

ZONING BOARD OF APPEALS
MINUTES OF JULY 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, Jenny Corral, Kathy Mennella, Wayne Bernacki, Frank Grieashamer, Chairman Mark Cwik, Lisa Manzo (Secretary), Ryan Morton (Village Attorney), and Rudy Repa (Village Planner).
Absent: Bruce Boreson
3. Member Grieashamer made a motion to accept the minutes of June 4, 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 25-10
Outfront Media LLC
3325 Mt Prospect Road
12-30-100-025-0000

Chairman Cwik stated that this hearing is for a Conditional use approval for the conversion of a Billboard into a Digital Billboard in the I-2 General Industrial District per Village Code Section 9-13-8

Chairman Cwik called the petitioner up at this time. He asked the petitioner to sign in and be sworn in. Mr. Wes McGowen of Outfront Media LLC, petitioner, came forward. He signed in and was sworn in.

Mr. McGowen began his presentation at this time. He simply stated that they currently have an existing billboard advertising sign on the private property at 3325 Mt. Prospect Road. The billboard is located within 200 feet of the I-294 right of way. He stated that they are planning to convert the billboard to digital on the existing sign. There will be no size changes.

Member Grieashamer asked if they have applied to the FAA and IDOT for their permits. Mr. McGowen stated that they have and everything is in review and pending at this time.

ZONING BOARD OF APPEALS

MINUTES OF JULY 2, 2025

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. They stated that they are converting the existing sign to digital and that this hearing satisfies the findings and standards for Conditional Use.

Board Discussion ended at 7:06 p.m.

Member Grieshamer made a motion to “approve ZBA 25-10 for the Conditional use approval for the conversion of a Billboard into a Digital Billboard in the I-2 General Industrial District per Village Code Section 9-13-8 for the property commonly known as 3325 Mount Prospect Road, in Franklin Park, Illinois, subject to the following conditions: 1. That the applicant submit to the Village a copy of the Federal Aviation Administration’s Aeronautical Study letter confirming the billboard poses no hazard to air navigation; 2. 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-Absent; 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.

ZONING BOARD OF APPEALS

MINUTES OF JULY 2, 2025

6. New Business: ZBA 25-11
GTO Automotive Inc.
9200 Grand Avenue
12-27-303-028-0000

Chairman Cwik stated that this hearing is for a Conditional Use for the primary use of a Vehicle Repair/Service facility in the I-1 Restricted Industrial District per Village Code Section 9-9-2 Table 9-1 and Section 9-9-3-W.

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

Mr. Alvarez began his presentation at this time. He stated that GTO Automotive has six (6) shops in the area. They would like to expand their business into Franklin Park. He stated that they specialize in alignment, brake jobs, tune ups, minor engine and suspension work. He stated that the business was previously occupied by Gary's Wheel Alignment.

Chairman Cwik asked if they are currently running the business out of 9200 Grand. Mr. Alvarez stated that they are not running the business, they are cleaning. Member Grieshamer stated that they have been in the space for two (2) months per the copy of the lease in the member's packets. He asked the petitioner if they have been cleaning this entire time? Mr. Alvarez replied yes they have been cleaning.

Member Grieshamer discussed some conditions and asked the petitioner if they were in agreement to pave the lot and screening the rear fence. Mr. Alvarez was in agreement.

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 7:10 p.m.

The members discussed the hearing at this time. They discussed the conditions that would need to be placed on this Conditional Use. The members also agreed that the findings have been satisfied as well as the Standards for Conditional Use.

ZONING BOARD OF APPEALS

MINUTES OF JULY 2, 2025

Board Discussion ended at 7:12 p.m.

Member Grieshamer made a motion to “approve ZBA 25-11 for a Conditional Use for the primary use of a Vehicle Repair/Service facility in the I-1 Restricted Industrial District per Village Code Section 9-9-2 Table 9-1 and Section 9-9-3-W for the property commonly known as 9200 Grand Avenue in Franklin Park, Illinois, subject to the following conditions: 1. All repair operations must be conducted entirely within the primary structure; 2. No equipment or vehicle storage shall be permitted within the public right-of-way; 3. No tow trucks or recovery vehicles may be stored on site; 4. The uses of truck or large equipment repair, truck parking or vehicle storage unrelated to the primary use, on-site or online car sales, vehicle towing facility or scrap yard, and emissions testing vehicle inspection are specifically prohibited; 5. Vehicles awaiting repair must be stored in the rear yard and fully screened from public view by a solid fence at least eight (8) feet in height; 6. The rear yard parking area must be paved and striped in accordance with the approved site plan within six (6) months of conditional use approval; 7. 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-Absent; 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.

ZONING BOARD OF APPEALS

MINUTES OF JULY 2, 2025

7. New Business: ZBA 25-12
MyoMeals
10129 Pacific Avenue
12-21-311-048-0000

Chairman Cwik stated that this hearing is for a Conditional Use approval for the primary use of an Industrial - Specialty Food Service in the C-5 Commercial Manufacturing District per Village Code Section 9-9-2, Use Matrix Table 9-1.

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

Mr. Wozniak began his presentation at this time. He stated MyoMeals, is a growing Chicagoland area commercial kitchen start-up. Founded in 2022, MyoMeals focuses on healthy food and meal preparation, crafting fresh nutrient -dense meals for fitness-conscious individuals, busy professionals, families, and partner businesses such as gyms and wellness facilities.

He continued that if he is granted occupancy, they plan to build out 10129 Pacific as a fully functional commercial kitchen and food distribution facility (categorized under Industrial - Specialty Food Service) to support its current and future production needs. This includes the installation of commercial-grade kitchen equipment, cold storage units, food prep stations, and designated areas for packaging, sanitation, and order fulfillment. The buildout would meet all applicable health and safety codes.

He stated that they will use the property for manufacturing purposes only. It will include breakfast, lunch and dinner meals. They will have four (4) delivery trucks/SUV's. Eventually they would like to have refrigerated vans.

Member Mennella asked what the hours of operation would be. Mr. Wozniak stated basically 7 a.m. to 5 p.m. on weekdays and Saturdays, and 7 a.m. to 2 p.m. on Sundays. Some Mondays they will start at 6 a.m.

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

ZONING BOARD OF APPEALS

MINUTES OF JULY 2, 2025

Board Discussion began at 7:20 p.m.

The members discussed the hearing at this time. They discussed the conditions that would need to be placed on this Conditional Use. The members also agreed that the findings have been satisfied as well as the Standards for Conditional Use.

Board Discussion ended at 7:22 p.m.

Member Grieshamer made a motion to “approve ZBA 25-12 for a Conditional Use approval for the primary use of an Industrial - Specialty Food Service in the C-5 Commercial Manufacturing District per Village Code Section 9-9-2, Use Matrix Table 9-1 for the property commonly known as 10129 Pacific Avenue in Franklin Park, Illinois, subject to the following conditions: 1. The applicant pays a one-time fee-in-lieu of \$1,750 for five (5) on-street parking stalls per Village Code sections 9-11-6 (parking flexibilities) and 11-1-5 (fee schedule); 2. The applicant installs appropriate food odor control or kitchen ventilation systems; 3. 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-Absent; 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.

ZONING BOARD OF APPEALS MINUTES OF JULY 2, 2025

8. Public Comment: None.

9. 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 7:24 p.m.

Respectfully Submitted,

Lisa M Manzo

Lisa M. Manzo
Zoning Board of Appeals Secretary