

**ZONING BOARD OF APPEALS – SPECIAL MEETING  
MINUTES OF DECEMBER 19, 2012 – 7:00 P.M.**

1. The specially 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, Gil Snyder, Bruce Boreson, Chairman Mark Cwik and Frank Grieshamer, Lisa Manzo (Secretary), Matt Welch (Village Attorney), John Schneider (Director of Community Development) and Patrick Ainsworth (Planner). Absent: Aaron Jimenez.
  
3. New Business: ZBA 12-25  
Daniel Iotzen  
9890 and 9894 Franklin Avenue  
12-21-417-042-0000

Chairman Cwik stated that this hearing is for a Conditional Use for the operation and maintenance of a Motor Vehicle Repair and Automobile Repair per Section 9-5D-3 of the Franklin Park Zoning Code.

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

Chairman Cwik called the petitioner(s) up at this time. He asked if they can sign in and be sworn in. Mr. Mitch Goldstein, property owner, and Mr. Daniel Iotzen, petitioner, came forward. They signed in and were sworn in.

Mr. Iotzen described the property in question and discussed his business plan. He stated that he intends to have a full mechanical shop doing all vehicle repairs; including body work and upholstery. His former location was in Arlington Heights. He plans to work on cars and semi-trucks. He mentioned to the members that he will have between seven (7) and fifteen (15) vehicles worked on in the building per week. He stated that at first he will have approximately nine (9) employees and plans to add more as time goes on.

Mr. Iotzen stated that he intends to bring forth more natural elements to his business as he plan to be “green” and use natural gasses. He described another property he plans on purchasing in the Village and that is why he would like to have this property on Franklin Avenue.

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Mr. Iotzen stated that one of his major clients include Windy City Limo. He also mentioned that his company is part of “Clean Cities” with the City of Chicago. He continued that the portion of the building that he plans to encompass is 13,000 square feet.

Mr. Iotzen stated that he plans to park all of his vehicles inside the building. Mr. Ainsworth distributed a color aerial photograph of the property in question with the specific portion that Mr. Iotzen is occupying entered into the record as Exhibit A.

Member Grieshamer made a motion to enter into the record this specific photo as Exhibit A. Member Mennella seconded the motion. All in favor. The motion was carried.

Member Grieshamer asked what is the term of the lease. Mr. Iotzen stated that it is a five (5) year lease with another five (5) year option.

Member Boreson asked where will employees park and any overage of vehicles. Mr. Iotzen stated that if that is the case, Mr. Goldstein has an additional parking area on his property along Scott Street and Franklin Avenue. Mr. Goldstein stated that it will be perfectly ok to park on that site should that be the case.

Chairman Cwik opened this hearing to the public at this time. Since no members of the public were present, public session ended at this time.

Board Discussion began at 7:12 p.m.

The members reviewed this particular case and stated that this business would be a benefit to the Village. They continued to discuss specific conditions to place upon this case.

Board Discussion ended at 7:15 p.m.

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Member Grieshamer made a motion to “approve ZBA 12-25 for 9890 and 9894 Franklin Avenue for a Conditional Use for the operation and maintenance of a Motor Vehicle Repair and Automobile Repair per Section 9-5D-3 of the Franklin Park Zoning Code with the following conditions: that all vehicles being worked on will be stored inside the primary structure at all times, that all vehicles awaiting repairs are stored inside the primary structure at all times, that any outside area that contains employee parking be improved with either asphalt, concrete or brick pavers, that the use be limited to the area designated on the plat of survey that is within the packets entered into the record, and 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; Member Boreson-Yes; Chairman Cwik-Yes; Member Grieshamer-Yes; Member Snyder-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.

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4. New Business: ZBA 12-26  
Daniel Fischer – Dotty's  
10215 Grand Avenue  
12-28-300-029-0000

Chairman Cwik stated that this hearing is for a Conditional Use to permit the use of a restaurant, located in a C-2-1, Community Shopping District as per Section 9-10C-3 of the Franklin Park Zoning Code.

Member Grieshamer made a motion to enter in any and all the department reports, memos, reports, answers to the standards and any new reports, information and testimony 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. Daniel Fischer, President and CEO of Illinois Café and Service Company LLC, petitioner, came forward. He signed in and was sworn in.

Mr. Fischer began the hearing by giving a history on the Dotty's Restaurant chain and that they have over 150 locations in three (3) states, including Oregon, Nevada and Montana. He stated that these restaurants typically are located within strip malls with large stores on the property like the one at Grand Plaza in Franklin Park.

Mr. Fischer stated that he plans to have between seven (7) to eight (8) employees. He continued that he would like to hire locally within the Village.

Member Grieshamer asked what the terms of his lease were. Mr. Fischer stated that he is starting off with a six (6) year lease and two (2) six (6) year options. So it would be a total of 18 years.

Member Mennella asked how many people can be seated in the restaurant. Mr. Fischer stated that the space will hold between fifteen (15) to eighteen (18) customers. Mr. Fischer continued that the restaurant serves quick service meals. He stated that his hours of operation will be from 9:00 a.m. to 9:00 p.m. to start off. They will serve breakfast, lunch and dinner.

Chairman Cwik opened this hearing to the public at this time. Since no members of the public were present, public session ended at this time.

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Board Discussion began at 7:22 p.m.

The members reviewed this particular case and stated that this business would be a nice addition to the Village. They continued to discuss specific conditions to place upon this case.

Board Discussion ended at 7:24 p.m.

Member Grieshamer made a motion to “approve ZBA 12-26 for 10215 Grand Avenue for a Conditional Use to permit the use of a restaurant, located in a C-2-1, Community Shopping District as per Section 9-10C-3 of the Franklin Park Zoning Code with the following conditions: that the property owner confirm hours of operation to ensure compliance with Village Code Title 3-2-12 and 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; Member Boreson-Yes; Chairman Cwik-Yes; Member Grieshamer-Yes; Member Snyder-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.

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5. Old Business: None.

Mr. Ainsworth also reminded the members that they will need to complete their Open Meetings Act Training by the end of the calendar year. He continued that a copy of the certificate of completion should be sent to Tommy Thomson in the Clerk's Office.

6. Public Comment: None.

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 7:26 p.m.

Respectfully Submitted,

Lisa M. Manzo  
Secretary