

ZONING BOARD OF APPEALS

MINUTES OF JULY 8, 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, Bruce Boreson, Frank Grieshamer, Chairman Mark Cwik, Lisa Manzo (Secretary), Joe Montana (Village Attorney), Rudy Repa (Senior Village Planner), and Alessandro Ferrazza (Village Intern). All members were present.
3. Member Grieshamer made a motion to accept the minutes of June 3, 2026. The motion was seconded by Member Mennella and approved to place them on file as presented.
4. Old Business: None
5. New Business: ZBA 26-07
VME Development
10500 Grand Avenue
12-29-203-065-0000

Chairman Cwik stated that this hearing is for a Conditional Use for a drive-thru 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 petitioner up at this time. He asked the petitioner to sign in and be sworn in. Mr. Mark Zeglen, VME Development, petitioner, came forward. He signed in and was sworn in.

Mr. Zeglen began the presentation at this time. He stated that if approved, they plan to build a new 5,460 SF retail building on the site consisting of two separate retail units. The end cap of the building will house Tropical Smoothie Café, which requests the drive-thru. Tropical Smoothie Café is a national chain that serves both fruit and vegetable smoothies as well as other food options. Tropical Smoothie Café has over 1,700 locations nationwide. The other unit will be occupied by another quick service restaurant which has yet to be determined at this time.

Mr. Zeglen continued by answering the Standards for Conditional Use and reading them into the record for the members.

ZONING BOARD OF APPEALS

MINUTES OF JULY 8, 2026

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 7:08 p.m.

The members discussed this hearing at this time. They stated that the petitioner has satisfied the answers to the Standards of Conditional Use. The members inquired if there would be only one (1) drive-thru and Mr. Repa replied that yes, it would only be the one (1) drive-thru.

Board Discussion ended at 7:10 p.m.

Member Grieshamer made a motion to “approve ZBA 26-07 for the approval of a Conditional Use for a drive-thru 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 adheres to all Village landscaping and buffer requirements; 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-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.

ZONING BOARD OF APPEALS

MINUTES OF JULY 8, 2026

6. New Business: ZBA 26-08

Text Amendment - Title 9, Chapters 4, 5, 6 and 7
Village of Franklin Park

Chairman Cwik stated that this hearing is for a Text Amendment to Title 9, Chapters 4, 5, 6, and 7 regarding changes to Dimensional, Design and General standards for Residential, Commercial, Downtown, and Industrial Districts.

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, came forward. He signed in and was sworn in.

Mr. Repa gave a detailed Power Point presentation at this time. He stated that these text amendments 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. Additions to the code are highlighted in Yellow, and deletions are struck through in Red in the member's packets and available to the public.

The Village of Franklin Park submitted the necessary requirements for a Text Amendment to the Village of Franklin Park Zoning Code to the following sections and tables:

- Section 9-4-3 regarding Dimensional standards for Residential Districts
- Section 9-4-4 regarding Design standards for Residential Districts
- Section 9-4-5 regarding General standards for Residential Districts

- Section 9-5-3 regarding Dimensional standards for Commercial Districts
- Section 9-5-4 regarding Design standards for Commercial Districts
- Section 9-5-5 regarding General standards for Commercial Districts

- Section 9-6-3 regarding Dimensional standards for Downtown Districts
- Section 9-6-4 regarding Design standards for Downtown Districts
- Section 9-6-5 regarding General standards for Downtown Districts

- Section 9-7-3 regarding Dimensional standards for Industrial Districts

ZONING BOARD OF APPEALS

MINUTES OF JULY 8, 2026

- Section 9-7-4 regarding Design standards for Industrial Districts
- Section 9-7-5 regarding General standards for Industrial Districts

Staff finds that the proposed amendments will improve the clarity and usability of Chapters 4, 5, 6 and 7 while establishing reasonable and flexible design expectations for future industrial development. The amendments support the preservation of neighborhood character, promote investment in quality buildings, and encourage orderly and compatible development consistent with the goals of the Village Comprehensive Plan to protect the health, safety, and welfare of the community.

