

ZONING BOARD OF APPEALS
MINUTES OF DECEMBER 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, Bruce Boreson, Chairman Mark Cwik, Aaron Jimenez, Frank Grieashamer, Gil Snyder, Lisa Manzo (Secretary), Matt Welch (Village Attorney) and Jeff Eder (Dir. Of Community Development). All members present.
3. Member Grieashamer made a motion to accept the amended minutes of November 9, 2011. The motion was seconded by Member Mennella and approved to place them on file as presented.
4. New Business: ZBA 11-16
Guy Filippelli Sr
10745 Grand Avenue and 2818 Landen
12-29-204-017, 045-0000

Chairman Cwik stated that this hearing is for Map Amendments to create C-2-1 Community Shopping Districts for the annexed property commonly known as 10745 Grand and R-2 Single Family District for the property commonly known as 2818 Landen per Section 9-10B 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. Guy Filippelli Sr, 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. Filippelli began his presentation with a history of the properties in question. He explained that he has been running his business since 1975 and that this request conforms to the area. He explained that one property is the Soundwerks business and the other is an empty lot.

ZONING BOARD OF APPEALS

MINUTES OF DECEMBER 14, 2011

Chairman Cwik opened this hearing to the public at this time.

Chairman Cwik stated that anyone from the public coming to speak, shall please sign in and be sworn in before doing so.

Public session began at 7:06 p.m.

Mr. Ken Zurek of 3229 George, came forward at this time. Mr. Zurek signed in and was sworn in. Mr. Zurek stated that he is thoroughly against this annexation of the two properties in this case and that he feels that the Zoning Board of Appeals shouldn't be hearing this case as he also feels the annexation process for these two properties was conducted illegally. He wanted to express his opinion to the Zoning Board and make that known at this time.

Public session ended at this time and Board Discussion began at 7:09 p.m.

Mr. Welch, Village Attorney spoke to the members at this time and recited from the code the steps and process of how a property is annexed and explained that a property that is being annexed must "fall in line" with other properties and zoning of the area in question.

Board Discussion ended at 7:12 p.m.

Member Grieshamer made a motion to "approve ZBA 11-16 for Map Amendments to create C-2-1 Community Shopping Districts for the annexed property commonly known as 10745 Grand and R-2 Single Family District for the property commonly known as 2818 Landen per Section 9-10B of the Franklin Park Zoning Code." Member Mennella seconded the motion. Roll Call Vote. Member Szubart-Yes; Member Mennella-Yes; Chairman Cwik-Yes; Member Boreson-Yes; Member Grieshamer-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.

ZONING BOARD OF APPEALS

MINUTES OF DECEMBER 14, 2011

5. New Business: ZBA 11-17
Guy Filippelli Sr
10745 Grand Avenue
12-29-204-017-0000

Chairman Cwik stated that this hearing is for a Conditional Use for an Automobile Accessory Store (including servicing of vehicles and installation of products) in the C-2-1 Community Shopping District per Section 9-5B-3 of the Franklin Park Zoning Code.

Chairman Cwik called the petitioner(s) up at this time. Since Mr. Filipelli was already sworn in and had signed in at the previous hearing, he didn't have to be sworn in again. Mr. Filipelli stated his name again for the record.

Member Grieshamer 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. Filippelli discussed his business and that he has run it since 1975. He is the sole owner and employee of Soundwerks. He stated that there will be no storage of vehicles outside the property. He continued that he "deals in alarms and antennas." He stated that there will be no body or mechanical repairs. He continued that there will be nothing left outside.

Chairman Cwik opened this hearing to the public at this time.

Chairman Cwik stated that anyone from the public coming to speak, shall please sign in and be sworn in before doing so.

Public session began at 7:17 p.m.

Mr. Ken Zurek of 3229 George, came forward. Mr. Zurek signed in and was sworn in at the previous hearing (ZBA 11-16). He reiterated his name for the record. Mr. Zurek stated that he is thoroughly against this annexation of the two properties in this case and that he feels that the Zoning Board of Appeals shouldn't be hearing this case as he also feels the annexation process for these two properties was conducted illegally.

ZONING BOARD OF APPEALS

MINUTES OF DECEMBER 14, 2011

He wanted to express his opinion to the Zoning Board and make that known at this time. Mr. Zurek stated that he has put the board on “fair warning”. He stated that he has many objections regarding this case.

Public session ended at this time and Board Discussion began at 7:19 p.m.

The members discussed this case and any conditions that they would like placed on this particular address.

Board discussion ended at 7:20 p.m.

Member Grieshamer made a motion to “approve ZBA 11-17 for 10745 Grand Avenue for a Conditional Use for an Automobile Accessory Store (including servicing of vehicles and installation of products) in the C-2-1 Community Shopping District per Section 9-5B-3 of the Franklin Park Zoning Code with the following conditions: that all operations take place inside the building, that all vehicles waiting to be worked on or in partial disrepair be stored inside the building, that any vehicle waiting for repair be stored within the confines of the property, not on the street, that all employee vehicles be parked on the property, and that any parts be stored in proper containers inside the building, not outside.” Member Mennella seconded the motion. Roll Call Vote. Member Szubart-Yes; Member Mennella-Yes; Chairman Cwik-Yes; Member Boreson-Yes; Member Grieshamer-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.

Member Grieshamer made a motion to move ZBA Case 11-06 to the next regularly scheduled ZBA meeting on Wednesday, January 11, 2012 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.

**ZONING BOARD OF APPEALS
MINUTES OF DECEMBER 14, 2011**

6. Public Comment: None.

Member Boreson mentioned that he will not be available for the next meeting of January 11, 2012.

7. 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 7:23 p.m.

Respectfully Submitted,

Lisa M. Manzo
Secretary