

**ZONING BOARD OF APPEALS**  
**MINUTES OF MARCH 5, 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, Jenny Corral, Wayne Bernacki, Bruce Boreson, Frank Grieashamer, Chairman Mark Cwik, Lisa Manzo (Secretary), Ryan Morton (Village Attorney), Ryan Adriatico (Senior Planner) and Rudy Repa (Village Planner). All members were present.
3. Member Grieashamer made a motion to accept the minutes of February 5, 2025. The motion was seconded by Member Mennella and approved to place them on file as presented.
4. Old Business: None
5. New Business: ZBA 25-02  
Map Amendment  
Village of Franklin Park

Chairman Cwik stated that this hearing is for a Map Amendment to the boundary lines of the DT-3 Downtown Edge district to zone and include the property commonly known as 9490 Franklin Avenue, in Cook County, Illinois. The subject property is currently zoned as I-1 Restricted Industrial.

Chairman Cwik called the petitioner up at this time. He asked the petitioners to sign in and be sworn in. Mr. Joshua Chow, Director of Marketing and Ms. Eunyoung Mun, owner of A+ Nails and petitioner, came forward. They signed in and were sworn in.

Mr. Chow distributed a copy of the business plan for A+ Nail School to the members for the prospective new business. This was entered into the record as Exhibit A by Member Grieashamer and seconded by Member Mennella.

Mr. Chow gave his presentation at this time. He began by stating that due to increased demand, A+ Nails is now seeking additional space to provide independent salon suites for its graduates. They plan to purchase the property. The proposed expansion at 9490 Franklin Avenue will include a retail beauty supply store, storage area, and a salon suite offering 10-12 rental spaces for licensed nail technicians, many of whom are students and alumni of A+ Nail School.

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He continued by stating that the I-1 Restricted Industrial zoning of the property does not permit retail service operations. Because of this restriction, Eunyoung Mun, with authority of the existing property owner, is requesting a Zoning Map Amendment to allow the proposed use as a permitted use. The building's current layout consists of 10-12 office spaces that can be converted into salon suites with minimal modification.

The salon suites will offer appointments from 9:00 AM to 8:00 PM daily, depending on nail technicians' schedules. The beauty supply store will operate from 9:00 AM to 6:00 PM, Monday through Saturday, serving both salon clients and the general public. parking is sufficient to meet all requirements, with on-site parking located at the rear of the building and additional on-street parking available along Franklin Avenue. He further stated that the salon portion will be by appointment only.

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 7:14 p.m.

The members discussed this hearing at this time. They discussed the zoning district change from I-2 to DT-3 as well as the applicant meeting the standards required in the Board's Findings of Fact.

Board Discussion ended at 7:16 p.m.

Member Grieshamer made a motion to "approve ZBA 25-02 for the Map Amendment to the boundary lines of the DT-3 Downtown Edge District to zoning and include the property commonly known as 9490 Franklin Avenue, in Cook County, Illinois." 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 25-03  
Castle Mart  
9001 Belmont Avenue  
12-27-202-002, 003, 004, 005, 006, 007, 010-0000

Chairman Cwik stated that this hearing is for a Conditional Use approval for the primary use of a Gas Station in in the C-3 General Commercial District per Village Code Section 9-9-2 Table 9-1 and Section 9-9-3 (N).

Chairman Cwik called the petitioner up at this time. He asked the petitioners to sign in and be sworn in. Mr. Bill Kokalias, architect for the project, Mr. Jibit Joy and Mr. Ajomon Joy, petitioners, came forward. They signed in and were sworn in.

Mr. Kokalias began his presentation at this time. He stated that the plan for the property includes a gas station featuring both regular and diesel pumps, a convenience store with two adjoining retail spaces - one of which will feature a drive-thru, and a standalone retail/restaurant space with its own drive-thru. The proposed total building square footage is 8,470 square feet. The specific retail and restaurant tenants have not yet been identified. The gas station will operate 24 hours a day, seven days a week. All proposed buildings and structures will meet setback requirements for the C-3 General Commercial District.

