

**ZONING BOARD OF APPEALS**  
**MINUTES OF AUGUST 4, 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, Rhonda Santana, Wayne Bernacki, Frank Grieshamer, Jenny Corral, Chairman Mark Cwik, Lisa Manzo (Secretary), Peter Murphy (Village Attorney), Rudy Repo (Village Planner) and Nick Walny (Village Planner). All members were present.
3. Member Grieshamer made a motion to accept the minutes of July 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 21-11  
Andrzej and Justyna Fonfara  
10915 Franklin – Unit K  
12-20-300-062-0000

Chairman Cwik stated that this hearing is for a Conditional Use for a “health club/gym” in the I-2, General Industrial District per Section 9-6B-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. Mr. Andrzej (Andrew) Fonfara and Mr. Mario Mikoda, petitioners, came forward. They signed in and were sworn in.

Mr. Fonfara began his presentation at this time. He stated that he would like to operate a private invitation only athletic training facility for professional boxers. The gym will not be open to the general public nor will it sell monthly membership gym passes. The personal training will be one on one; no groups. He continued that he will have sparring partners; sometimes with pro boxers to train. There will be only two (2) to three (3) cars for parking.

Member Grieshamer asked what the terms of the lease will be. Mr. Fonfara responded that it will be a three (3) year lease with an option to renew.

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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 7:08 p.m.

The members discussed this Conditional Use at this time. The members conferred that foresee no issues and that the petitioner should follow all the rules and regulations that the Village has outlined.

Membership Grieshamer asked Mr. Walny if he foresees any parking issues regarding this hearing. Mr. Walny stated no, he doesn't. After calculating the numbers, their use complies with the parking requirement.

Board Discussion ended at 7:10 p.m.

Member Boreson made a motion to “approve ZBA 21-11 for the property located at 10915 Franklin- Unit K, Franklin Park, for a Conditional Use for a “health club/gym” in the I-2, General Industrial District per Section 9-6B-3 of the Franklin Park Zoning Code subject to the following conditions: 1. That this proposed use complies with all Village regulations at all times; 2. That all operations related to this use shall only be conducted within the primary structure.” 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. Sevan (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: Staff Update

Mr. Walny & Mr. Repa conducted a power point presentation discussing the various projects taking place in the Village. They gave a brief summary with each of the following developments as follows:

- Pivot Bio, 3311 Charles Street, they specialize in sustainable fertilizers and this particular company is backed by Bill Gates.
- DHL, 10701 Franklin, they relocated within the Village.
- Life Fitness Corporation, 10601 Belmont, moving their global headquarters from Rosemont back to Franklin Park in a three (3) phase construction project.
- 3030 Cullerton, Del Corona & Scardigli, they specialize in importing various Italian products, food, etc.
- Grand Avenue and Mannheim Road: complete water detention project and cleaning of the site to market the property.
- 3010 Mannheim; same as above; complete water detention project and cleaning of the site to market the property.
- Zoning Code Re-write: First draft has been reviewed by various Village Staff members and their comments sent back to Camiros for next stage of re-write.
- Downtown Redevelopment: various ongoing projects. Some examples are the landscaping and planters, stamped concrete, street furniture, bike racks as well as the creation of a Beautification Committee. By doing this creates a walkable atmosphere within the downtown.
- Quiet Zone: have installed posts and gates, a pedestrian crossing at Calwagner and median barrier at 25<sup>th</sup> and Ruby at the grade crossings. This project is ongoing.

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- A&E Luxury Premier Apartments (Crossings 2): ongoing construction project at Franklin and 25<sup>th</sup> Avenue. Estimated completion date Fall/Winter of 2022.
- Parking Redevelopment: 3019 Rose demolition to create 53 parking spaces to share with the Franklin Towers. Metra Lot at 25<sup>th</sup> and Belmont will create 93 parking spaces and the creation of landscaping.
- Bike Infrastructure Projects: RTA access to transit program, this will connect Metra and 3 Pace Bus Routes, and link them to the DesPlaines River Trail. There will be 8 foot multi use paths.
- Pavement Markings: signifying bike route signs, new bike shelters, etc.
- DesPlaines River Trail: working with the Forest Preserve District; Phase 1 is already completed. Franklin Park working with various neighboring communities to complete this project. The ribbon cutting was held on July 17, 2021. It will be approximately 50 miles long and a regional connector.
- Safe Routes to School; there will be signs, and sharrows will be painted.
- Franklin Avenue Reconstruction: Completed Phase 2 and will begin Spring of 2022. This ties to the Illinois Tollway Elgin O’Hare.
- Illinois Tollway (I-490), Elgin O’Hare Western Access to be completed in 2024. This is a huge connectivity project.
- Pacific Avenue/Franklin Avenue: Bump-outs to be installed to make more defined parking areas and separation for pedestrian and vehicles.
- McDonalds: New construction of restaurant coming to the Northeast corner of Grand and Edgington.
- Congressman Mike Quigley supports two (2) projects: the traffic signal at the corner of Grand and George Streets along with the resurfacing of Belmont from 25<sup>th</sup> to Elm Street.

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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 7:32 p.m.

Respectfully Submitted,

*Lisa M Manzo*

Lisa M. Manzo  
Zoning Board of Appeals Secretary