

ZONING BOARD OF APPEALS
MINUTES OF APRIL 11, 2012 – 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, Bruce Boreson Kathy Mennella, Aaron Jimenez, Gil Snyder, Chairman Mark Cwik and Frank Grieshamer, Lisa Manzo (Secretary), Village Attorney Matt Welch, and Jeff Eder (Dir. Of Community Development). Absent: None.
3. Member Grieshamer made a motion to accept the minutes of March 14, 2012. The motion was seconded by Member Snyder and approved to place them on file as presented.
4. New Business: ZBA 12-07
Village of Franklin Park
9500 W Belmont Avenue
12-22-313-031-0000

Chairman Cwik stated that this hearing is for a Text Amendment to allow auditoriums (including theatres) in the C-1 Neighborhood Convenience District per Section 9-10B of the Franklin Park Zoning Code.

Mr. Eder, Director of Community Development came forward and explained that this would be a text amendment to the Zoning Code, where any person or persons wishing to conduct a business pursuant to auditoriums/theatres will have to go through a Conditional Use hearing in this particular zoning district.

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

Board Discussion began at 7:04 p.m.

The members discussed this case and reiterated that any petitioner coming forward for this type of use would do so as a Conditional Use in this district.

Board Discussion ended at 7:06 p.m.

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Member Grieshamer made a motion to “approve ZBA 12-07 for a Text Amendment to allow auditoriums (including theatres) in the C-1 Neighborhood Convenience District per Section 9-10B of the Franklin Park Zoning Code.” Member Mennella seconded the motion. Roll Call Vote. Member Szubart-Yes; Member Boreson-Yes; Member Mennella-Yes; Chairman Cwik-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.

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5. New Business: ZBA 12-08
Richard Fredrickson
3531 Rose Street
12-22-316-039-0000

Chairman Cwik stated that this hearing is for a Conditional Use for a theatre/auditorium in the C-1 Neighborhood Convenience District per Section 9-5A-3 of the Franklin Park Zoning Code.

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

Chairman Cwik called the petitioner up at this time. He asked if he can sign in and be sworn in. Mr. Richard Fredrickson, petitioner, came forward. He signed in and was sworn in.

Mr. Fredrickson gave a very detailed presentation to the members explaining his intent of the space and the type of use it will serve. Mr. Fredrickson stated that his intention is to operate a coffee house/theatre that will house approximately 35 patrons. He continued that there will be a small stage set up one (1) foot that will feature improve shows in the evenings and will also cater on occasion to local artists showcasing their work. He also stated that he would plan to work with the neighboring businesses to showcase what the strip mall has to offer, for example, he would work with Positano's Restaurant to have patrons eat a meal there at a discount, then walk over to the theatre and attend an improve show also at a discount. He intends to have holiday themed events working with the hair salon, and further business in the mall.

Member Grieshamer asked what the term of his lease would be. Mr. Fredrickson stated that the property owner would like him to have a three (3) year lease.

The members asked the petitioner what steps would he have in place in regard to a show with mild adult humor and language. Mr. Fredrickson stated that if there would be an improve show of that nature, that he would card the patrons at the door and would not let anyone in under the age of 18. He further stated that there would be no nudity in the shows and there would be no alcohol served on the premises.

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Member Grieshamer asked again about the seating capacity and how many employees he will have. Mr. Fredrickson stated that there would be enough seating for approximately 35 people and he would have one to two full time employees, but in total there may be four (4) people working in the space.

Member Grieshamer asked what his background was in theatre. Mr. Fredrickson explained his background, in that he attended Columbia University and is a Professional Clown by trade. He also taught acting for a talent agency and was employed in the field in California for a period of time.

The members asked if there was sufficient parking for this facility. Mr. Eder stated that he would have plenty of parking; there is parking in the rear of the building and also in the parking lot on the corner of Addison and 25th.

The members asked what kind of food or beverages would be served in the premises. Mr. Fredrickson stated that there would be a variety of gourmet coffees served, as well as gourmet popcorn that will be pre packaged. He intends to have a pop machine as well as a cooler from Coke. He mentioned that on occasion he may have food catered in if there was a special event or a private party.

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

Board Discussion began at 7:20 p.m.

The members discussed this particular use just reiterated the occupancy load for the space and how this will be determined upon occupancy from the Fire Department.

Board Discussion ended at 7:22 p.m.

Chairman Cwik re-called the petitioners up at this time. Chairman Cwik asked the petitioner what his hours of operation will be. Mr. Fredrickson stated that his hours would be approximately from 9:00 a.m. to 11:00 p.m., possibly seven (7) days a week at times.

The members discussed the hours of operation and that one of the conditions is that they will adhere to all Village Codes.

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Member Grieshamer made a motion to “approve ZBA 12-08 for 3531 Rose Street for a Conditional Use for a theatre/auditorium in the C-1 Neighborhood Convenience District per Section 9-5A-3 of the Franklin Park Zoning Code with the following conditions: that all Village Codes be complied with and that the hours of operation be from 9:00 a.m. to midnight.” Member Mennella seconded the motion. Roll Call Vote. Member Szubart-Yes; Member Mennella-Yes; Chairman Cwik-Yes; Member Grieshamer-Yes; Member Snyder-Yes; Member Boreson-Yes; Member Jimenez-Yes. Seven (7) Aye, 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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6. New Business: ZBA 12-09
Michael O. Pritchett
3148 Calwagner
12-28-205-010-0000

Chairman Cwik stated that this hearing is for a Map Amendment to change the zoning from C-2-2, Central Business District to R5, General Residence District per Section 9-10B of the Franklin Park Zoning Code.

Chairman Cwik called the petitioner up at this time. He asked if he can sign in and be sworn in. Mr. Michael Pritchett, owner and petitioner, came forward. He signed in and was sworn in.

Member Grieshamer made a motion to enter in all the department reports, packets and answers to the standards into the record. Member Snyder seconded the motion. All in favor. The motion was carried.

Mr. Pritchett gave his presentation to the members and explained that he currently has two (2) apartments on the second floor and a commercial space on the first floor. He continued that he would much rather have an apartment that residents can access from the first floor. He stated that people are more apt to rent a two-bedroom apartment on the first floor than the commercial space these days.

The members asked if there would be sufficient parking. Mr. Pritchett stated there are six (6) spaces in the rear and he would have plenty of parking.

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

Board Discussion began at 7:34 p.m.

The members had minimum discussion regarding this case. Mr. Welch reminded the members that in a case of a Map Amendment, the petitioner would have to satisfy four (4) factors of a map amendment.

Board Discussion ended at 7:40 p.m.

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Member Grieshamer made a motion to “approve ZBA 12-09 for 3148 Calwagner for a Map Amendment to change the zoning from C-2-2, Central Business District to R5, General Residence District per Section 9-10B of the Franklin Park Zoning Code.” Member Snyder seconded the motion. Roll Call Vote. Member Szubart-Yes; Member Mennella-Yes; Chairman Cwik-Yes; Member Grieshamer-Yes; Member Snyder-Yes; Member Boreson-No; Member Jimenez-Yes. Six (6) Aye, One (1) 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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7. Old Business: ZBA 11-06

Mr. Eder stated that he is withdrawing ZBA hearing 11-06 from the roster at this time. It will be re-addressed at a later date, and when that happens, it will be re-published.

8. Old Business: None

The members also discussed other various zoning issues going on in Franklin Park and other surrounding Villages and how some of issues can impact Franklin Park.

9. 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 7:44 p.m.

Respectfully Submitted,

Lisa M. Manzo
Secretary