

ZONING BOARD OF APPEALS
MINUTES OF MAY 5, 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), Matt Welch (Village Attorney) and Ryan Adriatico (Village Planner). All members were present.
3. Member Grieshamer made a motion to accept the minutes of April 7, 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 21-06
Love & Learn Children’s Center
3541 Rose Street
12-22-316-036-0000

Chairman Cwik stated that this hearing is for a Conditional Use for a “daycare center” in the C-1 Neighborhood Convenience District per Section 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. Lizette Terrazas and Ms. Pricilla McWherter, petitioners, came forward. They signed in and were sworn in.

Ms. McWherter began her presentation at this time. She stated that they currently have their business at 3537 Rose Street. They provide childcare services to children 5-12 years of age while remote learning, provides before and after care, offer camps for children during school breaks and are in the process of licensing with DCFS to provide preschool services for 3-5 year olds allowing parents/guardians in the community to continue employment. Their hours of operation are Monday through Friday from 6:30 a.m. to 6:30 p.m.

ZONING BOARD OF APPEALS MINUTES OF MAY 5, 2021

She continued that they are looking to create an extension of their childcare center one door down from the current facility to provide an indoor play area and a multi-purpose room to use for indoor field trips. She added that they have a bus stop at the northeast corner of Addison and Rose. Staff picks up the children from the bus stop and walks them to their facility. She stated that two (2) to four (4) children are on the bus at this time.

She continued that they would love to add Franklin Park Schools (Dist 84) to their roster in the future.

Member Boreson asked if the pick-up and drop off was still at the rear of the facility. Ms. McWherter stated that yes it is. They discussed the fact that the bus stop is at Addison and Rose and staff would have to make certain that they walked the children to the rear of the facility to gain entry into the business space.

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 7:10 p.m.

The members discussed the previous Conditional Use for their business at 3537 Rose. The discussed placing conditions that it runs concurrently with this new space at 3541 Rose. The members discussed the bus stop and the ingress and egress from the rear of the facility. The members discussed the dumpster at the rear of the property.

Board Discussion ended at 7:16 p.m.

Member Grieshamer made a motion to “approve ZBA 21-06 for a Conditional Use for a “daycare center” in the C-1 Neighborhood Convenience District per Section 9-5A-3 of the Franklin Park Zoning Code for the property commonly known as 3541 Rose Street, Franklin Park subject to the following conditions: 1. That this proposed use complies with all Village regulations at all times; 2. That the previous conditions on the original Conditional Use crosses over to the cross hatch area on the site plan and made part of the record.”

ZONING BOARD OF APPEALS MINUTES OF MAY 5, 2021

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.

6. Public Comment: None.

7. 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 7:20 p.m.

Respectfully Submitted,

Lisa M Manzo

Lisa M. Manzo
Zoning Board of Appeals Secretary