

ZONING BOARD OF APPEALS
MINUTES OF APRIL 6, 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) and Rudy Repa (Village Planner). All members were present.
3. Member Grieshamer made a motion to accept the minutes of March 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 22-05
Text Amendment - Village of Franklin Park
9500 W Belmont, Franklin Park IL

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

Mr. Repa gave his presentation at this time. He stated that staff has been working with Camiros to address concerns with the Village's existing Zoning Codes. Consults 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. The proposed changes will remove some uses that are not the highest and best use of land in retail districts. So the one this evening that is being proposed is removing "currency exchanges" from the code.

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 7:04 p.m.

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There was minimal discussion regarding this hearing. The members thought it was something that needed to be done to clean up and prepare for the new zoning code.

Board Discussion ended at 7:06 p.m.

Member Grieshamer made a motion to “approve ZBA 22-05 for a Text Amendment to Sections 9-5B-2 of the Franklin Park Zoning Code.” 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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6. New Business: ZBA 22-06
Ozinga
10545 Waveland Avenue
12-20-202-050-0000

Chairman Cwik stated that this hearing is for a Conditional Use for a Concrete Mixing Plant 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. Chad Herst and Ms. Vanessa Mrdakovic, petitioners, came forward. They signed in and were sworn in.

Mr. Herst distributed a document to the members and the zoning staff at this time. The document was entitled Ozinga Franklin Park Concrete Plant Conditional Use Permit (CUP) Fact Sheet. This document was entered into the record as Exhibit A at this time.

Mr. Herst began the presentation. He stated that this conditional use request is to operate a concrete mixing plant at the property commonly known as 10545 Waveland. Ozinga is a family owned company with multiple locations. The Franklin Park location is a supplemental plant. There will be no parking on Waveland Avenue. He continued that their intention is to be added on to the Conditional Use that was already granted to Plote.

Chairman Cwik stated the Conditional Use before the members this evening is for Ozinga. Conditional Uses do not transfer nor can they be added to other Conditional Uses already granted. Ozinga is its own case and its own entity and its own Conditional Use case.

Mr. Herst continued to state the nature of their business. He stated that normal hours of operation are Monday through Saturday. Certain EDOT, Tollway, Airport or Public Works projects require night or weekend hours of operation. Typical production is 500 cubic yards a day with three (3) trucks in waiting queue to be located on the property. Typical maximum production is 2,000 cubic yards with a typical maximum of six (6) trucks in the waiting queue to be located on the property.

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All aggregate is currently existing onsite. The plant will be housed in the existing building onsite located at 10545 Waveland Avenue.

Mr. Herst continued to describe their business operations and that the mixing happens inside the property. “Ready mix” occurs inside the truck on the way to the job site.

Mr. Mike Vonesh, Code Enforcement Officer with the Village came forward at this time. Mr. Vonesh stated that the only issues the Village has been called on was for complaints on dust at the site in question. He stated to the petitioner that they should keep a regular maintenance schedule to ensure that dust particulates are kept low or none at all. Also a schedule to make sure equipment and trucks are frequently washed and maintained. He also made mention to the members that Ozinga will be kept to high EPA standards as well as to local Village regulations.

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 7:22 p.m.

Attorney Murphy read into the record the Standards of Conditional Use. He stated that all seven (7) conditions need to be met by the petitioner.

There was discussion regarding this hearing. The members reiterated that the Conditional Use being applied for by Ozinga is to Ozinga only, it is not an addition to a previous Conditional Use nor a transfer to them. They discussed various conditions that they wish to place on the Conditional Use at this time.

Chairman Cwik re-called Mr. Vonesh up at this time. He asked if there was anything additional that he would like to add to this case. Mr. Vonesh said no, there were no other issues to discuss at this time.

Board Discussion ended at 7:26 p.m.

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Member Grieshamer made a motion to “approve ZBA 22-06 for a Conditional Use to permit a concrete mixing facility per 9-6B-3 of the Village of Franklin Park Zoning Code for the property located at 10545 Waveland Avenue in the Village of Franklin Park subject to the following conditions: 1. That the Fugitive Particulate Matter Control Plan be adhered to at all times. 2. That the Fugitive Particulate Matter Control Plan includes the use of a sweeper and water truck log to account for days/times that the vehicles were in use at the facility. 3. That the Fugitive Particulate Matter Control Plan include the running of the sweeper and water truck on the roads outside of the facility 1) during facility operations and 2) an hour or so before facility operations begin and an hour or so after facility operations are complete to prevent/capture any additional fugitive dust that make it to the road. 4. At the applicants’ expense, the applicant will periodically test for dust and odor emissions, using the services of a consultant selected by the Village. The applicant will provide the results of these tests to the Village. 5. Should testing reveal unacceptable levels of dust, odor or any other contamination, the applicant will resolve these issues at applicants’ expense and to the satisfaction of the Village. 6. That the applicant will promptly address any and all concerns from other nearby properties with regards to dust and debris to the satisfaction of the Village. 7. That the queuing and parking of trucks only occur on the property and not on the Village right-of way. 8. That the applicant agrees to comply with all Village, County, State and Federal laws, codes and regulations, that are applicable to the applicant’s property and the use thereof. These include, but are not limited to, Village Code Section 4-3A-7 regarding odors and wind born materials, and Cook County Code Sections 30-7(a) and 30-21(a) regarding emissions and combustibles. 9. That this proposed use comply 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 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. 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 7:30 p.m.

Respectfully Submitted,

Lisa M Manzo

Lisa M. Manzo
Zoning Board of Appeals Secretary