

ZONING BOARD OF APPEALS
MINUTES OF JANUARY 5, 2022 – 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, Frank Grieshamer, Jenny Corral, Wayne Bernacki, Chairman Mark Cwik, Lisa Manzo (Secretary), Peter Murphy (Village Attorney), and Nick Walny (Village Planner). Absent: Rhonda Santana.
3. Member Grieshamer made a motion to accept the minutes of December 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 21-22
Boguslaw Perkowski
10143 Nevada
12-28-307-001-0000

Chairman Cwik stated that this hearing is for a Variance to permit the expansion of a non-conforming structure in the R-2 Single Family District, per Section 9-4B-5 of the Village of Franklin Park Zoning Code for the property commonly known as 10143 Nevada, Franklin Park, Illinois.

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

Mr. Perkowski began his presentation by stating that he is applying for a variance to construct a second floor addition because his house sits on an irregular corner lot where no property lines are the same. He would like to construct two (2) bedrooms and one (1) half bath on the existing frame and brick residence. This will be in the space between the existing house and garage. They would like to add a staircase to the second floor with a mudroom. The staircase roof has to be completed as one (1) piece with existing frame and brick residence.

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The members inquired if the staircase is exterior or interior. Mr. Perkowski stated that it will be an interior staircase from inside the home.

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 some discussion regarding this hearing. The members discussed that the lot is peculiar in layout. They went through the Standards of Variance to ensure that the petitioner will meet each of the six (6) standards.

Board Discussion ended at 7:10 p.m.

Member Grieshamer stated for the record that all of the six (6) Standards of Variance have been met from the petitioner at this time; it encompasses hardship, unique conditions, not for financial gain, hardship was not created by interested persons, public welfare not affected and property values not affected. Each of these standards were met at this time.

Member Grieshamer made a motion to “approve ZBA 21-22 for a Variance to permit the expansion of a non-conforming structure in the R-2 Single Family District, per Section 9-4B-5 of the Village of Franklin Park Zoning Code for the property commonly known as 10143 Nevada, Franklin Park, Illinois with the following condition that this proposed use complies with all State and 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-Absent. Six (6) Ayes, Zero (0) Nays, One (1) Absent, Zero (0) Abstain. The motion was carried.

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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 7:12 p.m.

Respectfully Submitted,

Lisa M Manzo

Lisa M. Manzo
Zoning Board of Appeals Secretary