

ZONING BOARD OF APPEALS
MINUTES OF SEPTEMBER 11, 2013 – 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, Frank Grieshamer, Gil Snyder, Lisa Manzo (Secretary), Village Attorney Rich Bruen, John Schneider (Director of Community Development) and Patrick Ainsworth (Planner). All members were present.
3. Member Grieshamer made a motion to accept the minutes of August 14, 2013. The motion was seconded by Member Mennella and approved to place them on file as presented.
4. New Business: ZBA 13-17
Grinders – David Guerin
9400 Grand Avenue – Unit A
12-27-123-090-0000

Chairman Cwik stated that this hearing is for a Conditional Use for a Restaurant per 9-5C-3 of the Franklin Park Zoning Code.

Member Grieshamer made a motion to enter in any and all department reports, memos, 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. Anthony Santucci, building owner, Mr. David Guerin, and Mr. Craig Clavio, petitioners, and Mr. Bart Smith, attorney, came forward. They signed in and were sworn in.

Mr. Bart Smith gave a brief presentation on this hearing and discussed their plans for a new restaurant in unit A. Mr. Smith entered into the record the petitioner's zoning application and discussed each section. All paperwork has been entered into the record at this time.

Mr. Guerin came forward and discussed the new restaurant. He stated that it will specialize in sandwiches and pasta dishes. He further stated that he has operated the Underpass Lounge for the past eight (8) years and counting. He stated that the restaurant's layout will remain the same. He also explained that there is more than enough parking for the restaurant.

ZONING BOARD OF APPEALS

MINUTES OF SEPTEMBER 11, 2013

Member Grieshamer asked what the hours of operation will be. Mr. Guerin stated that it will be from 10:30 a.m. to 8:30 p.m.

Member Grieshamer reiterated to the petitioners that the food and supply deliveries shall be at the front of the building and remain the same as the previous tenant.

Chairman Cwik opened this hearing to the public at this time. Chairman Cwik stated that since no public came forward, he closed public session.

Board Discussion began at 7:10 p.m.

There was minimum discussion regarding this hearing. They discussed placing the condition about deliveries taking place at the front of the building.

Board Discussion ended at 7:12 p.m.

Member Grieshamer made a motion to “approve ZBA 13-17 for 9400 Grand, Unit A, for a Conditional Use for a Restaurant per 9-5C-3 of the Franklin Park Zoning Code with the following conditions: 1. That all deliveries on site take place at the front of the building; 2. That one more parking space be added to the parking lot when this lot is seal-coated and restriped; 3. That this proposed use complies with all applicable regulations at all times.” Member Mennella seconded the motion. Roll Call Vote. Member Szubart-Yes; Member Mennella-Yes; Member Boreson-Yes; Member Snyder- Yes; Chairman Cwik-Yes; Member Grieshamer-Yes. Six (6) 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.

7. Old Business: None.

Mr. Ainsworth and Mr. Schneider discussed many topics facing the Department of Community Development at this time. Mr. Schneider discussed that an RFP for the re-writing of the new Zoning Ordinance is going out for bid. He further discussed with members the issue of neon lighting on the window fronts of businesses in the Village. More research is being conducted regarding this issue and it will be addressed.

ZONING BOARD OF APPEALS

MINUTES OF SEPTEMBER 11, 2013

Mr. Schneider discussed one project that the department is working on is the erection/creation of bus shelters within the Village.

Mr. Schneider discussed the numerous amounts of businesses coming to the Village at this time.

8. Public Comment: None.

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 7:36 p.m.

Respectfully Submitted,

Lisa M. Manzo
Secretary