

ZONING BOARD OF APPEALS
MINUTES OF SEPTEMBER 14, 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, Aaron Jimenez, Frank Grieashamer, Gil Snyder, Lisa Manzo (Secretary), and Jeff Harris (Zoning Administrator). Absent: Bruce Boreson.
3. Member Grieashamer made a motion to accept the amended minutes of August 10, 2011. The motion was seconded by Member Szubart and approved to place them on file as presented.
4. New Business: ZBA 11-13
Sam Zahdan – Schiller Park Auto Sales
10251 Franklin Avenue
12-21-316-011-0000

Chairman Cwik stated that this hearing is for a Conditional Use to allow motor vehicle repair in the CM, Commercial Manufacturing District per Section 9-5D-3 of the Franklin Park Zoning Code.

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

Member Grieashamer made a motion to enter in all the department reports and packets into the record. Member Mennella seconded the motion. All in favor. The motion was carried.

Chairman Cwik asked the petitioner to present his testimony to the Zoning Board at this time. Mr. Zahdan explained the nature of his business and reiterated to the members that he will use the space for car storage and for minor repairs such as washing, detailing and minor body work such as replacing minor parts and other cosmetic work.

Chairman Cwik asked if there will be retail sales conducted on the lot. Mr. Zahdan stated that there will be no retail sales, only internet sales.

Member Grieashamer asked what the terms of the lease will be. Mr. Zahdan stated that it is a three (3) year lease with a three (3) year option.

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Chairman Cwik asked how many employees there will be in the space and how many cars will fit inside the building at one time. Mr. Zahdan said that there will be two (2) to three (3) employees and between six (6) and seven (7) cars will fit at one time. The building is approximately 2,700 square feet.

Chairman Cwik asked what the hours of operation will be. Mr. Zahdan replied that he plans to open from 10:00 a.m. to 8:00 p.m. five (5) to six (6) days a week.

Member Grieshamer asked if this was his first business. Mr. Zahdan stated that it is not his first business. He continued that he had a lot in Chicago for his vehicles.

Member Grieshamer asked what types of minor repairs will be done on the vehicles. Mr. Zahdan stated that he will change tires, perform oil changes, but he will not be painting vehicles, nor doing major body work, transmissions, engines, etc.

Mr. Zahdan stated that he purchases his vehicles from auctions; which is usually on Wednesdays, about two times a month. Member Grieshamer asked how the vehicles are transported to the Franklin Park address. Mr. Zahdan stated that to cut costs, he drives them in himself.

Chairman Cwik mentioned that there was a dumpster located on the Village parkway and that should be moved. Mr. Zahdan stated that it has already been moved.

Chairman Cwik opened this hearing to the public at this time. Since no members from the public came forward, Chairman Cwik closed this portion of the hearing.

Board Discussion began at 7:11 p.m.

Chairman Cwik stated that he drove passed the property and it looks wonderful.

Chairman Cwik discussed with Mr. Harris why there was verbiage in the packet that reflects painting of vehicles. Mr. Harris stated that he was only covering the bases by putting that wording in there.

The members discussed placing conditions on the property as far as there being no retail sales on site.

Board Discussion ended at 7:14 p.m.

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Member Grieshamer made a motion to “approve ZBA 11-13 for 10251 Franklin Avenue for a Conditional Use to allow motor vehicle repair in the CM, Commercial Manufacturing District per Section 9-5D-3 of the Franklin Park Zoning Code with the following conditions: that the property be utilized essentially with the submitted plat of survey dated 7-6-11, that all vehicle repairs take place inside the existing building, no outside storage of parts or disassembled/inoperable vehicles be outside; no onsite retail sales; no painting/major overhauls of vehicles on premises; that vehicle repair will occur during normal business hours of operation as stated by the applicant on the application which specified opening 10:00 a.m. and closing at 8:00 p.m.; that the use of the property complies with all other codes and ordinances of the Village of Franklin Park.” Member Mennella seconded the motion. Roll Call Vote. Member Szubart-Yes; Member Mennella-Yes; Chairman Cwik-Yes; Member Boreson-Absent; Member Grieshamer-Yes; Member Snyder-Yes; Member Jimenez-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.

Member Grieshamer made a motion to move ZBA Case 11-06 to the next regularly scheduled ZBA meeting on Wednesday, October 12, 2011 at 7:00 p.m. in the first floor northwest conference room at 9500 W. Belmont Avenue, Franklin Park. Member Snyder seconded the motion. All in favor. Motion was carried.

6. Public Comment: None.

7. A motion was made by Member Snyder 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 7:18 p.m.

Respectfully Submitted,

Lisa M. Manzo
Secretary