

ZONING BOARD OF APPEALS
MINUTES OF OCTOBER 6, 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 Grieashamer, Rhonda Santana, Jenny Corral, Chairman Mark Cwik, Lisa Manzo (Secretary), Peter Murphy (Village Attorney), John Schneider (Dir of Community Development), Nick Walny (Village Planner), Rudy Repa (Village Planner) and Ryan Adriatico (Village Planner). All members were present.
3. Member Grieashamer made a motion to accept the minutes of September 1, 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 21-12
The Car Nuts LLC – Peter Spizziri
9300 Grand Avenue
12-27-301-010, 011-0000, 12-27-123-086, 153-0000

Chairman Cwik stated that this hearing is for a Conditional Use for “automobile repair” 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. Peter Spizziri Jr and Mr. Peter Spizziri Sr, petitioners, came forward. They signed in and were sworn in.

Mr. Spizziri Sr began his presentation at this time. He stated that they are intending to ask permission to conduct an auto repair business at the property located at 9300 Grand. They intend to have two (2) part-time and three (3) full time employees. They will have three (3) service bays at the location. The front and side of the property is paved. They do not plan to tow for relocation but for their auto repair business and for dealerships only. He continued that he has a business currently in Schiller Park which will remain for their operations and they have moved out of the Addison location that they occupied. There will be no auto sales conducted at the Franklin Park location and will conduct no body work just auto repair. He stated that he has vehicles for his

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business currently at the Franklin Park location for “a couple of months now.” Once they moved out of the Addison location they started storing those vehicles in Franklin Park at 9300 Grand. He continued to state that he does have four (4) tow trucks.

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.

The members discussed this Conditional Use at this time. Both Nick Walny and John Schneider commented to the members that in no way were they, nor staff in the building department aware that the petitioners have already moved into the property in question and storing vehicles on site. Chairman Cwik then asked Mike Vonesh, Code Enforcement Officer, with regard to the property in question, what issues were there. Mr. Vonesh responded that there were three (3) storage trailers currently on the property from a landscaping business that has occupied without applying for occupancy nor a business license.

Rudy Repa added that the tow trucks would be specific to the auto repair business only. In addition there would be a condition placed on this hearing that to have the appropriate parking, repainting and striping of the pavement would be required. Mr. Schneider stated that this petition is for an auto repair only.

The members discussed tabling this hearing until the next scheduled meeting so that all the appropriate questions can be answered so that they can vote fairly and appropriately to what testimony is set before them.

Board Discussion ended at 7:20 p.m.

Member Grieshamer made a motion to “table ZBA 21-12 for a Conditional Use for “automobile repair” in the I-2 General Industrial District per Section 9-6B-3 of the Franklin Park Zoning Code to the next meeting on Wednesday, November 3, 2021 at 7 p.m. 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.

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6. New Business: ZBA 21-13
WG Hotels LLC – Wyndham Garden Arbor
10431 Crown Road
12-29-203-061, 063-0000

Chairman Cwik stated that this hearing is for a Conditional Use for a “hotel” in the C-3 General Commercial District per Section 9-5C-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. John Park, WG Hotels and Mr. Jolly Thulaseedas, architect and petitioners, came forward. They signed in and were sworn in.

Mr. Park began his presentation at this time. Wyndham Garden Arbor intends to develop a hotel at the proposed site. Wyndham Hotels & Resorts is one of the largest hotel groups with 21 brands and over 9,200 hotels across more than 80 countries. Backed with such strong brand recognition, this new Wyndham Garden prototype design aims to enrich the guest experience. The four-story, 110 room hotel is inspired by the harmony of nature, bringing the outside in with elements of dappled light, textured wood, natural fabric and flexible outdoor space. WG Hotels plans to become a cornerstone for Franklin Park’s economic activity, providing increased tax revenue, capital investment, creating jobs and tourism-related development in the community.

Mr. Park continued that the perspective hotel will accommodate to the sustainable lifestyle with solar and LED lighting. It caters to wellness and health and will have a fitness center, spa, pool, grocery shop, lobby and bar/lounge. The hotel will face Mannheim Road and will also have the Park, Sleep and Fly feature with its own designated parking area for those customers. Mr. Park explained that through an “app”, the customer can book a room (minimum of one (1) night stay) and leave their car in the parking lot, be shuttled to the airport and fly to their destination. Once back in Chicago, they will be shuttled back to the hotel, stay another night, then drive back home to their final destination.

Mr. Bernacki asked what the duration of construction will be. Mr. Park stated that they would like to break ground as soon as everything is approved. The hotel should be ready to occupy by Summer/Late Fall of 2022.

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Chairman Cwik opened this hearing to the public at this time. Chairman Cwik stated anyone wishing to come forward to please sign in, state your name and be sworn in for the record. Public session began at 7:44 p.m.

Mr. Daniel Amezguita of 10454 Crown came forward. He signed in and was sworn in. Mr. Amezguita is concerned about the new development. He was questioning the lot size of the project. He asked how many stories it will be. He was concerned about what security measures would be put in place. He is asking why a hotel would be built and not another business that would carry more long term.

Public session ended and Board Discussion began at 7:52 p.m.

The members wanted more information on the Park, Sleep and Fly program. Mr. Park explained that this feature is designed with an “app” with its own designated parking area for those customers. Mr. Park explained that through said “app”, the customer can book a room (minimum of one (1) night stay) and leave their car in the parking lot, be shuttled to the airport and fly to their destination. Once back in Chicago, they will be shuttled back to the hotel, stay another night, then drive back home to their final destination. Mr. Park explained that the lot holds a total of 204 parking spaces for 110 rooms. This parking is designated for staff and employees, for customers and visitors. Once the Park, Sleep and Fly program is filled, the app will not allow any more customers to register for that particular feature. This will ensure that the parking does not supersede what is designated for the property. He also stressed that the customer is required to purchase a room and cannot just park their car. They do not make their revenue from being a parking lot, but from booking their rooms.