Mr. Kokalias continued as outlined in the site plan, the gas station will feature ten regular passenger vehicles gas pumps located near the center of the development and three diesel pumps positioned in the northeast corner of the site to minimize impact on neighboring residential properties. Section 9-9-5(N) mandates a minimum of one stacking space per gas pump island. Sufficient stacking spaces are provided for all fueling stations.

He continued that a traffic circulation plan that includes a full-access driveway from Belmont Avenue, a right-in/right-out-only driveway near the Belmont-Elm Street intersection, and a full-access intersection from Elm Street. No vehicular access will be provided from the predominantly residential Maple Street. Sidewalks will be installed along Belmont Avenue, Elm Street, and Maple Street to ensure pedestrian accessibility from Engineering.

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He further stated in compliance with the Village's landscaping code, the development will incorporate ground cover, shrubs, and trees along buffer yards and interior lot areas, including landscaped islands within the parking lot. A small stormwater detention area is planned for the southeast corner of the site. A seven-foot solid wood fence and landscaped buffer along the southern property boundary will provide a visual and noise barrier for nearby residences.

He continued that there will be 54 parking spaces, along with ADA parking spaces and five EV charging stations.

Chairman Cwik opened this hearing to the public. Anyone wishing to speak shall come forward, sign in and be sworn in. Public session began at 7:28 p.m.

Michelle and James Adamczyk of 3120 Elm came forward at this time. They signed in and were sworn in. They had various concerns including noise from semi-trucks. The height of the fence was stipulated at 7 feet, but they were concerned it wasn't high enough to block noise and the semis. They had concerns about the lot being contaminated, concerns regarding rodents and animals. Also concerns regarding parking overflow and overall security.

Tadeusz Adamczyk of 3120 Elm came forward at this time. He signed in and was sworn in. He had concerns regarding traffic lights from the business and the vehicles that would frequent the establishment.

Mike Special of 3009 Maple came forward at this time. He signed in and was sworn in. He had concerns regarding the location of the retention area near Maple Street.

Gary Rossino of 3129 Maple came forward at this time. He signed in and was sworn in. He had concerns regarding the 40 ft empty lot that the Village owns directly south of the property in question. He is concerned about storm water detention in that it is close to the neighborhood behind the property as well as screening the retention pond and maintenance thereof. He questioned the fence height and asked if it can be 8 ft instead of 7 ft. He asked if the trash containment area can be moved so it's not butting up against the neighborhood. Also questioned the underground storage tanks housing fuel if they are in good repair.

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Nasser Rafidia of 3110 Maple came forward at this time. He signed in and was sworn in. He had concerns regarding trucks and truck parking. He inquired if the business is 24 hours and said that he has heavy concerns if it's allowed to be a truck stop and have trucks idling and parking overnight.

Public session closed and Board Discussion began at 7:52 p.m.

Mr. Repa came forward and stated that per the code, the fence may be raised to 8 feet, also to be solid in construction. He continued that the applicants must have both a traffic and environmental study of the area. A landscaping plan is also required. There will be no truck parking, no trucks allowed to park overnight, no idling and absolutely no truck repairs on site. The vacant lot is not part of the development and will remain a buffer. The applicant will have traffic calming measures as well as safety for water retention.

Chairman Cwik recalled the petitioner back up to the podium at this time. The notes from the public were relayed to them and they had a chance to respond. Mr. Kokalias came forward to respond. He stated that the petitioners have no problem installing an 8-foot solid screened fence. He said the business would be open 24 hours. The masonry trash enclosures will be relocated as well as installing a wrought iron fence to surround the retention pond for added security, as well as the front of the property since the Code allows it. He stated that there will be no overnight truck parking, no truck stops, no idling. He continued that they are constructing the building further back on the lot to add as an additional buffer for noise. He stated that the underground storage tanks are double wall built, insulated and state of the art with alarm systems in place.

