

ZONING BOARD OF APPEALS
MINUTES OF JANUARY 7, 2026 – 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, Bruce Boreson, Chairman Mark Cwik, Lisa Manzo (Secretary), Ryan Morton (Village Attorney), Rudy Repa (Village Planner) and Paul Mizner (Village Planner). All members were present.
3. Member Grieashamer made a motion to accept the minutes of December 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 26-01
Text Amendment
Village of Franklin Park

Chairman Cwik stated that this hearing is for a Text Amendment to Section 9-9-2 & 9-9-3 regarding the Use Matrix Table & Principal Use Standards.

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

Mr. Repa began his presentation at this time. He stated that this amendment will provide Village staff with improved clarity on specific uses and procedures, allowing for better consistency in enforcement that is more in line with the Village's character and vision. A breakdown of this amendment can be found below. All the specific strike outs and additions are available in the members' zoning packets.

The following sections of the code were discussed with the proposed amendments and additions:

- Use Matrix Table for Data Centers – 9-9-2: The proposed amendment to the Use Matrix removes data centers from the C-5 District due to their potential impacts on nearby residential areas, particularly noise associated with generator testing and emergency operation. Limiting data centers to industrial districts

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reduces the likelihood of adverse effects on public health and welfare.

- Principal Use Standards for Day Care Centers – 9-9-3-H: The proposed amendment provides clear and enforceable use standards for day care centers while ensuring compliance with state law while minimizing potential impacts on surrounding properties. The proposed play area standard promotes child safety, orderly site design, and screening from with nearby uses. Such addition supports the health, safety, and welfare of children, parents, and the community at-large.
- Principal Use Standards for Data Center – 9-9-3-P: The proposed amendment consolidates and clarifies the existing use standards by eliminating duplicative provisions and establishing a clear, enforceable framework. The addition of a geographic limitation south of Belmont Avenue (an approach used elsewhere in the Zoning Code for corridor-based restrictions) provides a practical tool to manage the location of data centers within the Village. This limitation is intended to preserve the majority of well-utilized I-1 Restricted Industrial and I-2 General Industrial zoned properties within the Eastern & Western Industrial Corridor for distribution, warehousing, logistics, manufacturing, and other high-employment generating uses that rely on proximity to rail and airport transportation infrastructure. The amendment should help maintain viable industrial land rather than allowing such areas to be overtaken by large-scale, low-employment data center development.
- Principal Use Standards for Vehicle Dealership or Rental facilities – 9-9-3-V: This amendment clarifies the existing use standard by replacing the term “allowed” with “permitted or conditionally permitted,” consistent with the terminology used throughout the Zoning Code. This minor revision improves clarity, ensures consistency with the Use Matrix, and reduces the potential for misinterpretation of the applicable approval process.
- Principal Use Standards for Wireless Telecommunications – 9-9-3-X: The proposed amendment comprehensively restructures the wireless telecommunications standards to improve clarity, legality, and administrative effectiveness while maintaining appropriate protections for surrounding properties and residents. These amendments correct internal inconsistencies, reduce legal risk, improve administrative clarity, and ensure that wireless telecommunications facilities can be reasonably accommodated within the Village without undermining public safety, neighborhood compatibility, or the intent of the Code.

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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 7:22 p.m.

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

Board Discussion ended at 7:24 p.m.

Member Grieashamer made a motion to “approve ZBA 26-01 for the Text Amendment to Section 9-9-2 & 9-9-3 regarding the Use Matrix Table & Principal Use Standards.” 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 26-02
Text Amendment
Village of Franklin Park

Chairman Cwik stated that this hearing is for a Text Amendment to Section 9-2-3 regarding definitions.

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

Mr. Repa began his presentation at this time. He stated that this amendment will provide Village staff with improved clarity on specific uses and procedures, allowing for better consistency in enforcement that is more in line with the Village's character and vision.

He continued that the proposed amendment reduces duplicative definitions, while adding in new and expanded definitions when necessary. Specifically, for Primary, Accessory, Temporary, and Prohibited zoning terms related to the use, building, structure, facility, or operation of a zoning lot. The definitions are written in a way to provide maximum utility and legibility for the reader, be they staff, a developer, business owner, applicant, or resident. Such addition supports the health, safety, and welfare of the Village.

The following definitions are cited as follows:

- *Accessory*: In regard to the accessory, ancillary, or auxiliary use, building, structure, facility, or operation of a zoning lot. Subordinate to and requiring the prerequisite primary zoning.
- *Primary*: In regard to the primary, main, or principal use, building, structure, facility, or operation of a zoning lot. Superordinate to any accessory zoning.
- *Prohibited*: In regard to the prohibited, illegal, denied, or non-permitted use, building, structure, facility, or operation of a zoning lot. If a requested zoning action is not permitted, conditional, or temporary; it is de facto prohibited.

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- *Temporary:* In regard to the temporary, provisional, limited, or non-permanent use, building, structure, facility, or operation of a zoning lot; as permitted by the Zoning Administrator for a time period of 15 days or less, unless otherwise stated in the associated code section or permit. Exceeding such time period is prohibited.

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 reviewed the continuity and streamlined proposed definitions. They stated that this hearing satisfies the findings and Standards for Text Amendment.

Board Discussion ended at 7:32 p.m.

Member Grieashamer made a motion to “approve ZBA 26-02 for a Text Amendment to Section 9-2-3 regarding definitions.” 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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7. Public Comment: None.
8. A motion was made by Member Grieashamer 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
Zoning Board of Appeals Secretary