

ZONING BOARD OF APPEALS
MINUTES OF MARCH 2, 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, Rhonda Santana, Wayne Bernacki, Jenny Corral, Chairman Mark Cwik, Lisa Manzo (Secretary), Peter Murphy (Village Attorney), Nick Walny (Village Planner), Rudy Repa (Village Planner) and Ryan Adriatico (Village Planner). All members were present.
3. Member Grieshamer made a motion to accept the minutes of February 2, 2022. The motion was seconded by Member Mennella and approved to place them on file as presented.
4. Old Business: None
5. New Business: ZBA 22-01
Subdivision of Property - Village of Franklin Park
10431 Crown Road and 10468 Crown Road
12-29-203-061-0000, 12-29-203-062-0000, 12-29-203-063-0000

Chairman Cwik stated that this hearing is for a Subdivision of property containing three (3) PIN's within the Franklin Mall Resubdivision (Lots 3 and 8) into Lot 1 and Lot 2 of the Grand-Mannheim Subdivision for the properties commonly known as 10431 Crown Road and 10468 Crown Road.

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 gave his presentation at this time. He stated that the subject property is currently Village-owned and zoned C-3 General Commercial with redevelopment plans for a hotel and a purchase in place. The Village is proposing this subdivision in order to properly organize the parcels in a manner that is more ideal for the planned redevelopment. He further stated that there will also be an access road prepped for public use as part of the development site.

ZONING BOARD OF APPEALS

MINUTES OF MARCH 2, 2022

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 7:06 p.m.

There was minimal discussion regarding this hearing. The members thought it was something that needed to be done to prepare the land for the new future developments.

Board Discussion ended at 7:08 p.m.

Member Grieashamer made a motion to “approve ZBA 22-01 for a Subdivision of property containing three (3) PIN’s within the Franklin Mall Resubdivision (Lots 3 and 8) into Lot 1 and Lot 2 of the Grand-Mannheim Subdivision for the properties commonly known as 10431 Crown Road and 10468 Crown Road subject to the following condition: that the applicant submits a final plat to Village staff for review.” Member Mennella seconded the motion. Roll Call Vote. Member Corral-Yes; Member Bernacki-Yes; Member Boreson-Yes; Member Grieashamer-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.

ZONING BOARD OF APPEALS MINUTES OF MARCH 2, 2022

6. New Business: ZBA 22-02

Text Amendment - Canopies— Village of Franklin Park
9500 W. Belmont Avenue

Chairman Cwik stated that this hearing is for a Text Amendment to Section 9-2-9(e)(1) 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. Nicholas Walny, petitioner, came forward. He signed in and was sworn in.

Mr. Walny began the presentation at this time. He stated that this text amendment is referring to residential canopies. The proposed change will clean up language regarding permanently roofed over terraces and porches and will allow for the construction of canopies and awnings into the setback with restrictions. One of the changes are as follows: “Max of 4’ into any setback, Minimum of 5’ from any lot line, and Maximum of 15’ width or nor more than 3’ extension on either doorway side, whichever is less”.

Mr. Walny continued to state that over the past several years, staff has reviewed awnings and canopies with roofing material and design elements as part of the principal structure, thus requiring awnings and canopies to abide by district setback requirements. By incorporating regulations of how far and wide you can build awnings and canopies, it provides a new interpretation of the code that differentiates awnings and canopies from permanently roofed over terraces and porches. By limiting the width of an awning or canopy, it allows residents to construct present day awnings and canopies that match existing roof elements, creating a more aesthetically pleasing residential environment.

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.

There was minimal discussion regarding this hearing. The members thought it was long overdue to be added into the zoning code.

ZONING BOARD OF APPEALS MINUTES OF MARCH 2, 2022

Board Discussion ended at 7:12 p.m.

Member Grieshamer made a motion to “approve ZBA 22-02 for a Text Amendment to Section 9-2-9(e)(1) of the Franklin Park Zoning Code regarding canopies and awnings.” 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.