Attorney Morton asked if both buildings will be built simultaneously. Mr. Kokalias responded that they would.

The members discussed the hearing and the public's concerns. They also discussed the Standards for Conditional Use being met in the Findings of Fact and also discussed adding additional conditions for the record.

Board Discussion ended at 8:14 p.m.

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Member Grieshamer made a motion to “approve ZBA 25-03 for the Conditional Use for the primary use of a Gas Station in in the C-3 General Commercial District per Village Code Section 9-9-2 Table 9-1 and Section 9-9-3 (N) for the property commonly known as 9001 Belmont Avenue, in Franklin Park, Illinois, subject to the following conditions: 1. The applicant shall restrict vehicular access from Belmont Avenue at the northeast corner of the site to a right-in, right-out intersection with a channelized traffic island (porkchop) and install a "Right Turn Only" sign at this location. 2. The applicant shall install and maintain decorative trees, grasses, shrubs, flowers, and other ground cover to enhance the site's appearance, in accordance with Title 9, Chapter 12 of the Village Code. 3. The applicant shall submit all required materials, including Environmental Impact Studies, Traffic Circulation Studies, Lighting Plans, Occupancy Packet Applications, and Architectural Plans for staff review and approval before a final business license is granted. 4. That the uses of truck parking and truck repair are strictly prohibited. 5. That this proposed use complies with all Village regulations at all times 6. That an 8ft solidly screened private fence be installed along the rear property line. 7. That a 3 ft wrought iron fence be installed on the sides and front of the property. 8. That the trash enclosure be relocated to the west parking space #30.” 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. New Business: ZBA 25-04  
Castle Mart  
9001 Belmont Avenue  
12-27-202-002, 003, 004, 005, 006, 007, 010-0000

Chairman Cwik stated that this hearing is for a Conditional Use approval for the accessory use of a Drive-Thru in the C-3 General Commercial District per Village Code Section 9-9-2 Table 9-1 and Section 9-9-5 (C) for Retail #1 on Site Plan.

Chairman Cwik called the petitioner up at this time. He asked the petitioners to sign in and be sworn in. Mr. Bill Kokalias, architect for the project, Mr. Jibit Joy and Mr. Ajomon Joy, petitioners, came forward. They signed in and were sworn in.

Mr. Kokalias began his presentation at this time. He simply stated and reiterated that the petitioners' plan for the property includes a gas station featuring both regular and diesel pumps, a convenience store with two adjoining retail spaces - one of which will feature a drive-thru, and a standalone retail/restaurant space with its own drive-thru. The proposed total building square footage is 8,470 square feet. The specific retail and restaurant tenants have not yet been identified. It is noted on the site plan as Retail #1.

Mr. Kokalias displayed the site plan for the members and public. It showed that all parking standards will be met as far as aisles and stacking.

Chairman Cwik opened this hearing to the public. Anyone wishing to speak shall come forward, sign in and be sworn in.

Public session began at 8:24 p.m.

Gary Rossino of 3129 Maple came forward at this time. He signed in and was sworn in. He inquired if one of the retail spaces would be a Cannabis use. Mr. Repa replied that no, it cannot be.

Public session ended and Board Discussion began at 8:26 p.m.

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The members discussed the hearing at this time. They stated that it meets the Standards for Conditional Use in the Findings of Fact and also discussed the drive-thru layout for Retail #1.

Board Discussion ended at 8:28 p.m.

