

ZONING BOARD OF APPEALS
MINUTES OF DECEMBER 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 Matt Welch, 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 November 13, 2013. The motion was seconded by Member Mennella and approved to place them on file as presented.
4. New Business: ZBA 13-20
Custom Marble & Granite
9867 Pacific Avenue
12-21-418-031, 009, 010, 011, 033-0000

Chairman Cwik stated that this hearing is for a Conditional Use for other manufacturing, processing, storage or commercial uses, per 9-5D-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. Nikhil Mullick, Custom Marble & Granite, Mr. Jim Marnos, I.G. Investments, and Mr. Sal LoDuca, Custom Marble and Granite, petitioners, came forward. They signed in and were sworn in.

Mr. Mullick gave a brief presentation on this hearing and discussed their plans to open up a hybrid business containing a building trade showroom, warehouse and a granite fabrication service out of this location.

Member Boreson asked what the hours of operation will be. Mr. Mullick stated that it will be from Monday through Friday from 8:00 a.m. to 5:00 p.m. and Saturday from 8:00 a.m. to 1:00 p.m. There will also be one (1) to two (2) deliveries at the location per week.

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Member Grieshamer asked how many clients will visit the showroom per week. Mr. LoDuca stated that there is parking on the east side of the property for customers and there should be between five (5) and ten clients per day.

Member Grieshamer asked what the term of their lease will be. Mr. LoDuca stated if everything goes through, then it will be a three (3) year lease with an extension to renew for another three (3) years.

Member Boreson asked if there will be any chemicals used on site. Mr. LoDuca stated that there will be no chemicals uses, just water and a diamond cut saw.

Chairman Cwik opened this hearing to the public at this time. Chairman Cwik stated that if any members of the public wish to come forward and give testimony, they must please sign in and be sworn in.

Public Session opened at 7:09 p.m.

Peg Holmes, a neighbor came forward. She had a question regarding the open lot to the east of the property in question. Mr. Schneider stated that the property is owned by another party and is not a part of tonight's case.

Public Session ended and Board Discussion opened at 7:11 p.m.

The members discussed parking on the property for employees and customers. They also discussed if there was appropriate lighting on the property and if there is, that it does not shine toward the neighboring properties.

Board Discussion ended at 7:15 p.m.

Chairman Cwik opened up this hearing again and re-called the petitioners forward. Chairman Cwik asked if the property has lighting. Mr. LoDuca stated that the property does in fact have lighting and that it is facing the building. Mr. LoDuca stated that deliveries will be made to the property during normal business hours only. Mr. LoDuca continued that he would definitely have his employees park on the property, not on the public way.

Board Discussion began at 7:17 p.m.

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The members discussed a limit to their business hours. They discussion having the hours be consistent Monday through Saturday. There will be no hours on Sundays or in the evening.

Board Discussion ended at 7:20 p.m.

Member Grieshamer made a motion to “approve ZBA 13-20 for 9867 Pacific Avenue, for other manufacturing, processing, storage or commercial uses, per 9-5D-3 of the Franklin Park Zoning Code with the following conditions: 1. That hours of operation be Monday through Saturday from 8:00 a.m. to 6:00 p.m.; 2. That all employee and company vehicles park on site, not on the public way; 3. That all storage and work take place inside the building.” 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.

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5. New Business: ZBA 13-21
Village of Franklin Park
9500 Belmont Avenue

This is an amendment to certain zoning code sections for state statute changes regarding medical cannabis.

Mr. Schneider discussed this issue and that it is being adopted on the State level and this is something that every Village in every County will be encountering as of January 1, 2014.

Mr. Ainsworth went over the member's packets referring to what other Village's and Towns are adopting regarding this subject.

Mr. Schneider stated that this will be one meeting of many to review documentation and have public hearings.

Member Grieshamer made a motion to continue ZBA 13-21 to the next meeting of January 8, 2014 at 7:00 p.m. in the Community Room at the New Police Station. Kathy Mennella seconded the motion. All in favor. Motion was carried.

6. Old Business: None.

A discussion took place on amending the dates of the Zoning Board of Appeals meetings for the calendar year of 2014. The Zoning Board of Appeals will allow the Village Clerk's Office and the Community Development Department to make necessary amendments and change any accordingly. Any meeting changes will be published in the local newspaper and be made aware to the public.

A discussion took place on the Zoning Code enforcement activities around the Village.

A discussion took place on emerging land use trends and how that may impact the existing Zoning Code. Staff will research a couple of emerging land use trends and will make a presentation to the Zoning Board of Appeals at a future meeting.

A discussion took place on new businesses and projects coming to the Village including a new tenant for the middle unit at 10205 W Grand Avenue and the purchase and future building enhancements of the Grand Plaza Shopping Center.

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A discussion took place about two upcoming Ribbon Cutting Ceremonies, one in December at Smoked on Rose and the other at Grinders Sandwiches in January 2014.

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 Griashamer 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 8:50 p.m.

Respectfully Submitted,

Lisa M. Manzo
Secretary