

ZONING BOARD OF APPEALS
MINUTES OF SEPTEMBER 7, 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), Rudy Repa (Village Planner, and Nick Walny (Village Planner). All members were present.
3. Member Grieshamer made a motion to accept the minutes of August 3, 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 22-14
Intren LLC– 10062 Franklin Ave Group LLC
10062-68 Franklin Avenue

Chairman Cwik stated that this hearing is for a Conditional Use for “Contractor and construction yards and offices” in the C-M Commercial Manufacturing District per Section 9-5D-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. Peter Poulos, representative for the petitioner, came forward. He signed in and was sworn in.

Mr Poulos began his power point presentation at this time. He stated that Intren is a construction company serving the utility industry across multiple markets and regions of the country. They already have a business in Franklin Park and want to remain here. Their reason for this location involves incorporating or combining usable office and yard space to a single location. Franklin Park is a safer location for their operations than what they have seen within Chicago at the same budgetary level. Mr. Poulos stated that their short-term goals for the site would be to prep and clear the site, pave the site with asphalt, address all open issues with the Village’s pre-sale inspections, address any occupancy concerns prior to Intren moving in, secure the property so that it is safe and compliant for both Intren and the Village, there will be no storage above the fence line. They will address all fencing issues and install a new roller gate, complete landscape and will follow all Village regulations.

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Mr. Poulos stated that the property will follow all IEPA regulations and requirements. They will have to have the IEPA approve the site and will remediate per their report.

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.

There was some discussion regarding this hearing. The members discussed the IEPA requirements and staff stated that they can not proceed until they rectify any and all issues that may be listed on their report. There was also discussion as to what, if any storage would be placed on the exterior of the property. Mr. Vonesh came forward and stated that no storage containers would be allowed per the new Ordinance that was passed as of November 1, 2022.

Mr. Sean Hughes of Intren came forward. He signed in and was sworn in. Mr. Hughes stated that there will be no storage containers stored at the exterior. He clarified that what was shown on the power point display was electrical equipment and material that would actually be placed underground as part of their business.

Board Discussion ended at 7:18 p.m.

Member Grieshamer made a motion to “approve ZBA 22-14 for 10062-68 Franklin Avenue for a Conditional Use for “Contractor and construction yards and offices” in the C-M Commercial Manufacturing District per Section 9-5D-3 of the Franklin Park Zoning Code, with the following conditions: 1. That all equipment, materials, and vehicles relating to the use are screened and are not visible above the top fence line; 2. That an opaque fence that is eight (8) feet in height be installed along the perimeter of the site and that the fence along the railroad adhere to 9-2-4(8) of the zoning code; 3. That a landscaping plan for the site and adjoining parkway be submitted for Village staff review and approved prior to implementation and that the plan be implemented once approved; 4. That asphalt be installed temporarily on the portion of the site that does not contain concrete until environmental remediation is complete; 5. That the asphalt be removed and replaced with concrete within 6 months after the issuance of a No Further Remediation Letter issued by the Illinois Environmental Protection Agency (IEPA) on the portion of the site that does not currently contain concrete; 6. That the applicant adheres to Chapter 10 of Title 4 of the Village Code; 7. That this proposed use complies with all Village regulations at all times.”

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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 22-15
Las Islas VIP LLC– Ricardo Correa
3560 River Road

Chairman Cwik stated that this hearing is for a Conditional Use seeking a drive-thru at a permitted use (restaurant) in the C-2-1 General Commercial District per 9-5B-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. Ricardo Correa, petitioner, came forward. He signed in and was sworn in.

Mr. Correa began his presentation at this time. He stated that Las Islas VIP is a rebranding of Las Islas Marias which has been I business for the past 22 years, opening 6 restaurants in the Chicagoland area and three (3) in San Antonio. The operators of this current location will be Ricardo Correa and Gabriela Merino Cervantes and currently owns the location on Pulaski in Chicago. He stated that the restaurant itself will be a family-oriented business featuring great food and drinks at affordable prices. The restaurant will be ideal for celebrating birthdays and graduations. The reason for the hearing this evening was for the approval of a drive-thru for the business.

Member Griashamer asked what the hours of operation will be. Mr. Correa stated that it would be Monday through Sunday from 11 a.m. to 10 p.m. He asked how many product deliveries will he have on a daily basis. Mr. Correa stated approximately one (1) or two (2) per day. Member Bernacki asked if they plan on obtaining a liquor license. Mr. Correa responded that he would eventually pursue applying for a liquor license.

The members asked where the drive-thru will be located. Mr. Correa responded that it will remain in the same place as it is now.

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 7:28 p.m.

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There was minimal discussion regarding this hearing.

Board Discussion began at 7:30 p.m.

Member Grieshamer made a motion to “approve ZBA 22-15 for 3560 River Road for a Conditional Use seeking a drive-thru at a permitted use (restaurant) in the C-2-1 General Commercial District per 9-5B-3 of the Franklin Park Zoning Code with the following conditions: 1. That the applicant maintain the required eight-foot screening on the west property line; 2. That the applicant install and maintain a “No Left Turn” sign on the northern egress of the property onto River Road; 3. 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 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 Griashamer 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 7:32 p.m.

Respectfully Submitted,

Lisa M Manzo

Lisa M. Manzo
Zoning Board of Appeals Secretary