Member Grieshamer made a motion to “approve ZBA 25-04 for the Conditional Use approval for the accessory use of a Drive-Thru in the C-3 General Commercial District per Village Code Section 9-9-2 Table 9-1 and Section 9-9-5 (C) for Retail #1 on Site Plan for the property commonly known as 9001 Belmont Avenue, in Franklin Park, Illinois, subject to the following conditions: 1. The applicant shall restrict vehicular access from Belmont Avenue at the northeast corner of the site to a right-in, right-out intersection with a channelized traffic island (porkchop) and install a "Right Turn Only" sign at this location. 2. The applicant shall install and maintain decorative trees, grasses, shrubs, flowers, and other ground cover to enhance the site's appearance, in accordance with Title 9, Chapter 12 of the Village Code. 3. The applicant shall submit all required materials, including Environmental Impact Studies, Traffic Circulation Studies, Lighting Plans, Occupancy Packet Applications, and Architectural Plans for staff review and approval before a final business license is granted. 4. That the uses of truck parking and truck repair are strictly prohibited. 5. That this proposed use complies with all Village regulations at all times 6. That an 8 ft solidly screened private fence be installed around the perimeter of the property. 7. That a 3 ft wrought iron fence be installed along the rear property line. 8. That the trash enclosure be relocated to the west parking space #30.” 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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8. New Business: ZBA 25-05  
Castle Mart  
9001 Belmont Avenue  
12-27-202-002, 003, 004, 005, 006, 007, 010-0000

Chairman Cwik stated that this hearing is for a Conditional Use approval for the accessory use of a Drive-Thru in the C-3 General Commercial District per Village Code Section 9-9-2 Table 9-1 and Section 9-9-5 (C) for Retail #3 on Site Plan.

Chairman Cwik called the petitioner up at this time. He asked the petitioners to sign in and be sworn in. Mr. Bill Kokalias, architect for the project, Mr. Jibit Joy and Mr. Ajomon Joy, petitioners, came forward. They signed in and were sworn in.

Mr. Kokalias began his presentation at this time. He simply stated and reiterated that the petitioners' plan for the property includes a gas station featuring both regular and diesel pumps, a convenience store with two adjoining retail spaces - one of which will feature a drive-thru, and a standalone retail/restaurant space with its own drive-thru. The proposed total building square footage is 8,470 square feet. The specific retail and restaurant tenants have not yet been identified. It is noted on the site plan as Retail #3.

Mr. Kokalias displayed the site plan for the members and public. It showed that all parking standards will be met as far as aisles and stacking.

Chairman Cwik opened this hearing to the public. Anyone wishing to speak shall come forward, sign in and be sworn in.

Chairman Cwik stated that since no public came forward, he closed public session.

Board Discussion began at 8:32 p.m.

The members discussed the hearing at this time. They stated that it meets the Standards for Conditional Use in the Findings of Fact and also discussed the drive-thru layout for Retail #3.

Board Discussion ended at 8:34 p.m.

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Member Grieshamer made a motion to “approve ZBA 25-05 for the Conditional Use approval for the accessory use of a Drive-Thru in the C-3 General Commercial District per Village Code Section 9-9-2 Table 9-1 and Section 9-9-5 (C) for Retail #3 on Site Plan for the property commonly known as 9001 Belmont Avenue, in Franklin Park, Illinois, subject to the following conditions: 1. The applicant shall restrict vehicular access from Belmont Avenue at the northeast corner of the site to a right-in, right-out intersection with a channelized traffic island (porkchop) and install a "Right Turn Only" sign at this location. 2. The applicant shall install and maintain decorative trees, grasses, shrubs, flowers, and other ground cover to enhance the site's appearance, in accordance with Title 9, Chapter 12 of the Village Code. 3. The applicant shall submit all required materials, including Environmental Impact Studies, Traffic Circulation Studies, Lighting Plans, Occupancy Packet Applications, and Architectural Plans for staff review and approval before a final business license is granted. 4. That the uses of truck parking and truck repair are strictly prohibited. 5. That this proposed use complies with all Village regulations at all times 6. That an 8 ft solidly screened private fence be installed along the rear property line. 7. That a 3 ft wrought iron fence be installed on the sides and front of the property. 8. That the trash enclosure be relocated to the west parking space #30.” 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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9. Public Comment: None.

10. 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 8:38 p.m.

Respectfully Submitted,

*Lisa M Manzo*

Lisa M. Manzo  
Zoning Board of Appeals Secretary