

**ZONING BOARD OF APPEALS**  
**MINUTES OF JULY 13, 2011 – 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. Marzena Szubart, Kathy Mennella, Chairman Mark Cwik, Bruce Boreson, Frank Grieashamer, Gil Snyder, Aaron Jimenez, Lisa Manzo (Secretary), Jeff Harris (Zoning Administrator) and Matt Welch (Village Attorney). All members were present.
3. Member Grieashamer made a motion to accept the minutes of June 16, 2011. The motion was seconded by Member Mennella and approved to place them on file as presented.

Member Grieashamer made a motion to move ZBA Case 11-06 to Thursday, July 21, 2011 at 7:00 p.m. in the first floor northwest conference room at 9500 W. Belmont Avenue, Franklin Park. Member Mennella seconded the motion. All in favor. Motion was carried.

4. Old Business: ZBA 11-10  
GG Oriental Convenience  
Lady Mcguire, Anthony Orillo, Peter Orillo and Merigrace Orillo  
9711 Grand, Unit A  
12-28-401-016-0000

Chairman Cwik stated that this hearing is continuance for a Conditional Use for the operation of a restaurant with outside dining.

Chairman Cwik called the petitioner(s) up at this time. He asked if she can sign in and be sworn in. Ms. Merigrace Orillo, petitioner, came forward. She signed in and was sworn in.

Chairman Cwik asked the petitioner to present her testimony to the Zoning Board at this time.

Ms. Orillo stated that she submitted the parking layout to all the members of the zoning board. She also stated that she had a letter attached from the property owner indicating that she can have her customers' park in any available spaces in the Sneaker's lot.

Chairman Cwik thanked the petitioner for providing the necessary information to clarify this parking situation.

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Member Grieshamer made a motion to “approve ZBA 11-10 for 9711 Grand, Unit A for a conditional use to allow a restaurant with outside dining in the C-2-1 Community Shopping District subject to section 9-5B-3 with the conditions set forth in the packets, and the parking layout provided, with a maximum of three (3) tables outside for seating, that the business be occupied in accordance to the layout on the plat of survey dated 10-09-06, that all employees and applicant park on the property, not on the street, and this use comply with all ordinances and regulations of the Village of Franklin Park.” Member Mennella seconded the motion. Roll Call Vote. Member Szubart-Yes; Member Mennella-Yes; Chairman Cwik-Yes; Member Grieshamer-Yes; Member Boreson-Yes; Member Snyder-Yes; Member Jimenez-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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5. Old Business: ZBA 11-11  
Romano's Italian Restaurant  
10000 Grand Avenue  
12-28-131-023, 024, 025, 026-0000

Chairman Cwik stated that this hearing is for an amendment to Ordinance 1011 Z 11 (ZBA 10-22) Condition #2 which required the closure of the eastern drive on Grand Avenue. This amendment requests permission to keep the eastern drive on Grand Avenue open.

Chairman Cwik called the petitioner(s) up at this time. He asked if he can sign in and be sworn in. Mr. Antonio Romano, petitioner, came forward. He signed in and was sworn in.

Chairman Cwik asked the petitioner to present his testimony to the Zoning Board at this time. Mr. Romano stated that since opening up his business, it would be disastrous for him to have that driveway closed. He mentioned that there were at least two incidents that customers were in potential accidents by having that driveway closed. Mr. Romano stated that he did have flower planters in place to secure the closure of the driveway, but his request is to please keep it open.

Chairman Cwik asked how long the planters were in place. Mr. Romano stated that they were in place for a day. Mr. Romano stated that customers were even asking to keep the driveway open.

Member Grieshamer asked if there had been any problems with having the driveway open. Mr. Romano responded that there have been no problems with having it open and he has been open and operating for four (4) months now.

Mr. Romano stated that if the driveway had to be closed, it would be disastrous for his business and the parking would be a major problem coming in and out of the parking lot.

Mr. Romano stated that he has video cameras placed outside the property and he is willing to video to show that the entrance being open is not a problem.

