

ZONING BOARD OF APPEALS
MINUTES OF AUGUST 3, 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. Rhonda Santana, Bruce Boreson. Kathy Mennella, Frank Grieshamer, Jenny Corral, Wayne Bernacki, Chairman Mark Cwik, Lisa Manzo (Secretary), Ryan Morton (Village Attorney), Ryan Adriatico (Village Planner), Rudy Repa (Village Planner, Nick Walny (Village Planner) and John Schneider (Director of Community Development). All members were present.
3. Member Grieshamer made a motion to accept the minutes of July 6, 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 22-13
Conrad Lowell - Subdivision
9234 Belmont Avenue
12-22-321-035-0000

Chairman Cwik stated that this hearing is for a Subdivision of the subject property from one lot to two lots.

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

Mr Reyes began his presentation at this time. He stated that his client, Conrad Lowell of Lowell Foods requests a subdivision to divide his current property into two (2) separate lots. The first lot that is located in the northern portion of the parcel contains the actual building, while the second lot that is located in the southern portion of the parcel contains the vacant lot of the property. Lot 1 will be approximately 400,762 square feet of land, and Lot 2 will be approximately 61,865 square feet of land. Mr. Reyes continued that Lowell Foods plans to continue to use Lot 1 while potentially constructing new improvements to Lot 2 in the future. Lowell Foods will work with the County as well as the Village of Franklin Park to ensure that all ordinance requirements are met for any new construction on Lot 2.

ZONING BOARD OF APPEALS

MINUTES OF AUGUST 3, 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 7:04 p.m.

There was some discussion regarding this hearing. The members asked if there were plans to sell off Lot 2. Mr. Reyes stated that the building owner was in the process of deciding what the future plans of the property will be. Member Grieshamer asked if the lot will meet the requirements for building. Mr. Walny stated that the minimum lot size is 6,000 square feet and that they will meet the requirements.

Board Discussion ended at 7:06 p.m.

Member Grieshamer made a motion to “approve ZBA 22-13 for Subdivision of the subject property from one lot to two lots, with 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 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 AUGUST 3, 2022

6. New Business: ZBA 22-12
Village of Franklin Park
9500 W Belmont Avenue

Chairman Cwik stated that this hearing is for the discussion, consideration and adoption of a new Village of Franklin Park Zoning Ordinance.

Chairman Cwik called the petitioner up at this time. He asked the petitioner to sign in and be sworn in. Ms. Arista Strungys of Camiros, consultant for the Village of Franklin Park, came forward. She signed in and was sworn in.

Ms. Strungys began her presentation at this time. She approached the members and stated that this new Zoning Ordinance will comprehensively amend the current Village of Franklin Park Zoning Ordinance. Certain zoning districts and regulations in the current ordinance have become outdated.

She continued that the new zoning ordinance will address this issue while ensuring that all of the land throughout the Village is zoned to enhance property values, encourage the most appropriate uses, and foster a pattern of compatibility among its residential, commercial, and industrial areas for the mutual benefit of everyone in the Village. She continued that a comprehensive review and update of the zoning code was necessary to facilitate contemporary uses and modern redevelopment that encourages emerging industries, promotes sustainability, and revitalizes commercial corridors while respecting existing conditions in the Village. It is important to note that the update does not affect properties in residential zoning districts. The update will also make it more user-friendly, easier to read and navigate, and will have well organized standards and procedures that regulate clearly and effectively.

Ms. Strungys went through the various sections of the zoning code via power point and giving a summarization for each section and sub section. She proceeded with an organized and compartmentalized presentation. She went over the following sections beginning with:

- The Introduction of Chapters 1 – 17
- Clarity and Ease of Use – which includes graphics, definitions, measurements and a consistent voice

ZONING BOARD OF APPEALS

MINUTES OF AUGUST 3, 2022

- Temporary and Accessory Uses
- Residential Districts – which includes design standards and illustrations
- Commercial Districts (C1 through C5)
- Downtown Districts (DT1 through DT4)
- Industrial Districts (I-1 and I-2)
- Special Purpose Districts (P-Public, OS-Open Space, OCO-O’Hare Corridor Overlay)
- Zoning Map
- Development Standards – Accessory Structures and Uses
- Permitted Encroachment Table
- Development Standards- “Off Street Parking”
- Development Standards- Landscape
- Signs – table
- Administrative Section
- Non Conformities (Use-Structure-Lot-Sign)

Ms. Strungys discussed some additional proposed edits to the new code in regard to:

- Cross Docks (definition and drawing)
- Outdoor Storage
- Billboards
- Adult Use and Cannabis Facilities

Ms. Strungys stated that this was just a final overview and summarization of the proposed Zoning Code and that the entire power point presentation is available to viewing at: www.franklinparkzoning.com

Chairman Cwik opened this hearing to the public at this time. Chairman Cwik stated that anyone wishing to come forward to speak, to please sign in, and be sworn in before commenting.

Public session began at 7:38 p.m.

ZONING BOARD OF APPEALS MINUTES OF AUGUST 3, 2022

Ms. Anita Fuchs of 9865 Franklin came forward at this time. Ms. Fuchs signed in and was sworn in. Ms. Fuchs stated that since the notification of this hearing was mailed to her she didn't have much time to review the proposed code in its entirety. She inquired as to how the new code will impact her business (she has been in business for 30 years) and those small businesses in her vicinity. She was concerned that after the new zoning code would be approved and passed if she would be evicted from her property.

Mr. John Schneider came forward at this time to respond to Ms. Fuch's inquiries. He stated that under no circumstances would she nor anyone else be forced to move or be evicted from their properties. He continued that this would basically be applicable to new businesses coming into the Village and new developments and construction. The new zoning code is to protect the stock of residences and businesses already in the Village. He stated that this update will help facilitate modern redevelopment that encourages emerging industries, sustainability, and revitalizes commercial corridors while respecting existing conditions in the Village in accordance with the vision and goals outlines in the Village's Comprehensive Plan, Downtown Zoning Code and the O'Hare Industrial Plan.

Public Session ended and Board Discussion began at 7:48 p.m.

There was some discussion regarding this hearing. The members thanked staff and Ms. Strungys for all the hard work, time and energy that has been put in the last three (3) years in getting these proposed new codes out to them.

Board Discussion ended at 7:50 p.m.

Member Griashamer made a motion to "approve ZBA 22-12 for the approval of a new Zoning Ordinance as presented." Member Mennella seconded the motion. Roll Call Vote. Member Corral-Yes; Member Bernacki-Yes; Member Boreson-Yes; Member Griashamer-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 AUGUST 3, 2022

7. Public Comment: None.

Mr. Schneider came forward to give a warm thank you to Ms. Strungys of Camiros for all her dedicated hard work, time and effort she put forth to get the proposed zoning code out to the members. She also thanked his Planners, Ryan, Rudy and Nick for their research, fine tuning and dedicated effort for the last three (3) years to get this proposed code out to the public and the members.

8. 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 7:56 p.m.

Respectfully Submitted,

Lisa M Manzo

Lisa M. Manzo
Zoning Board of Appeals Secretary