

ZONING BOARD OF APPEALS

MINUTES OF OCTOBER 1, 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, Bruce Boreson, Frank Grieshamer, Chairman Mark Cwik, Lisa Manzo (Secretary), Ryan Morton & Maryclare Touhy (Village Attorneys), Rudy Repa (Village Planner) and Paul Mizner (Village Planner). All members are present.
3. Member Grieshamer made a motion to accept the minutes of September 3, 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 25-15
Delta Group Logistics
4000 Mannheim
12-17-401-015-0000

Chairman Cwik stated that this hearing is for a Conditional Use approval for the primary use of an Indoor Truck Vehicle Dealership in the C-3 General Commercial District per Village Code Section 9-9-2 Table 9-1 and Section 9-9-3 (V)

Chairman Cwik called the petitioners up at this time. He asked the petitioners to sign in and be sworn in. Mr. Sam Kostic, petitioner, Fred Agustin, attorney, came forward. They signed in and were sworn in.

Mr. Agustin began his presentation at this time. He gave a brief background of the petitioner's business. He stated that Delta Group Logistics currently operates a Freight Brokerage Office at 1350 E. Touhy Avenue in Des Plaines, IL 60018; as well as several other facilities in the Chicagoland area. If granted occupancy, the petitioner would utilize 4000 Mannheim Road as a Freight Brokerage Office, Indoor Truck Sales Showroom, and accessory Tire Sales and Service Facility for vehicles associated with the dealership.

Mr. Kostic indicated they would submit permits for major repairs and improvements to the property, including correcting existing building code violations, undertaking extensive renovations to the interior office and showroom areas, and revitalizing the

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exterior with modern finishes as shown on the submitted elevation plans. The facility would initially relocate 48 freight brokerage office employees from the Des Plaines location. The site plan, however, anticipates staffing levels of up to 60 freight brokerage office employees, 25 truck sales associates, and 20 tire sales and service staff, for a total of approximately 105 employees.

The building would have twenty-four (24) overhead garage doors, and three (3) garage service areas. Two of the garage areas would be dedicated to tire inventory and service, while the largest would function as a truck showroom. Furthermore, the petitioner has submitted two construction plans: Scenario A would maintain the existing 42,923-square-foot building footprint with interior space for 25 trucks, while Scenario B would expand the Indoor Truck Sales Showroom by 2,715 square feet for a total building area of 45,638 square feet with interior space for 33 trucks. Either scenario would meet Village Code requirements.

The applicant has indicated that all trucks will be stored inside the facility within the showroom, that vehicles serviced by the tire facility will be limited to those associated with the truck sales operation, and that no outdoor storage of trucks will be permitted on the property. Truck repair, engine repair, or other similarly intensive heavy repair services shall not be permitted.

Mr. Goran Mamic, petitioner/partner, came forward and signed in and was sworn in. He concurred with Mr. Kostic's statement and added that this facility will not be used as a warehouse and no freight will be in the building. He continued that they have seven (7) acres of property in Bartlett for their warehousing/freight.

Member Santana asked what types of trucks will they use at this facility. Mr. Kostic stated that they are large trucks and semi-trailers.

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 7:16 p.m.

The members discussed this hearing at this time. They concurred that the petitioner has satisfied the answers to the Standards of Conditional Use. The members also discussed what the property was used for before and the zoning requirements for that specific zoning district.

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The members also asked how enforcement would take place. Mr. Repa stated that their department and the Building Department partner in enforcement actions when it comes to zoning and enforcement conditional uses.

Board Discussion ended at 7:20 p.m.

Member Grieshamer made a motion to “approve ZBA 25-15 for a Conditional Use approval for the primary use of an Indoor Truck Vehicle Dealership in the C-3 General Commercial District per Village Code Section 9-9-2 Table 9-1 and Section 9-9-3 (V) for the property commonly known as 4000 Mannheim Road, in Franklin Park, Illinois, subject to the following conditions: 1. The uses of truck or large equipment/engine repair, airport parking, truck parking (except those associated with the tire repair/service shop), vehicle towing facility, and emissions testing / vehicle inspection facility are specifically prohibited; 2. All tire service operations shall be conducted entirely within the building. A maximum of twelve (12) trucks awaiting immediate tire repair/service may be parked outside, provided they are located in the rear or side yard, screened from view by a solid wall or fence of not less than eight (8) feet in height, and in full compliance with Village Code Title 4, Section 10 (Outdoor Storage Ordinance); 3. The applicant shall submit a parking plan in full compliance with Village Code Title 9, Section 11 (Parking Ordinance) and Section 12 (Landscape Ordinance), and shall reconstruct the parking lot to meet all applicable standards prior to commencing operation of the Indoor Truck Vehicle Dealership or accessory Tire Sales and Service Facility; 4. Outdoor truck parking stalls designated for the tire service operation may be used to store vehicles for no more than seven (7) days prior to service and no more than seven (7) days following service. Outdoor stationing for longer periods of time is prohibited; 5. 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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6. New Business: ZBA 25-16
Village of Franklin Park
Text Amendment

