryszko stated that this is a side business for Mr. Mika.

A question was asked to Mr. Mika if he had sufficient parking spaces. Mr. Kryszko stated that he has at least three (3) parking spaces which will suffice for the business.

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 7:12 p.m.

There was discussion regarding this hearing. The members discussed the parking numbers. It was confirmed that he does have enough parking spaces. They questioned how the cabinets would be transported to customers. They questioned how and what kind of trucks will be used in that transportation.

Mr. Kryszko came forward before the members and answered that a regular truck would be pulling into the building to load the cabinetry and materials so that they can be shipped to the customer.

Board Discussion ended at 7:14 p.m.

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Member Grieshamer made a motion to approve ZBA 21-04 for 3521 Martens, “for a Conditional Use for a “Woodworking and Wood Products” in the I-1 Restricted Industrial District per Section 9-6A-3 of the Franklin Park Zoning Code with the following conditions: 1. That outdoor storage is prohibited; 2. That all work take place inside the building; 3. 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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7. New Business: ZBA 21-05
Clear Channel Outdoor
11020 King Street
12-20-300-055-0000

Chairman Cwik stated that this hearing is for a Conditional Use to build a digital billboard in the I-2, General Industrial District per Section 9-9-6 of the Franklin Park Village Code.

Chairman Cwik called the petitioner up at this time. He asked the petitioner to sign in and be sworn in. Ms. Amy Tesch, petitioner, came forward. She signed in and was sworn in.

Ms. Tesch began her presentation at this time. Ms. Tesch stated that they are proposing to construct a V-shaped double-faced digital billboard. The sign area of the proposed sign will be 672 square feet which meets requirements, they are only seeking a Conditional Use to construct a new V-shaped double-faced digital billboard.

Member Boreson asked if she has gotten approval from IDOT and the FAA. Ms. Tesch responded that she does have FAA approval and is currently waiting on IDOT approval. Both entities will have to give approval for the project to move forward.

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 7:18 p.m.

There was minimal discussion regarding this hearing.

Board Discussion ended at 7:20 p.m.

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Member Grieshamer made a motion to approve ZBA 21-05 for 11020 King “for a Conditional Use to build a digital billboard in the I-2, General Industrial District per Section 9-9-6 of the Franklin Park Village Code with the condition that this 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.

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 7:22 p.m.

Respectfully Submitted,

Lisa M Manzo

Lisa M. Manzo
Zoning Board of Appeals Secretary