Chairman Cwik stated for the record that this issue of closing the driveway was recommended to the ZBA by staff of the Village of Franklin Park. This idea was not something that the zoning board members created.

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Mr. Romano stated that if the Village makes him close the driveway, his customers would get confused and his business will die.

Member Grieshamer stated that he has a total of three (3) driveways into the property; he wondered if making that one particular driveway an “entrance only” driveway can be an option.

Mr. Romano stated that he is also spending additional money into improving the landscaping of the property and trying to go “green”.

Mr. Romano continued that he wouldn't be against making the driveway an “entrance only”. He stated that he would even install signage stating this and create yellow arrows on the pavement for direction.

Chairman Cwik opened this hearing to the public at 7:18 p.m. He stated that anyone wishing to come forward to speak, to please sign in and be sworn in.

Ms. Sandra Giesel of 2514 Silvercreek, came forward. She signed in and was sworn in. Ms. Giesel stated that she frequents Mr. Romano's restaurant and that she would like to see the driveway as an “entrance only” access. She stated that he has a thriving and popular business.

Ms. Linda Zawor of 2836 Scott, came forward. She signed in and was sworn in. Ms. Zawor stated that she lives in the first house behind Roman's Restaurant. She stated that Arby's had that particular driveway open for many years without incident. She continued that Scott Street is mostly residential and closing off the lot would be a mistake and cause more traffic entering and exiting to Scott Street.

Public session was closed at 7:23 p.m.

Board Discussion began at this time.

The members discussed this issue extensively and stated that this is a safety issue more than anything and feels that closing off this driveway will not hurt his business and will actually protect the patrons in the restaurant; especially with the outdoor patio area that exists there. Mr. Welch mentioned that ballards can be placed at the outdoor café for protection.

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The members went around the table and each person discussed their opinion whether they would like to see that driveway open or closed and why.

The members continued discussion and did state that Mr. Romano has a thriving business.

Board discussion ended at 7:32 p.m.

Member Grieshamer made a motion to “approve ZBA 11-11 for 10000 Grand Avenue, for an amendment to Ordinance 1011 Z 11 (ZBA 10-22) Condition #2 which required the closure of the eastern drive on Grand Avenue. This amendment requests permission to keep the eastern drive on Grand Avenue open.” Member Menella seconded the motion. Roll Call Vote. Member Szubart-Yes; Member Mennella-No; Chairman Cwik-No; Member Grieshamer-No; Member Boreson-No; Member Snyder-No; Member Jimenez-No. One (1) Aye, Six (6) Nays, Zero (0) Absent, Zero (0) Abstain. The motion was denied.

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

Mr. Harris mentioned before ZBA 11-12 was to begin, that the petitioner for 9400 Grand Avenue was ill and would not be in attendance this evening. Mr. Santucci had a representative in attendance. Mr. Harris asked Village Counsel if they can proceed with the hearing. Mr. Welch stated that it would be better to continue this hearing so that the petitioner can attend and present his or her case.

Member Grieshamer made a motion to “continue ZBA 11-12 to the next special meeting of the Zoning Board of Appeals on Thursday, July 21, 2011 at 7:00 p.m. in the northwest conference room on the first floor, 9500 West Belmont, Franklin Park.” Member Menella seconded the motion. Roll call vote. Member Szubart-Yes; Member Mennella-Yes; Chairman Cwik-Yes; Member Grieshamer-Yes; Member Boreson-Yes; Member Snyder-Yes; Member Jimenez-Yes. Seven (7) Aye, Zero (0) Nays, Zero (0) Absent, Zero (0) Abstain. The motion was carried.

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6. Public Comment: None.

7. A motion was made by Member Boreson to adjourn the meeting of the Zoning Board of Appeals. It was seconded by Member Grieshamer. All in favor. Motion carried.

The meeting adjourned at 7:36 p.m.

Respectfully Submitted,

Lisa M. Manzo  
Secretary