

**ZONING BOARD OF APPEALS**  
**MINUTES OF MARCH 1, 2023 – 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, Kathy Mennella, Jenny Corral, Wayne Bernacki, Bruce Boreson, Frank Grieshamer, Chairman Mark Cwik, Lisa Manzo (Secretary), Ryan Morton (Village Attorney), Nick Walny (Village Planner) and Ryan Adriatico (Village Planner). All members were present.
3. Member Grieshamer made a motion to accept the minutes of February 1, 2023. The motion was seconded by Member Mennella and approved to place them on file as presented.
4. Old Business: None
5. New Business: ZBA 23-02  
Text Amendment  
Village of Franklin Park

Chairman Cwik stated that this hearing is for a Text Amendment to Section 9-11-5, Table 11-2 of the Village of Franklin Park Zoning Code regarding off-street vehicle parking spaces.

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 Village has adopted new parking standards in the 2022 Village Zoning Code Rewrite to address the continued concerns of businesses and residents regarding the availability of parking. Unfortunately, an oversight occurred in the draft process leading to the approval of several parking requirements which are too strict and burdensome to businesses. The proposed amendment would recitify this error. The proposed amendment is located in “Table 11-2: Off-Street Vehicle Parking Requirements” and would change the parking requirement for “Industrial – Research and Development” from “1 per 600sf GFA” to “1 per each on-site employee + 1 per 10,000 sf GFA”.

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He stated that the amendment in its entirety is located within the packet for this hearing. Staff finds that the proposed Text Amendment provides improved clarity and appropriate regulations for required off-street vehicle parking spaces. The proposed amendment will equip staff with the right tools to properly enforce the zoning ordinance in a manner that builds toward the goals and objectives of the Village's Comprehensive Plan while minimizing the potential for nonconformance on existing properties.

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 minimal discussion regarding this hearing.

Board Discussion ended at 7:06 p.m.

Member Grieshamer made a motion to “approve ZBA 23-02 for a Text Amendment to Section 9-11-5, Table 11-2 of the Village of Franklin Park Zoning Code regarding off-street vehicle parking spaces.” 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 23-03  
Quik Trip Corporation  
3700 Mannheim Road  
12-20-202-007-0000

Chairman Cwik stated that this hearing is for a Conditional Use for a “gas station” in the C-3 General Commercial District per 9-9-2 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. Skyler Evans, real estate project manager on behalf of Quik Trip, petitioner, came forward. He signed in and was sworn in.

Mr. Evans began his presentation at this time. He stated that Quik Trip has been in business since 1958. They have built over 1,000 convenience stores across the country with over 950 active and operating units. The company provides incentives and gives 5% of their profits to various charities. They are also a place for endangered youth.

The property in question is currently a parking operation. They are proposing to demolish the vacant lot on site and construct a Quik Trip convenience store with gasoline and diesel offer. The project will provide roughly 58 parking spaces for the Quik Trip convenience store. They are proposing 8 pumps (16 fueling positions) at the gasoline canopy and 5 diesel bays in addition to a truck weighing scale.

Mr. Evans stated that they do not plan to have any vehicle repairs nor a car/truck wash on site at this time. Access will be provided on Waveland Avenue and Mannheim Road. He will work alongside local police to ensure and enforce that there will be no truck parking on site.

He continued that the convenience store will have various food and drink options as well as beer and liquor as allowed by the Village. They will install a state-of-the-art security system for the safety of the employees and customers. The security system features employee badges for access to restricted areas of the building, 24-hour live surveillance by the corporate office in Tulsa, OK, 100% parking lot camera coverage and extensive security training for all employees.

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Mr. Evans displayed to the members various views of the property from what it looks like presently to a rendering of the building and the lot once the project is completed.

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 access to Front Street, as well as placing some conditions on this Conditional Use at this time.

Board Discussion ended at 7:18 p.m.

Member Grieshamer made a motion to “approve ZBA 23-01 for a Conditional Use for a “gas station” in the C-3 General Commercial District per 9-9-2 of the Franklin Park Zoning Code for the property commonly known as 3700 Mannheim Road in Franklin Park, Illinois subject to the following conditions: 1. That truck parking and truck repair is prohibited; 2. That parking motor vehicles as a use is prohibited; 3. 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-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 7:20 p.m.

Respectfully Submitted,

*Lisa M Manzo*

Lisa M. Manzo  
Zoning Board of Appeals Secretary