

**ZONING BOARD OF APPEALS
MINUTES OF MAY 1, 2024 – 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, Rudy Repa (Acting Secretary, Village Planner), and Ryan Morton (Village Attorney). All members were present.
3. Member Grieshamer made a motion to accept the amended minutes of April 3, 2024. The motion was seconded by Member Mennella and approved to place them on file as amended.
4. Old Business: None
5. New Business: ZBA 24-04
Text Amendment
Village of Franklin Park

Chairman Cwik stated that Village Staff requested the hearing for ZBA 24-04, a Text Amendment to Section 9-13-7 and table 13-2 regarding signs and sign size permissions, be continued to the June 5th, 2024 Zoning Board of Appeals Hearing.

At 7:01 p.m. Member Grieshamer made a motion to “Continue the Text Amendment to section 9-13-7 and table 13-2 regarding signs and sign size permissions” to the June 5th, 2024 Zoning Board of Appeals Hearing. Member Mennella seconded the motion. All in favor. Motion carried.

6. New Business: ZBA 24-04
Text Amendment
Village of Franklin Park

Chairman Cwik stated that this hearing is for a Subdivision for the properties commonly known as 9501 Franklin Avenue, Franklin Park, Illinois.

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

Mr. Dolia gave his presentation at this time. He stated that the subdivision would create three (3) separate parcels which he would aim to redevelop into a cumulative of 15 dwelling units total across the three parcels as follows:

- Lot 1 will be approximately 6,816 square feet of land, with a width of 50.01 feet. The lot would potentially contain a three-story building with three (3) dwelling units.
- Lot 2 will be approximately 9,546 square feet of land, with a width of 70.03 feet. The lot would potentially contain a three-story building with six (6) dwelling units.
- Lot 3 will be approximately 9,491 square feet of land, with a width of 70.03 feet. The lot would potentially contain a three-story building with six (6) dwelling units.

Mr. Dolia noted that he is still working on final plans and site elevations, but that he had been in consultation with Staff from Community Development and was aware of all relevant regulations regarding the proposed development in the DT-3 Downtown Edge Zoning District.

Mr. Dolia continued, stating that he was in contact and working with the Cook County Department of Environment and Sustainability (Cook County) to remediate the property. He noted that the property had been a gas station in the past and how Mr. Dolia had received \$100,000 from Cook County to conduct a Phase I and II environmental assessment and cleanup. Mr. Doli noted that Phase I was completed a few weeks prior to the meeting and that Phase II was to start in May, 2024.

Mr. Dolia concluded stating that he was eager to continue working with the Village and begin construction after all permits, environmental remediation, and other necessary elements were approved.

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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 7:08 p.m.

The members discussed this hearing at this time. Member Grieshamer, Bernacki, and Boreson discussed the site plan and future development of the property, including questions about landscaping, environmental remediation, setbacks, and the parking accommodations for future residents. Mr. Repa contributed to the discussion, noting that all requirements on the initial site plan met Village Zoning Code standards, and that Village Staff would review all changes made before a final plan was approved.

Mr. Repa and Mr. Morton also reiterated that the zoning case before the board was regarding the specific subdivision of the parcel, not necessarily the future potential use of the land. Mr. Morton further stated that environmental remediation, while important to the overall development, should not be a factor in the board's decision to recommend approval or denial of the petitioner.

Board Discussion ended at 7:16 p.m.

At 7:16 p.m. Member Grieshamer made a motion to approve “a Subdivision for the properties commonly known as 9501 Franklin Avenue” with the following conditions: That the applicant submits a final plat, engineering plans, landscaping 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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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 7:18 p.m.

Respectfully Submitted,

Rudolph I. Repa

Rudolph I. Repa
Acting Secretary, Village Planner