ZONING BOARD OF APPEALS
MINUTES OF OCTOBER 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, Bruce Boreson, Frank Grieashamer, Chairman Mark Cwik, Purvi Patel (Village Attorney), and Rudy Repa (Senior Village Planner). Lisa Manzo (Secretary) was absent, all other members present.

3. Member Grieashamer made a motion to accept the minutes of September 2, 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 26-11
Sunny Kpor LLC
9115 Grand Avenue
12-27-401-005-0000

Chairman Cwik stated that this hearing is for a Variance to Section 9-4-3 of the Village Code to reduce the interior-side yard setback requirement from three feet (3') to zero feet (0') for the property commonly known as 9115 Grand Avenue, in Franklin Park, Illinois.

Chairman Cwik called the petitioner up at this time. He asked the petitioner to sign in and be sworn in. Mr. Toweh T. Kpor and Mrs. Lisa Kpor, Sunny Kpor LLC, petitioner, came forward. They were signed in and were sworn in.

Mr. Kpor began the presentation at this time. He stated that if approved, they plan to renovate the existing vacant structure at 9115 Grand Avenue and build a second-story addition, creating a new 2,503 SF two-unit dwelling. One unit would be on the first floor (1,194 SF) and the other wholly on the second floor (1,309 SF), each with three bedrooms and two bathrooms. The 25-foot wide lot is too narrow to meet the minimum unit width and size requirements with a three-foot (3’) interior-side yard setback, and the addition would sit directly above the existing building footprint. The variance would not create any new horizontal encroachments onto neighboring properties or public rights-of-way.

Chairman Cwik opened the hearing to the public at this time. Chairman Cwik stated that since no public came forward, he closed public session.

Board Discussion began at 7:09 p.m.

The members discussed the matter at this time. The members asked for clarifications to the structure, ownership post-rehabilitation and conditions to the Variance Requirements. The members further asked whether there were any adverse neighbors. Mr. Rudolph Repa further clarified that the commercial building has not been occupied for over a year and therefore could not be a commercial build as it is zoned as a R-4 General Residential District consistent with the Petitioners request.

Board Discussion ended at 7:12 p.m.

Member Grieashamer made a motion to approve ZBA 26-11 for the approval of a Variance to Section 9-4-3 of the Village Code to reduce the interior-side yard setback requirement from three feet (3') to zero feet (0') for the property commonly known as 9115 Grand Avenue, in Franklin Park, Illinois with all the stipulations and conditions referenced in the Staff Memorandum. 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.

6. New Business: ZBA 26-12
Arrow Reload Illinois Inc
9500 West Fullerton Avenue
12-34-100-046-0000

Chairman Cwik stated that this hearing is for a Conditional Use for an Industrial – Heavy use of a railroad freight terminal in the I-2 General Industrial District per Village Code Section 9-9-2, Table 9-1 for the property commonly known as 9500 W. Fullerton Avenue, in Franklin Park, Illinois.

Chairman Cwik called the petitioner up at this time. He asked the petitioner to sign in and be sworn in. Mr. Matt Cook, Arrow Reload Illinois Inc., petitioner and Mr. James Pecyna, Indiana Harbor Belt Railroad, property owner came forward. Both were signed in and were sworn in.

Mr. Cook began the presentation at this time. He stated that if approved, they plan to lease an existing Indiana Harbor Belt Railroad rail spur at 9500 W. Fullerton Avenue to operate a freight rail-to-truck transloading yard. Arrow Reload would use forklifts to transfer goods such as lumber and building supplies, steel and metal products, and dry bulk grains from trains to trucks for distribution to the Chicagoland market, with approximately fifteen to twenty (15–20) trucks per day. The time of operation would be from 7:30 a.m. to 3:30 p.m. No toxic chemicals are proposed. A new driveway of approximately 615 feet by 20 feet would be paved from Fullerton Avenue to the material loading area.

Chairman Cwik opened the hearing to the public at this time. Chairman Cwik stated that since no public came forward, he closed public session.

Board Discussion began at 7:21 p.m.

The members discussed the matter at this time. The Members asked clarifying questions regarding storage, how offloading of railcars will occur and timeline for the repaving.

Board Discussion ended at 7:22 p.m.

Member Grieashamer made a motion to approve ZBA 26-12 for the approval of an Industrial - Heavy use of a railroad freight terminal in the I-2 General Industrial District per Village Code Section 9-9-2, Table 9-1 for the property commonly known as 9500 W. Fullerton Avenue, in Franklin Park, Illinois with all the stipulations and conditions referenced in the Staff Memorandum. 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.

7. New Business: ZBA 26-13
Global K9 Protection Group
9400 King Avenue
12-22-308-034-0000

Chairman Cwik stated that this hearing is for a Conditional Use for an Industrial – Heavy use as an explosive storage and canine training facility for airport security in the I-2 General Industrial District per Village Code Section 9-9-2, Table 9-1 for the property commonly known as 9400 King Avenue, in Franklin Park, Illinois.

Chairman Cwik called the petitioner up at this time. He asked the petitioner to sign in and be sworn in. Mr. Josh Beck and Mr. Frank Simmons, Global K9 Protection Group, petitioners, came forward. Both signed in and were sworn in.

Mr. Beck began the presentation at this time. He stated that if approved, they plan to lease a small space of 200 SF or less within the existing warehouse at 9400 King Avenue, using a high-security crib storage cage that holds a Type II magazine blast-proof barrel. Only ten (10) pounds of explosive materials would be stored, with no detonators, blasting caps, or batteries on site. Dogs would visit only occasionally, always with their handlers, for explosive-detection scent training required for TSA certification in support of airport security. Dogs would not be kept on site, and access to the storage area would be restricted to authorized personnel.

Chairman Cwik opened the 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 matter at this time. The members asked petitioners clarifying questions regarding why the petitioners relocation from Elk Grove, licensing and regulations status, access to the apparatus by the Village Fire Department, and the volume of traffic.

Board Discussion ended at 7:31 p.m.

Member Grieashamer made a motion to approve ZBA 26-13 for the approval of an Industrial – Heavy use as an explosive storage and canine training facility for airport security in the I-2 General Industrial District per Village Code Section 9-9-2, Table 9-1 for the property commonly known as 9400 King Avenue, in Franklin Park, Illinois with all the stipulations and conditions referenced in the Staff Memorandum. 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.

8. New Business. Discussion on establishing ZBA hearing schedule for 2027.
Chairman Cwik stated that this discussion is for establishing Zoning Board of Appeals hearing schedule for calendar year 2027.

The members discussed the hearing schedule for the Zoning Board of Appeals. The members agreed to change the July 7, 2027, original date to July 14, 2027 as the new date.

9. Public Comment: None

10. 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 7:35 p.m.

Respectfully Submitted,

Purvi M Patel

Purvi M. Patel
Village Attorney