ZONING BOARD OF APPEALS MINUTES OF MARCH 2, 2022

7. New Business: ZBA 22-03

Text Amendment – Permitted/Conditional Uses
Village of Franklin Park
9500 W. Belmont Avenue

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

Mr. Walny began his presentation at this time. He stated that this text amendment is regarding commercial uses. The proposed changes will remove redundancy and outdated uses and it will remove high intensity uses in retail districts and will also allow for certain uses to be regulated by the Zoning Board of Appeals. Mr. Walny continued to state that for the last three (3) years, the Village has been working hand in hand with Camiros to address concerns with the Village's existing Zoning Code. Consultations have included identifying opportunities for improvement, removing various obsolete or antiquated standards, and promoting best practices that are in line with the Village's Comprehensive Plan and vision for the future.

Mr. Walny continued that this is basically to clean up some of the text before the new zoning code gets released and we can come into the 21st century in regard to various uses.

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 7:16 p.m.

The members discussed the hearing at this time. They concur that this is a great opportunity to clean up and remove any antiquated text from the current zoning code and a move in the right direction.

Board Discussion ended at 7:18 p.m.

ZONING BOARD OF APPEALS MINUTES OF MARCH 2, 2022

Member Grieshamer made a motion to “approve ZBA 22-03 for a Text Amendment to Sections 9-5a-2, 9-5a-3, 9-5b-3, 9-5c-2, 9-5c-3 of the Franklin Park Zoning Code regarding changes to the commercial use categories.” 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.

ZONING BOARD OF APPEALS MINUTES OF MARCH 2, 2022

8. New Business: ZBA 22-04
Best Western Plus
3001 Mannheim Road
12-28-108-003-0000

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 petitioner up at this time. He asked the petitioner to sign in and be sworn in. Mr William Ryan, attorney for the petitioner, came forward. He signed in and was sworn in.

Mr. Ryan began the presentation by stating that he is representing the new owners of the Best Western at 3001 Mannheim Road. He stated that the new owners will continue the use of a hotel on the property. They propose to install new security cameras, a surveillance system, they propose a new parking and landscaping plan as well. He continued that a portion of the parking lot will be made a one-way only and a right turn only exit that will need to be installed onto Schiller Boulevard. The new circulation pattern will meet Village standards, create more greenspace and eliminates potential traffic safety hazards for hotel customers. Mr. Ryan stated that the hotel will implement Covid requirements that will pertain to all staff and hotel guests. He stated that the property owner is in the process of repairing the violations on their inspection report. He stated that the new owners are half way through the list.

Mr. Ryan proceeded to go over the list of Standards for Conditional Use for this case. He stated that the petitioner has meet each of the standards.

Chairman Cwik asked if the owner has called the Village to have a reinspection for the violation list as they are past the thirty (30) days after closing to have the list repaired. Mr. Ryan stated that they are in the process of doing so.

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 7:26 p.m.

ZONING BOARD OF APPEALS

MINUTES OF MARCH 2, 2022

The members discussed the hearing at this time. They made mention that they liked the idea of the one way out onto Schiller Boulevard. They went over the Standards for Conditional Use and feel that the petitioner has met those standards at this time.

Board Discussion ended at 7:34 p.m.

Member Grieashamer made a motion to “approve ZBA 22-04 for the property commonly known as 3001 Mannheim Road 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 with the following conditions: 1. That the applicant does not park vehicles overnight for individuals who are not staying at the hotel for at least one night; 2. That the applicant maintains the existing eight foot solid screening along the rear alley on the subject property’s eastern boundary; 3. That the applicant completes all work to the subject property, including but not limited to greenspace buffering, parking lot improvements, access drives, trees and landscaping enhancements, and lighting; as outlined on the attached site plan within six months after approval from the Village Board of Trustees; 4. That the applicant reimburses the Village for costs related to tree removal and replacement during the installation of the driveway access onto Schiller Boulevard; 5. 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 Grieashamer-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.

ZONING BOARD OF APPEALS MINUTES OF MARCH 2, 2022

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 7:36 p.m.

Respectfully Submitted,

Lisa M Manzo

Lisa M. Manzo
Zoning Board of Appeals Secretary