

ZONING BOARD OF APPEALS
MINUTES OF DECEMBER 3, 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 Grieshamer, Bruce Boreson, Chairman Mark Cwik, Lisa Manzo (Secretary), Ryan Morton (Village Attorney), and Rudy Repa (Village Planner). All members were present.
3. Member Grieshamer made a motion to accept the minutes of November 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 25-17
New Lake College
10035 Grand Avenue
12-28-132-020-0000

Chairman Cwik stated that this hearing is for a Conditional use approval for Conditional Use approval for the primary use of an Educational Facility – Vocational Nursing School in the C-2 Community Shopping District per Village Code Section 9-9-2, Table 9-1

Chairman Cwik called the petitioner up at this time. He asked the petitioner to sign in and be sworn in. Ms. Enya Masangkay of New Lake College, petitioner, came forward. She signed in and was sworn in.

Ms. Masangkay began her presentation at this time. She is a representative for Richard Felicelda, the owner of New Lake College Corporation. New Lake College has an existing location in Hanover Park. The school is approved by the Illinois Board of Higher Education, authorized as a National Healthcareer Association testing center, and participates as a Workforce Innovation and Opportunity Act training provider. The institution is also in the process of completing institutional accreditation through the Accrediting Council for Continuing Education and Training.

If granted occupancy, New Lake College will transfer all operations to Franklin Park. The new facility will provide additional classroom and laboratory space, access to a

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broader student population, and proximity to medical and long-term care facilities that serve as externship and employment partners. The move aligns with the institution's long-term plan to grow into a fully accredited, multi-program vocational training provider.

They plan to employ six (6) employees, with potential growth to 8-10 employees. New Lake College plans to operate five (5) days a week, Monday-Friday, with office hours from 9:00 AM to 5:00 PM. Additionally, there will be two five-hour classes from 9:00 AM – 2:00 PM and 4:00PM – 9:00 PM.

Section 9-11-5, Off-Street Vehicle Parking Requirement Table 2-1 states that Educational Facilities - Vocational schools require six (6) spaces per classroom + one (1) space per 300sf of office area; therefore seventeen (17) parking spaces are required. (2 classrooms = 12 spaces, plus $1325/300sf = 4.416$ (5) = 17 total spaces required).

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 7:12 p.m.

The members discussed this hearing at this time. They stated that this hearing satisfies the findings and Standards for Conditional Use.

Board Discussion ended at 7:14 p.m.

Member Grieshamer made a motion to “approve ZBA 25-17 for the Conditional use approval to operate an education facility - vocational nursing school in the C-2 Community Shopping District per Village Code Section 9-9-2, Table 9-1 for the property commonly known as 10035 W Grand Avenue, Units 201, 204, 205, 206, in Franklin Park, Illinois, subject to the following conditions: 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.

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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.

6. New Business: ZBA 25-18
Subdivision - The Crossings at Franklin Station
9660 Franklin Avenue
12-28-200-035-0000

Chairman Cwik stated that this hearing is for a Subdivision of Commercial Units from 9660-9684 Franklin Avenue.

Chairman Cwik called the petitioner up at this time. He asked the petitioner to sign in and be sworn in. Mr. Jim Wade of ATA Martial Arts, on behalf of Catherine Holmquist, petitioner, came forward. He signed in and was sworn in.

Mr. Wade began his presentation at this time. He is requesting that the above-referenced PINs be subdivided into two new parcels. Parcel #1 (“Retail #1” on the Proposed Subdivision) is located on the western portion of the Subject Property. Parcel #2 (“Retail #2 & Retail #3” on the Proposed Subdivision) is located on the eastern portion of the Subject Property. Additionally, there are 76 existing parcels within the structure which will not be altered by this request: consisting of 75 residential condo units and one residential common-area.

Parcel #1 will encompass approximately 9,080 square feet, including the commercial units addressed as 9672 (George's Haircut), 9674 (Title and Plates), 9678 (ATA Martial Arts School / Level-up Dance Academy), 9682 (Jump Stars Parkour), and 9684 (Wade’s Best Kids After School & Summer Camp) Franklin Avenue.

Parcel #2 will encompass approximately 14,588 square feet, including the outside patio area and the commercial units addressed as 9660 (Garden Of Eat'n), 9662 (Vacant), 9666 (LDR Printing), and 9668 (State Farm Insurance) Franklin Avenue. (see proposed plat for details).

He further stated that the subdivision had been requested to allow Franklin Station LLC to sell Parcel #1 to him, an existing business operator on the site. Mr. Wade intends to

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continue operating his businesses as the principal owner of Parcel #1. Parcel #2 will remain under the ownership and management of Franklin Station LLC. Vehicular parking for all uses will continue to rely on the existing rear parking lot, below-ground garage, and available on-street spaces to meet all parking requirements.

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 7:20 p.m.

The members discussed the hearing at this time. They discussed Title 10 of the Zoning Code and deems that all the points and questions have been satisfied.

Board Discussion ended at 7:22 p.m.

Member Grieshamer made a motion to “approve ZBA 25-11 for a Subdivision for the property commonly known as 9670 Franklin Avenue with the following condition: That the applicant submits a final plat to Village staff for review.” 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 Griashamer 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