

ZONING BOARD OF APPEALS
MINUTES OF APRIL 2, 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 Grieashamer, Chairman Mark Cwik, Lisa Manzo (Secretary), Ryan Morton (Village Attorney), and Rudy Repa (Village Planner). Absent: Jenny Corral.
3. Member Grieashamer made a motion to accept the minutes of March 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 25-06
Map Amendment
Village of Franklin Park

Chairman Cwik stated that this hearing is for a Map Amendment to the boundary lines of the P Public district to zone and include the property commonly known as 9621 Pacific Avenue, in Cook County, Illinois. The subject property is currently zoned as DT-3 Downtown Edge.

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

Mr. Repa began his presentation at this time. He first addressed the members and the public by stating that this is a map amendment only to change the zoning of this particular parcel, not to address what the parcel is being used for. Chairman Cwik also reiterated the same to both the members and the public.

Mr. Repa stated that the Franklin Park Comprehensive Plan (2017) identifies the property as “institutional use.” The Comprehensive Plan called for the future use of this property to be geared toward providing a community benefit.

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He continued that due to the trajectory of redevelopment in Downtown Franklin Park, the current municipal ownership status, and the planned revitalization of the property, Village staff believe a map amendment is necessary to reflect the appropriate zoning district of the proposed use. Therefore, staff find the request to re-zone the subject property within the P Public district to be compatible with surrounding land uses and zoning districts. Staff has no objections to the proposed Map Amendment.

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 7:05 p.m.

Ms. Ramona Rachal-LaCour came forward at this time. Ms. Rachal-LaCour signed in and was sworn in. She inquired if this proposed map amendment will affect property taxes and property values in the area. Attorney Morton responded that it will not affect property taxes and in fact may be attractive to purchasers of property which would be an asset in raising property values.

Ms. Ann Sarata of 9639 Pacific came forward at this time. Ms. Sarata signed in and was sworn in. She inquired as to what the property is going to be used for. Chairman Cwik responded that the intent is for the Park District to lease the land from the Village and use it for a potential dog park.

Chairman Cwik closed public session at this time.

Board Discussion began at 7:10 p.m.

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

Board Discussion ended at 7:12 p.m.

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Member Grieshamer made a motion to “approve ZBA 25-06 for the Map Amendment to the boundary lines of the P Public district to zone and include the property commonly known as 9621 Pacific Avenue, in Cook County, Illinois. The subject property is currently zoned as DT-3 Downtown Edge.” Member Mennella seconded the motion. Roll Call Vote. Member Corral-Absent; Member Bernacki-Yes; Member Boreson-Yes; Member Grieshamer-Yes; Member Mennella-Yes; Chairman Cwik-Yes; Member Santana-Yes. Six (6) Ayes, Zero (0) Nays, One (1) 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 25-07
Text Amendment
Village of Franklin Park

Chairman Cwik stated that this hearing is for a Text Amendment to Section 9-11-7 regarding electric vehicle parking requirements.

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

Mr. Repa began his presentation at this time. He stated that there was one edit to the members' packets in that all verbiage describing the vehicles as electronic be changed to electric. He continued that the proposed amendment to EV charging infrastructure introduces key changes designed to improve oversight, application, and transparency of EV-parking code requirements while addressing the recent implementation of Illinois Public Act (P.A.) 103-0053. These revisions seek to clarify existing definitions, ensure compliance with state law, and provide a framework that balances the expansion of EV infrastructure with practical implementation for property owners and developers. Additionally, the amendment aligns with the Village's broader sustainability initiatives and long-term planning goals.

Mr. Repa stated that the amendment reorganizes the code section by moving definitions to the front. The refined definitions offer clearer, non-technical explanations of EV-capable, EV-ready, and EVSE-installed charging infrastructure, ensuring a better understanding for developers, property owners, and Village staff. The section also clarifies the distinctions between Level 1, 2, and 3 chargers. Additionally, an infographic will be included to enhance accessibility of terms to the reader.

He continued that the amendment introduces a dedicated subsection for residential EV charging infrastructure requirements, aligning with the guidelines of P.A. 103-0053. This section defines EV parking requirements for EV-capable infrastructure in single-family homes, small multi-family developments (2-4 units), and larger multi-family developments (5+ units). Since the Village of Franklin Park does not require dedicated parking spaces for single-family homes, EV infrastructure will not be mandated for these dwellings unless a designated parking space is provided by the homeowner.

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Mr. Repa stated that the amendment updates existing regulations for non-residential commercial and industrial properties. The threshold for requiring EV charging stations has been reduced from parking lots with 35 spaces to those with 25 or more. Additionally, the maximum number of required EV-capable spaces has increased from 10 to 20. The amendment also introduces clearer distinctions between Level 1, 2, and 3 EVSE chargers. Notably, Level 1 chargers, primarily intended for residential use, will not count toward the EV-capable stall requirements. Instead, the amendment incentivizes the installation of Level 2 and Level 3 fast chargers by offering increased ratios compared to EV-capable or EV-ready infrastructure.

Mr. Repa concluded that overall, staff believe these changes will positively impact the health, safety, and welfare of the community by increasing the availability and accessibility of EV infrastructure while maintaining a balance that does not overburden developers. The amendment is designed to ensure the Village stays compliant with state law, meets the growing demand for electric vehicle infrastructure, and supports future sustainability goals without placing undue pressure on new developments.

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 7:28 p.m.

The members discussed the hearing at this time. They inquired if there would be a lack of parking spaces since the spaces needed to be designated for electric vehicles. Mr. Repa explained that by the calculations staff would ensure that there would not be a lack of spaces. The members stated that the text amendment meets the standards required in the Board's Findings of Fact.

Board Discussion ended at 7:32 p.m.

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Member Grieashamer made a motion to “approve ZBA 25-07 for a Text Amendment to Section 9-11-7 regarding electric vehicle parking requirements as well as the verbiage change throughout the text from “electronic” to “electric” Member Mennella seconded the motion. Roll Call Vote. Member Corral-Absent; Member Bernacki-Yes; Member Boreson-Yes; Member Grieashamer-Yes; Member Mennella-Yes; Chairman Cwik-Yes; Member Santana-Yes. Six (6) Ayes, Zero (0) Nays, One (1) 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:

Ms. Ramona Rachal-LaCour came forward at this time. She inquired when the new EV requirements would go into effect. Mr. Repa mentioned that they are already part of the State of Illinois Code, and that it would only be applicable to new construction.

8. A motion was made by Member Griecashamer 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 7:38 p.m.

Respectfully Submitted,

Lisa M Manzo

Lisa M. Manzo
Zoning Board of Appeals Secretary