

ZONING BOARD OF APPEALS
MINUTES OF JUNE 7, 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 Rudy Repa (Planner). All members were present.
3. Member Grieshamer made a motion to accept the minutes of May 3, 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 23-08
Text Amendment – Village of Franklin Park
9500 Belmont Avenue

Chairman Cwik stated that this hearing is for a Text Amendment to Section 9-10-3 of the Village of Franklin Park Zoning Code regarding accessory structures and use standards.

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 began his presentation at this time. The proposed amendment of Section 9-10-3(G) 1h will prohibit two additional materials for fences within the Village, chicken wire and plastic mesh. The purpose of this modification is to ensure the safety of the residents while preserving the community character of Franklin Park. Neither chicken wire nor plastic mesh materials should be allowed for permanent use due to their substandard construction quality and lack of durability. Village Zoning code mandates that properties be well-maintained and in a safe condition. However, both chicken wire and plastic mesh are unsuitable for prolonged usage and present a greater risk of failure during storms or accidents. The proposed amendment would ensure the prohibition of such materials.

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Mr. Repa continued that there be an amendment of Fences, Walls and Hedges, Section 9-10-3(G) 2c. This proposed amendment will clarify this section of the code. A site triangle is an area at the corners of intersections of roads where views of approaching traffic should not be obstructed. Currently, fences are prohibited in the required site triangle, but walls and hedges are permitted structures within the site triangle; even though such structures function similarly to fences as an obstruction. The amendment that is proposed will rectify this error and prohibit walls and hedges within the site triangle.

Mr. Repa stated that the purpose of this modification is to enhance safety along alleys, driveways, or streets so vehicles and pedestrians will have adequate views of approaching traffic while traveling. Such an amendment will reduce the probability of vehicular accidents. This will also equip staff with more tools to properly enforce the zoning ordinance in a manner that promotes safety and ensures that properties stay in a well-maintained condition.

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.

The members discussed this hearing and the safety aspects associated with the proposed changes.

Board Discussion ended at 7:12 p.m.

Member Grieshamer made a motion to “approve ZBA 23-08 for a Text Amendment to Sections 9-10-3(G-1-h) and 9-10-3(G-2-c) regarding accessory structure standards for fences, walls, and hedges.” 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.

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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.

6. Public Comment: None.

7. 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 was adjourned at 7:14 p.m.

Respectfully Submitted,

Lisa M Manzo

Lisa M. Manzo
Zoning Board of Appeals Secretary