

ZONING BOARD OF APPEALS

MINUTES OF JUNE 4, 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, Jenny Corral, Bruce Boreson, Frank Grieashamer, Chairman Mark Cwik, Lisa Manzo (Secretary), Ryan Morton (Village Attorney), and Rudy Repa (Village Planner). All members were present.
3. Member Grieashamer made a motion to accept the minutes of May 7, 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 25-09
Text Amendment
Village of Franklin Park

Chairman Cwik stated that this hearing is for a Text Amendment to Section 9-9-3 regarding cannabis - adult-use cannabis dispensing organizations.

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 to alleviate resident concerns and promote the highest and best use of property in the area, Village staff explored regulatory tools utilized by other municipalities to manage the spatial distribution of similarly intensive retail consumption uses. One such tool — a minimum distance requirement between businesses — was often utilized for such development and in-fact has already been applied to use standards for adult-use cannabis dispensing organization, industrial adult-use cannabis facilities, and gas stations in Franklin Park.

Therefore, to uphold the public interest, maintain orderly land use planning, and protect the long-term economic stability of the Mannheim C-3 General Commercial zoning district corridor, staff is proposing to increase the distance requirement between adult-use cannabis dispensing organizations from 2,500 feet to 1.25 miles.

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Specifically, Village Staff have proposed the following:

C. Cannabis—Adult-use cannabis dispensing organization.

(3) Preexisting adult-use cannabis dispensing organization/industrial adult-use cannabis facility. Adult-use cannabis dispensing organizations may not be located within ~~2,500 feet~~ **1.25 miles** of a preexisting adult-use cannabis dispensing organization or 500 feet of an industrial adult-use cannabis facility.

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 7:04 p.m.

The members discussed this hearing at this time. Member Bernacki and various members inquired how staff configured the 1.25 miles calculation between businesses. Mr. Repa and Mr. Morton responded that research was done calculating the distance between the boundary lines from the north to south of Mannheim Road and other borders within the Village limits.

Questions were asked what would occur if a dispensing organization was established outside of the Village limits. Mr. Morton stated that the 1.25 miles calculation would still apply.

There was discussion as to whether only allowing one dispensary in the Village would inhibit other businesses from opening. Mr. Repa stated that any current businesses that have been approved would be considered legal non-conforming uses and any new applications would follow the 1.25 mile rule.

Member Griashamer stated that the Standards for Text Amendment were satisfied and met.

Board Discussion ended at 7:10 p.m.

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Member Grieashamer made a motion to “approve ZBA 25-09 of a Text Amendment to 9-9-3 regarding cannabis - adult-use cannabis dispensing organizations.” Member Mennella seconded the motion. Roll Call Vote. Member Corral-Yes; Member Bernacki-Yes; Member Boreson-Yes; Member Grieashamer-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 25-08
Victor Morales of O'Hare Fleet Services LLC
11465 Melrose Avenue
12-19-400-166-0000

Chairman Cwik stated that this hearing is for a Conditional use approval for the primary use of a Large equipment repair facility in in the I-2 General Industrial District per Village Code Section 9-14-4-H and 9-16-1-A.

Chairman Cwik called the petitioner up at this time. He asked the petitioner to sign in and be sworn in. Mr. Victor Morales of O'Hare Fleet Services LLC, petitioner, came forward. He signed in and was sworn in.

Mr. Morales began his presentation at this time. Mr. Morales stated that O'Hare Fleet Services is a specialized maintenance and repair business servicing airport ground support vehicles. His company offers diagnostic, repair, and replacement for a variety of diesel and gasoline engines, hydraulic and pneumatic systems, electrical components, and other mechanical parts.

He continued that his business has operated for over nine years in Melrose Park, Illinois. O'Hare Fleet Services primarily serves clients associated with O'Hare International Airport. He wants to relocate their operations to Franklin Park due to their continued growth, space limitations at their current leased facility, and a desire to be closer to clients at O'Hare.

Mr. Morales stated that the vehicles to be serviced include small work trucks, vans, fuel tankers, aircraft refuelers, hydrant trucks, pushback tugs and tractors, ground power units, airport buses, container loaders, baggage carts and dollies, transporter platforms, air start units, catering trucks, belt loaders, de-icing vehicles, and other large equipment or vehicles essential to airport operations.

Mr. Morales stressed to the members that repair work and services are for clients only and are not offered to the general public.

Mr. Morales stated that the property is currently being used for storage only; until a decision is made by the members after presenting his case.

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Member Boreson inquired as to how the oils and liquids would be disposed of on site. Mr. Morales stated that an outside company comes in and disposes of the materials.

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 7:24 p.m.

The members discussed the hearing at this time. They discussed certain conditions that will be placed on this Conditional Use. The members stated that Standards for Conditional Use and Findings of Fact have been met.

Board Discussion ended at 7:26 p.m.

Member Grieshamer made a motion to “approve ZBA 25-08 for a Conditional Use for the primary use of a large equipment repair facility in in the I-2 General Industrial District per Village Code Section 9-14-4-H and 9-16-1-A for the property commonly known as 11465 Melrose Avenue, in Franklin Park, Illinois, subject to the following conditions: 1. All operations related to the use shall be conducted entirely within the primary structure; 2. No storage of equipment or vehicles shall be permitted within the public right-of-way; 3. The rear yard shall remain paved, striped, and screened with an eight-foot (8') solid fence; 4. That all maintenance, repair, and related services shall be limited to airport ground support vehicles and equipment and shall not be offered to the general public at large; 5. That this Conditional Use shall be limited to Applicants, and shall not be transferable except upon reapplication, hearing, and approval in the manner provided in the Franklin Park Zoning Ordinance; 6. That this proposed use complies with all Village regulations at all times.” 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:

Trustee Special came forward at this time. She inquired as to how the inspectional staff monitors and enforces Conditional Uses when they are approved; and make sure they follow the conditions that are set forth. Ms. Manzo and Mr. Repa described their partnership and the process of when a complaint is filed. The inspector is assigned to the address, researches the file, then proceeds to inspect the property. If the property is not following their condition/s, it is then brought to the Zoning Department, who drafts a letter to the business with a time frame in which to have the business put back in compliance. The inspector reinspects and if approved, closes the case. If failed, then citations will be issued with the possibility of revoking their Conditional Use.

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 7:32 p.m.

Respectfully Submitted,

Lisa M Manzo

Lisa M. Manzo
Zoning Board of Appeals Secretary