

**ZONING BOARD OF APPEALS**  
**MINUTES OF JANUARY 8, 2025 – 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, Wayne Bernacki, Bruce Boreson, Frank Grieshamer, Chairman Mark Cwik, Jenny Corral, Lisa Manzo (Secretary), Ryan Morton (Village Attorney), and Rudy Repa (Village Planner). All members were present.
3. Member Grieshamer made a motion to accept the minutes of December 4, 2024. The motion was seconded by Member Mennella and approved to place them on file as presented.
4. Old Business: None
5. New Business: ZBA 25-01  
Text Amendment  
Village of Franklin Park

Chairman Cwik stated that this hearing is for a Text Amendment to Section 9-2-3 of the Village of Franklin Park Zoning Code regarding zoning definitions for vehicle dealerships or rental facilities.

Chairman Cwik called the petitioner up at this time. He asked the petitioner to sign in and be sworn in. Mr. Rudy Repa, on behalf of the Village as petitioner, came forward. He signed in and was sworn in.

Mr. Repa gave his presentation at this time. He stated that the purpose of this text amendment was to streamline this specific portion of the definition section referencing vehicle dealerships and rental facilities. He continued that this amendment will provide Village staff with improved clarity on specific uses and procedures, allowing for better consistency in enforcement that is more in line with the Village's character and vision.

Mr. Repa stated that the use category for "vehicle dealerships or rentals" allows for sales, rental, and/or leasing of motor vehicles as a conditional use in the C-3 General Commercial District. However, several issues have arisen recently concerning the practical application of this use category's definition.

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Mr. Repa continued addressing the board by stating that the emergence of online-only car sales, where vehicle inventory is stored onsite until sold directly to consumers online, presents challenges. This sales model disrupts the community, environment, and traffic patterns without offering a compensatory tax benefit, raising concerns.

Second, despite truck sales and parking being separately defined and explicitly prohibited, ongoing confusion has resulted from ambiguities in the current definition. This issue requires clarification to prevent misinterpretation.

Third, the unincorporated area along Mannheim Road has experienced an increase in unauthorized "fly-by-night" used car dealerships. These operations frequently overstock inventory and fail to maintain acceptable property conditions, leading to subpar storage practices, aesthetic concerns, and the necessity of police enforcement action.

Mr. Repa then addressed the proposed amendment that was within the members' packets. A breakdown of this amendment can be found below. Additions to the code are highlighted in yellow, and deletions are struck through.

### **Section 9.2.3 Definitions**

Vehicle dealership or rental. An establishment that sells, leases, or rents automobiles, vans, pick-ups, motorcycles, **or any** ~~and/or all-terrain vehicles (ATV), and~~ other similar motorized transportation vehicles. A vehicle dealership **or rental facility** may maintain ~~an~~ **a limited outdoor** inventory of ~~the~~ vehicles **in adherence to outdoor display accessory use standards (Section 9-9-5-F of the Municipal Code)** ~~sale or lease off-site~~. **Additionally, the sales, rental, parking, or storage** of trucks, **vans**, tractors, ~~truck~~ trailers, **or any other** ~~and~~ industrial and commercial vehicles in excess of one-and-a-half (1½) tons capacity ~~are considered a vehicle dealership only when~~ **is prohibited unless** completely enclosed with no outdoor sales/display area. **Storage of vehicles in connection with online vehicle sales or auctions, without a majority of sales occurring on-site, is not permitted. A vehicle dealership or rental facility must be an authorized dealer or franchise, having legal agreement or certification from a manufacturer or rental company to sell, lease, or rent such vehicles.**

Chairman Cwik opened this hearing to the public at this time. Chairman Cwik stated that since no public came forward, he closed public session.

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Board Discussion began at 7:08 p.m.

The members discussed this hearing at this time. Members agreed that it meets the proposed findings of fact and standards for text amendment.

Board Discussion ended at 7:10 p.m.

Member Grieshamer made a motion to “A motion to recommend the approval of a Text Amendment to Section 9-2-3 regarding zoning definitions for vehicle dealerships or rentals.” 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.

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 7:12 p.m.

Respectfully Submitted,

*Lisa M Manzo*

Lisa M. Manzo  
Zoning Board of Appeals Secretary