Mr. Repa concluded by stating that staff finds that the proposed Text Amendment provides improved flexibility and appropriate regulations regarding definitions and regulations for all aforementioned zoning districts. The proposed amendments will equip staff with more tools to properly enforce the zoning ordinance in a manner that builds toward the goals and objectives of the Village's Comprehensive Plan while minimizing the potential for nonconformance on existing properties. By refining standards and ensuring clear guidelines, this amendment strengthens the Village's ability to allow development and infrastructure efficiently and effectively.

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 7:24 p.m.

The members discussed this hearing at this time. They stated that this hearing satisfies the Findings of Fact. The members commended Mr. Repa by going through the zoning code, condensing and streamlining the verbiage so it is more resident and business friendly.

Board Discussion ended at 7:26 p.m.

ZONING BOARD OF APPEALS

MINUTES OF JULY 8, 2026

Member Grieshamer made a motion to “approve ZBA 26-08 for the approval of a Text Amendment to Title 9, Chapters 4, 5, 6, and 7 regarding changes to Dimensional, Design, and General standards for Residential, Commercial, Downtown, and Industrial Districts.” 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.

ZONING BOARD OF APPEALS

MINUTES OF JULY 8, 2026

7. New Business: ZBA 26-09
Text Amendment - Title 9, Chapter 10
Village of Franklin Park

Chairman Cwik stated that this hearing is for a Text Amendment to Title 9, Chapter 10 regarding changes to Site Development Standards including General Requirements, Accessory Structures, Fences, Pools, Permitted Encroachments, Lighting, and Environmental performance 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, came forward. He signed in and was sworn in.

Mr. Repa gave a detailed Power Point presentation at this time. The Village of Franklin Park submitted the necessary requirements for a Text Amendment to the Village of Franklin Park Zoning Code to the following sections and tables:

- Section 9-10-1 regarding Site Development Standards
- Section 9-10-2 regarding General Regulations for accessory structures
- Section 9-10-3 regarding Accessory structures
- Section 9-10-4 regarding Fences, hedges, and walls.
- Section 9-10-5 regarding Swimming pools, spas, hot tubs, and decorative water features
- Section 9-10-6 regarding Permitted encroachments.
- Section 9-10-7 regarding Exterior lighting.
- Section 9-10-8 regarding Environmental performance standards

Mr. Repa 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. Additions to the code are highlighted in Yellow, and deletions are struck through in Red in the member's packets and available to the public.

ZONING BOARD OF APPEALS

MINUTES OF JULY 8, 2026

He continued by saying that creating a dedicated section will improve the organization and accessibility of the Zoning Code by allowing the regulations to appear as their own section within the Municode table of contents and expandable navigation panel on the left side of the webpage, making them easier for applicants, residents, developers, and staff to locate and reference.

Overall, staff finds that the proposed amendments will improve the clarity, organization, and usability of Chapter 10 while modernizing the Village's regulations for Site Development Standards, Accessory Structures, Environmental Performance Standards, Exterior lighting, Permitted encroachments, Fences, hedges, and walls, swimming pools, spas, hot tubs, and decorative water features. The amendments establish clear, consistent standards that promote orderly development, simplify code administration, and protect the health, safety, and welfare of the community.

Mr. Repa concluded that staff finds that the proposed Text Amendment provides improved flexibility and appropriate regulations regarding definitions and regulations for all aforementioned zoning districts. The proposed amendments will equip staff with more tools to properly enforce the zoning ordinance in a manner that builds toward the goals and objectives of the Village's Comprehensive Plan while minimizing the potential for nonconformance on existing properties. By refining standards and ensuring clear guidelines, this amendment strengthens the Village's ability to allow development and infrastructure efficiently and effectively. It will ensure that all the departments are aligned with consolidated verbiage and mimics the most current code adoptions by the Building Department to ensure code compliance.

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 7:36 p.m.

The members discussed this hearing at this time. They stated that the petitioner has satisfied the Standards for Text Amendment.

Board Discussion ended at 7:38 p.m.

ZONING BOARD OF APPEALS

MINUTES OF JULY 8, 2026

Member Grieashamer made a motion to “approve ZBA 26-09 for the approval of a Text Amendment to Title 9, Chapter 10 regarding changes to Site Development Standards including General Requirements, Accessory Structures, Fences, Pools, Permitted Encroachments, Lighting, and Environmental Performance 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.