Mr. Murphy, village attorney asked if the petitioner can answer some of the questions from the gentleman from the public. Mr. Park stated that security cameras will be installed as well as a privacy fence with a stream line of bushes so that the property will be secure and not inhibit the residential area behind the hotel. He also showed Mr. Amezguita the site plan of the property and that the property encompasses two P.I.N. numbers.

Board Discussion ended at 8:02 p.m.

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Member Grieshamer made a motion to “approve ZBA 21-13 for the property located at 10431 Crown Road, Franklin Park, for a “hotel” in the C-3 General Commercial District per Section 9-5C-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 the applicant does not park vehicles overnight for individuals who are not staying at the hotel for at least one night.” 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 21-14
Carmie's Towing
3307 Scott
12-21-417-042-0000

Chairman Cwik stated that this hearing is for a Conditional Use for a “automotive repair” in the C-M Commercial Manufacturing District per Section 9-5D-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. Dulces “Ruben” Aramburo, Mr. David Carranza, Ms. Reyes Plachy, petitioners, and Mr. Mitch Goldstein, owner, came forward. They signed in and were sworn in.

Mr. Aramburo and Ms. Plachy began to give their presentation at this time. They stated that Carmie's Towing is a small family owned business with four (4) employees. They would be open Monday through Saturday from 9:00 a.m. to 7:00 p.m. Sundays closed. They are a mechanic shop and towing company. Their main use for the property is for all major mechanical work, such as, oil changes, brake jobs, engine repair, tire repair, etc. The yard will be used to store any vehicles that they would be working on and to park the tow trucks when they would not be in service. The office will be used for both towing and mechanical purposes. The tow trucks will be out most of the day transporting units for the accounts that they service. They continued that they do not tow for any municipalities, and will not have trucks moving in and out of the building at all hours of the night or have an overabundance of vehicles in the yard. Their main use for the building will be for mechanical purposes for clients and to service their tow trucks as well.

Mr. Grieshamer asked how many cars would be towed per week. Mr. Aramuburo stated that approximately ten (10) cars a week would be towed. Mr. Boreson asked if the vacant parking a lot across the street to the west would be used. Mr. Goldstein stated that it would not be used as they wouldn't need to use it at the current time.

Ms. Santana asked how many cars can be worked on per day. Mr. Aramburo stated approximately two (2) cars can be worked on per day only because they only have two (2) bays.

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Mr. Grieshamer asked if they are already occupying the space and if there were going to be sales of vehicles on site. Ms. Plachy stated that they are not currently in the property in question and no, they will not be selling vehicles.

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 8:14 p.m.

The members discussed the hearing at this time. They went over the various conditions that they would like to be placed on this particular use. There was extensive discussion regarding the fact that the business tows vehicles and towing is a prohibited use within the Village. The only time towing would be allowed if it would be incidental to the primary use.

Board Discussion ended at 8:24 p.m.

Member Grieshamer made a motion to “approve ZBA 21-14 for the property located at 3307 Scott, Franklin Park, for a “automotive repair” in the C-M Commercial Manufacturing District per Section 9-5D-3 of the Franklin Park Zoning Code.” Member Mennella seconded the motion. Roll Call Vote. Member Corral-No; Member Bernacki-No; Member Boreson-No; Member Grieshamer-No; Member Mennella-No; Chairman Cwik-No; Member Santana-No. Seven (7) Nays, Zero (0) Ayes, Zero (0) Absent, Zero (0) Abstain. The motion was denied.

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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8. New Business: ZBA 21-15
Village of Franklin Park
Text Amendment

Chairman Cwik stated that this hearing is for a Text Amendment to Sections 9-5B-3, 9-5B-2 and 9-5C-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, came forward. He signed in and was sworn in.

Mr. Adriatico began his presentation at this time. He stated that they are submitting the necessary documentation to apply for a text amendment regarding motor vehicle sales. The proposed changes will mitigate unintended adverse effects that motor vehicle sales businesses may have in certain zoning districts. Proposed changes are as follows: to Section 9-5B-3; remove “motor vehicle sales (excluding industrial or commercial vehicles in excess of one and one half tons capacity. Only conditional in an enclosed building, as listed conditional use in the C-2-1 Community Shopping District. To Section 9-5C-2 to add the following provision to permitted uses in the C-3 District: “only permitted on properties adjacent to Mannheim Road”. To Section 9-6A-3, remove “motor vehicle sales. (excluding industrial or commercial vehicles in excess of one and one half tons capacity. Only conditional in an enclosed building), as a listed conditional use in the I-1 Restricted Industrial District.

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 8:30 p.m.

There was minimal discussion regarding this hearing. The members thought it was cut and dry.

Board Discussion ended at 8:32 p.m.

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Member Grieshamer made a motion to “approve ZBA 21-15 for a Text Amendment to Sections 9-5B-3, 9-5B-2 and 9-5C-3 of the Franklin Park Zoning Code regarding changes to the use category, “motor vehicle sales”, in the C-2-1 Community Shopping District, C-3, General Commercial District, and 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. Zero (0) Nays, Seven (7) Ayes, 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.

9. Public Comment: None.

10. 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 8:36 p.m.

Respectfully Submitted,

Lisa M Manzo

Lisa M. Manzo
Zoning Board of Appeals Secretary