Chairman Cwik stated that this hearing is for a Text Amendment to Sections 2.3, 9.3, 10.3 and 10.4 of the Village of Franklin Park Zoning Code regarding changes to principal use standards regarding carwashes, removal and replacement of an inaccurate example picture, and change in language regarding permanent water fixtures.

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

Mr. Mizner began his presentation at this time. He stated that these amendments will provide Village staff with improved clarity on specific uses and accessory structures, allowing for better consistency in enforcement that is more in line with the Village's character and vision. Additions to the code are highlighted in yellow, and deletions are struck through. The following sections were discussed:

- Section 9.2.3 regarding definitions
- Section 9.9.3 regarding principal use standards for carwash businesses
- Section 9.10.3 regarding removal and replacement of incorrectly labelled image
- Section 9.10.4 regarding language change to Permanent Water Fixtures

Mr. Mizner stated that this amendment addresses the location distances allowed for car washes approximate to the location of residential districts. By allowing for the amendment change, car wash businesses would be allowed in more operational spaces without interfering with residential districts.

Proposed Amendment

Section 9.3.E Car Wash

~~2. The building containing the car wash must not be located within two hundred (200) feet of a residential district, measured from the nearest residential district lot line to the building, or from the nearest location to the public right of way.~~

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2. The building containing the car wash must not be located within two hundred (200) feet of a residential district, measured from the nearest residential district lot line to the building. However, if the only residential district lot line within that distance is located on the opposite side of Grand Avenue or Mannheim Road, this restriction shall not apply.

Mr. Mizner stated that for *Accessory Structure and Uses – Section 10.3.G.2* currently, the image listed to show fence and side wall limitations named *Fence Height in Residential Districts* lists that fences and walls are limited to 4 feet high for front and corner-side setbacks within residential areas. The code above said image lists multiple times that fences and walls are limited to being 3 feet high for front and corner-side setbacks. He also noted that the image/diagram would also reflect these changes/revisions.

Proposed Amendment

Change image description from:

~~Fences and Walls limited to a maximum of 4' in height in required front and corner-side setbacks; prohibited in RL-1 and RL-2 Districts~~
~~Fences permitted to a maximum height of 6~~

Change image description to:

Fences, walls, and hedges limited to a maximum height of 3'
Fences, walls, and hedges limited to a maximum height of 6'

Mr. Mizner stated that this last one entitled *Permanent Water Features – Section 2.3 and Table 10-1 (Section 10.4)*, will provide a naming change for permanent water features that are in line with the Village's building code. The name change will go from Permanent Water Feature to Permanent Water Feature/Pool. The amendment to Table 10-1 provides regulations specific to pools and permanent water features that are required in addition to those found in Section 10.3(A) General Regulations for Accessory Structures.

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Proposed Amendment

Section 2.3 Definitions

~~**Permanent Water Feature.** Any outdoor above or below ground swimming pool, hot tub, spa, pond, or other water feature of two feet of depth or greater.~~

Permanent Water Feature/Pool. Any outdoor above or below ground swimming pool, hot tub, spa, pond, or other water feature of two feet of depth or greater.

He continued that the changes listed will allow for clearer understanding by both residents and staff of what qualifies as a Permanent Water Feature.

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 7:30 p.m.

The members discussed the hearing at this time. They discussed the text amendment revisions and concurred that this is the platform to correct errors and make the verbiage more simplistic. The members stated that the petitioner has satisfied the Standards for Text Amendment.

Board Discussion ended at 7:32 p.m.

Member Grieshamer made a motion to “approve ZBA 25-16 for a Text Amendment to Sections 2.3, 9.3, 10.3 and 10.4 of the Village of Franklin Park Zoning Code regarding changes to principal use standards regarding carwashes, removal and replacement of incorrectly labelled image, and change in language regarding permanent water fixtures.” 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: None.

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 7:34 p.m.

Respectfully Submitted,

Lisa M Manzo

Lisa M. Manzo
Zoning Board of Appeals Secretary