

ZONING BOARD OF APPEALS

MINUTES OF JUNE 3, 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, Chairman Mark Cwik, Lisa Manzo (Secretary), Ryan Morton (Village Attorney), Rudy Repa (Senior Village Planner), Paul Mizner (Village Planner) and Alessandro Ferrazza (Village Intern). Absent: Bruce Boreson.
3. Member Grieashamer made a motion to accept the minutes of May 6, 2026. The motion was seconded by Member Mennella and approved to place them on file as presented.
4. Old Business: ZBA 26-05
El Car Wash Mid-West LLC
10500 Grand Avenue
12-29-203-066-0000, 12-29-203-068-0000

Chairman Cwik stated that this hearing is for a Conditional Use for a Car Wash in the C-3 General Commercial District per Village Zoning Code Section 9-9-2 Table 9-1 and Section 9-9-5 C regarding Accessory Use Standards for drive-thru lanes.

Chairman Cwik called the petitioners up at this time. He asked the petitioners to sign in and be sworn in. Mr. Peter Murphy, attorney, Mr. Mark Zeglen, VME Development, Mr. Evan Gerdes, Alright USA, Mr. Mitchell Harvey, Engineer, came forward. They signed in and were sworn in.

Mr. Gerdes began the presentation at this time. He discussed the background of the company. He stated that El Car Wash was founded in 2011 and based in Miami, Florida. They have the largest premier express car wash company in Florida. The facility operates as a conveyor based, express car wash where vehicles are cleaned efficiently in 90 seconds without requiring customers to exit their vehicles during the wash process. Mr. Gerdes described their Mission Statement and Core Values. He continued that 30% of the company is employee owned. They have community programs and initiatives.

Mr. Harvey continued by answering the Standards for Conditional Use to the members. He stated that this use will have less traffic and hours of operation will be 7

ZONING BOARD OF APPEALS

MINUTES OF JUNE 3, 2026

a.m. to 8 p.m. There will be 12 employees in total with 3-4 on shift at a time. There will be 25 vacuum spaces, and it will take approximately 10 minutes for a customer to get through the car wash process. There will be 26 stacking spaces for vehicles so it will not interfere with traffic or blocking roads in any way.

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 7:18 p.m.

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

Mr. Frank Housewerth came forward at this time as he missed the public portion of the hearing. He has concerns regarding traffic congestion from his building at 10515 Grand Avenue. He inquired about the traffic signal that is to be erected there.

Mr. Repa responded and stated that according to IDOT there had to be a percentage of developments on the 10500 Grand site in order for the traffic signal installation to become unlocked. Now that there are developments, the traffic signal will be a go.

Board Discussion ended at 7:20 p.m.

Member Grieshamer made a motion to “approve ZBA 26-05 for the approval of a Conditional Use for a Car Wash in the C-3 General Commercial District per Village Zoning Code Section 9-9-2 Table 9-1 and Section 9-9-5 C regarding Accessory Use Standards for drive-thru lanes for the property commonly known as 10500 Grand Avenue, in Franklin Park, Illinois., subject to the following conditions: 1. That the applicant adhere to all Village landscaping and buffer requirements; 2. That the applicant follow all Local, County, State, and Federal environmental performance standards; including but not limited to noise nuisance, water discharge, and material disposal. 3. That the applicant shall install and maintain noise reduction walls and technology for vacuum and car wash mechanical equipment. 4. That this proposed use complies with all Village regulations at all times.”

ZONING BOARD OF APPEALS

MINUTES OF JUNE 3, 2026

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 JUNE 3, 2026

5. New Business: ZBA 26-06
El Car Wash Mid-West LLC
10500 Grand Avenue
12-29-203-066-0000, 12-29-203-068-0000

Chairman Cwik stated that this hearing is for a Variance to reduce the corner-side yard setback requirement from twenty-five feet (25') to ten feet eight inches (10'8").

Chairman Cwik called the petitioners up at this time. He asked the petitioners to sign in and be sworn in. Mr. Peter Murphy, attorney, Mr. Mark Zeglen, VME Development, Mr. Evan Gerdes, Alright USA, Mr. Mitchell Harvey, Engineer, came forward. They signed in and were sworn in.

Mr. Mitchell gave his presentation at this time. Mr. Mitchell stated that the variance as stated above is requested due to the particular physical surroundings, shape, and topographical conditions of the property, so-as to grant the applicant the sufficient setback as required to build the car wash on the property. The proposal is the minimum necessary in order to meet all requirements. Moreover, review from Village staff agree that the amended site plan creates less points of conflict for traffic while simultaneously allowing for additional stacking spaces for the drive-thru lane.

Mr. Mitchell further stated that access into the car wash facility will be controlled by a driveway at the northeast corner of the site, creating a three-way intersection with Prairie Street and Chestnut Avenue. This location ensures the maximum distance from the planned stoplight and intersection at Prairie Street & Grand Avenue. They will also add additional landscape buffering, architectural treatments, murals, or other design features to mitigate the impact from the corner-side setback variance.

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 this hearing at this time. They stated that this hearing satisfies the Standards for Variance.

ZONING BOARD OF APPEALS

MINUTES OF JUNE 3, 2026

Board Discussion ended at 7:32 p.m.

Member Grieshamer made a motion to “approve ZBA 26-06 for the approval of a Variance to reduce the corner-side yard setback requirement from twenty-five feet (25') to ten feet eight inches (10 '8") for the property commonly known as 10500 Grand Avenue, in Franklin Park, Illinois subject to the following conditions: 1. That the development install and maintain enhanced landscaping flowers, shrubs, and grasses beyond what is normally required in the C-3 General Commercial district side yard, to be submitted to and approved by the Zoning Administrator; 2. That the proposed car wash structure include additional architectural details, windows, or murals to enhance the character of the corner-side wall; 3. That the applicant install and maintain noise reduction walls and technology for vacuum and car wash mechanical equipment; 4. 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 JUNE 3, 2026

6. Public Comment opened at 7:36 p.m.

Mr. Frank Housewerth came forward again and reiterated his concerns regarding traffic on Grand Avenue and that he is hoping a traffic signal gets installed to regulate traffic for the safety of the residents in the condominium building, pedestrians, mall customers, etc.

Mr. Repa read the following into the record as a response to his concerns. “Access into the car wash facility will be controlled by a driveway at the northeast corner of the site, creating a three-way intersection with Prairie Street and Chestnut Avenue. This location ensures the maximum distance from the planned stoplight and intersection at Prairie Street & Grand Avenue (IDOT is currently awaiting letters of interest from developers before granting the Village permission to build the traffic light; the Village has all necessary funds to complete public roadway improvements once IDOT conditions are met). Overall, the Village Engineer and Zoning Staff have reviewed the site plan to ensure safe traffic circulation with minimal points of conflict. After review, the parking requirement is met.”

Public comment ended at 7:38 p.m.

7. 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 7:40 p.m.

Respectfully Submitted,

Lisa M Manzo

Lisa M. Manzo
Zoning Board of Appeals Secretary