

ZONING BOARD OF APPEALS
MINUTES OF MAY 3, 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), and Ryan Adriatico (Senior Planner). All members were present.
3. Member Grieshamer made a motion to accept the minutes of April 5, 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 23-06
Subdivision – Lippy LLC
9350-9362 Grand Avenue

Chairman Cwik stated that this hearing is for a Subdivision of property containing eleven (11) PINs into Lot 1 of the proposed development of 9360 Grand Avenue on the properties commonly known as 9350-9360 Grand Avenue.

Chairman Cwik called the petitioners up at this time. He asked the petitioners to sign in and be sworn in. Mr. David Dickens, owner, Mr. Adam Berger, and Mr. Edward Kurzeja, architect for the petitioner came forward. They signed in and were sworn in.

Mr. Berger began his presentation at this time. Mr. Berger stated that the petitioner is requesting that the eleven (11) PIN numbers associated with the property in question this evening be combined into Lot 1 of the proposed car wash development of 9360 Grand Avenue. Lot 1 will then approximately be 124,224 square feet of land, meeting the minimum lot requirement of 20,000 square feet. The lot will also meet the width requirement of 100 feet as the new lot will be approximately 375 feet wide. The petitioners will work with the Village of Franklin Park to ensure that all ordinance requirements are met for any new construction. Mr. Berger stated by doing this it will clean up the eleven (11) PINs and consolidate them into one (1) PIN.

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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.

Mr. Adriatico stated that within the members packets was the following revised verbiage to add into the record; “Title 10 of the Village Code outlines subdivision regulations and design standards that indicate that new lots should be rectangular (Sec. 10-4-7(a)) and abut upon a street (Sec. 10-4-7(e)). The proposed Lot 1 would not be rectangular, and it would leave two parcels that do not abut a street. However, the purpose of Title 10 is to establish reasonable standards and requirements primarily for new subdivisions, rather than consolidated parcels. Staff does not believe these deviations from those subdivision regulations adversely affect the intent of Title 10, because the proposed Lot 1 meets minimum standards for the I-2 district, and the landlocked parcels already exist on their own.”

The members discussed that having an easement agreement will package the property into a much cleaner development.

Board Discussion ended at 7:14 p.m.

Member Grieshamer made a motion to “approve ZBA 23-06 for the variation to Title 10, Chapter 4, Sections 7(a) and 7(e) for a Subdivision for the properties commonly known as 9350-9360 Grand Avenue, because those variations will not adversely affect the intent of Title 10, and also to recommend to the Franklin Park Village Board approval of that Subdivision, with the following conditions: 1. That proof of an easement agreement be submitted to allow street access across the property for any adjoining parcel that does not abut the street; 2. That the applicant submits a final plat, engineering plans and building plans 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.

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6. New Business: ZBA 23-07
Conditional Use – Lippy LLC
9350-9362 Grand Avenue

Chairman Cwik stated that this hearing is for a Conditional Use for a car wash in the I-2 General Industrial District per Village Code Section 9-9-2, Table 9-1 for the properties commonly known as 9350-9362 Grand Avenue in Franklin Park, Illinois.

Chairman Cwik called the petitioners up at this time. He asked the petitioners to sign in and be sworn in. Mr. David Dickens, owner, Mr. Adam Berger, and Mr. Edward Kurzeja, architect for the petitioner came forward. They signed in and were sworn in.

Mr. Kurzeja began his presentation at this time. He stated that it is the intention of the property owner to construct a retail automobile car wash. It will be a Super Dave's Car Wash, an automatic, drive-thru car wash operation with vacuum stations. It will be located on the northeast corner of Grand and Martens Street. The proposed car wash facility's hours of operation will be from 7:00 am to 10:00 pm seven days a week with a staff of five employees.

Mr. Kurzeja continued that the lanes can house up to 32 cars in three lanes. He presented the members with a site plan and described that there will also be shrubs, flowers and trees planted facing toward the interior of the lot. They also propose a six-foot wooden privacy fence with a five-foot landscape buffer where the building is adjacent to rear and interior lot lines. Mr. Kurzeja stated that they plan to conduct an environmental impact and traffic study as well.

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 7:18 p.m.

The members discussed the hearing and conditions at this time.

Board Discussion ended at 7:20 p.m.

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Member Grieshamer made a motion to “approve ZBA 23-07 for a Conditional Use for a car wash in the I-2 General Industrial District per Village Code Section 9-9-2, Table 9-1 for the properties commonly known as 9350-9362 Grand Avenue in Franklin Park, Illinois with the following conditions: 1. That a “landscape plan” and “environmental impact and traffic study” are submitted for staff review prior to the issuance of a Certificate of Occupancy; 2. 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.

7. Public Comment: None.

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 7:24 p.m.

Respectfully Submitted,

Lisa M Manzo

Lisa M. Manzo
Zoning Board of Appeals Secretary