ZONING BOARD OF APPEALS

MINUTES OF JULY 8, 2026

8. New Business: ZBA 26-10
Text Amendment - Title 9, Chapter 11
Village of Franklin Park

Chairman Cwik stated that this hearing is for a Text Amendment to Title 9, Chapter 11 regarding changes to Off-Street Parking & Loading including General Requirements, Parking Flexibilities, and Electric vehicle parking requirements.

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, came forward. He signed in and was sworn in.

Mr. Repa gave a detailed Power Point presentation at this time. The Village of Franklin Park submitted the necessary requirements for a Text Amendment to the Village of Franklin Park Zoning Code to the following sections and tables:

- Section 9-11-1 regarding General requirements
- Section 9-11-6 regarding Parking flexibilities
- Section 9-11-7 regarding Electric vehicle parking requirements

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. Additions to the code are highlighted in Yellow, and deletions are struck through in Red in the member's packets and available to the public.

Mr. Repa continued that over the past several months, Village Planning Staff have received numerous zoning inquiries, permit applications, and code enforcement questions regarding parking & loading requirements throughout the Village. In response, Staff conducted a comprehensive review of Chapter 11 of the Zoning Code and identified several provisions that would benefit from clarification, reorganization, and modernization.

The proposed amendment updates the general parking regulations governing existing facilities, completion of parking improvements, the use of off-street parking and loading areas, and parking within the public right-of-way. Many of the revisions are administrative in nature and are intended to improve the clarity, organization, and usability of the Zoning Code for applicants, residents, developers, and Village Staff.

ZONING BOARD OF APPEALS

MINUTES OF JULY 8, 2026

The proposed amendment also updates the parking flexibility regulations governing on-street parking credits, public parking lot credits, fee-in-lieu payments, and transit-related parking reductions. Many of the revisions are administrative in nature and are intended to improve the clarity, organization, and usability of the Zoning Code for applicants, residents, developers, and Village Staff.

In addition, the amendment establishes clearer maintenance standards for existing parking facilities by requiring parking areas to be maintained in safe condition and good repair, with visible striping and properly maintained paved surfaces. The amendment also clarifies that off-street parking, drive aisles, and loading areas must consist of hard-surfaced, all-weather materials, expressly prohibiting parking on dirt, gravel, or grass unless otherwise authorized by the Village.

Mr. Repa further stated that specifically, the Zoning Code contained two separate sections regulating electric vehicle charging stations: Section 9-10-3-F, Accessory Uses, and Section 9-11-7, Electric Vehicle Parking Requirements. These sections contained repetitive language and, in some cases, inconsistent standards. To improve the organization and usability of the Code, Staff consolidated all electric vehicle charging regulations into Chapter 11, Parking and Loading, where applicants, residents, developers, and Village Staff would most logically expect to find such requirements.

Mr. Repa concluded that the amendment re-establishes that electric vehicle charging stations are permitted only as an accessory use to an approved principal use and may be installed within parking lots, parking garages, gas stations, and residential properties. It further clarifies standards for public and private charging stations, including permitted charging levels, required signage and pavement markings, maintenance obligations, and the timely repair or removal of nonfunctional equipment. Collectively, these requirements strengthen the existing requirements of Chapter 11; ensuring electric vehicle charging infrastructure remains safe, functional, and compatible with surrounding development.

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 7:50 p.m.

The members discussed this hearing at this time.

ZONING BOARD OF APPEALS MINUTES OF JULY 8, 2026

They stated that the petitioner has satisfied the Standards for Text Amendment.

Board Discussion ended at 7:52 p.m.

Member Grieashamer made a motion to “approve ZBA 26-10 for the approval of a Text Amendment to Title 9, Chapter 11 regarding changes to Off-Street Parking & Loading including General Requirements, Parking Flexibilities, and Electric vehicle parking requirements. 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.

ZONING BOARD OF APPEALS MINUTES OF JULY 8, 2026

9. Public Comment: None

10. A motion was made by Member Grieshamer 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 7:54 p.m.

Respectfully Submitted,

Lisa M Manzo

Lisa M. Manzo
Zoning Board of Appeals Secretary