

ZONING BOARD OF APPEALS
MINUTES OF FEBRUARY 5, 2014 – 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, Lisa Manzo (Secretary), Village Attorney Matt Welch, John Schneider (Director of Community Development), Eric Richard, (Assistant Planner) and Patrick Ainsworth (Planner). Absent: Gil Snyder.
3. Member Grieshamer made a motion to accept the amended minutes of January 8, 2014. The motion was seconded by Member Mennella and approved to place them on file as presented.
4. New Business: ZBA 14-01
Sorrento Village Inc.
3853 Carnation, Unit B
12-20-201-057-0000, 12-20-201-045-0000

Chairman Cwik stated that this hearing is for a Conditional Use for a Restaurant per 9-6A-3 of the Franklin Park Zoning Code.

Member Grieshamer made a motion to enter in any and all department reports, memos, new and revised reports 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. Enzo Denigris, building owner, Mr. Sebastian Gazzano, petitioner, and Mr. Frank Gazzano, petitioner, came forward. They signed in and were sworn in.

Mr. Frank Gazzano gave a brief presentation on this hearing and discussed their plans for a new restaurant. Mr. Gazzano stated that he has owned and run Sorrento Village for over 50 years. They are downsizing and relocating to Franklin Park. Their business hours will be seven (7) days a week from 10:00 a.m. to 10:00 p.m. They will have three (3) to four (4) employees.

Member Grieshamer asked what the term of their lease will be. Mr. Gazzano stated that it will be a five (5) year lease with an option.

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There was discussion as to having enough parking spaces and there are 21 spaces allotted for Sorrento's.

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 7:07 p.m.

There was minimum discussion regarding this hearing. The members discussed what business was located in Unit A.

Board Discussion ended at 7:08 p.m.

Member Grieashamer made a motion to “approve ZBA 14-01 for 3853 Carnation, Unit B, for a Conditional Use for a Restaurant per 9-6A-3 of the Franklin Park Zoning Code with the following conditions: 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; Chairman Cwik-Yes; Member Grieashamer-Yes. Five (5) 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. New Business: ZBA 14-02
Plating International
11142 Addison
12-20-300-069-0000

Chairman Cwik stated that this hearing is for a Conditional Use for a Chemical Processing and Manufacturing per 9-6B-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 up at this time. He asked if he can sign in and be sworn in. Mr. Matt Pankow, petitioner, came forward. He signed in and was sworn in.

Mr. Pankow gave a brief presentation to the members at this time. Mr. Pankow is seeking to move his operation from Melrose Park. His company manufactures specialty chemicals and equipment for the metal finishing industry. They manufacture the most highly efficient chrome available. He continued that they have many plating related products like Trivalent Chromium which is a non-hazardous, environmentally friendly “Green Technology” chrome.

Mr. Pankow stated that 75-85% of their business is non-hazardous. The hazardous materials that they deal with are contained properly. They have no cyanide based products and they follow all “DOT” shipping rules and regulations.

Member Grieshamer asked if they intend to purchase the property and how many employees will they have. Mr. Pankow stated that it is their intention to purchase the property and they will have eight (8) employees and hopefully expand to fifteen (15) employees.

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 7:18 p.m.

There was minimum discussion regarding this hearing. The members discussed parking for the property.

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Board Discussion ended at 7:20 p.m.

Member Grieshamer made a motion to “approve ZBA 14-02 for a Conditional Use for a Chemical Processing and Manufacturing per 9-6B-3 of the Franklin Park Zoning Code with the following conditions: 1- That all employees and company vehicles park on site; 2- 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; Chairman Cwik-Yes; Member Grieshamer-Yes. Five (5) 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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6. New Business: ZBA 14-03
Glen Matozzi and Paul Melonas/ Auto Services
9001 Exchange, Unit B
12-27-214-008-0000

Chairman Cwik stated that this hearing is for a Conditional Use for an Auto Repair Facility pursuant to Section 9-6A-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 petitioners up at this time. He asked if they can sign in and be sworn in. Mr. Glen Matozzi and Paul Melonas, petitioners, Mr. Robert DiStefano, building owner, and Mr. Charles Harth, attorney, came forward. They signed in and were sworn in.

Mr. Matozzi gave a brief presentation to the members at this time. Mr. Matozzi is seeking to open an auto repair business in the rear unit (Unit B). He continued that the business will be open Monday through Friday from 7:00 a.m. to 7:00 p.m. and Saturday from 8:00 a.m. to 4:00 p.m., and closed on Sunday.

Member Boreson asked how long a vehicle will be housed on site. Mr. Matozzi stated that the car repair process will be a day or two turn over between vehicles. He continued that they will have three (3) bays with floor lifts. They will store liquid materials properly, and they will have two (2) parking spaces. He further continued that all customer vehicles will be parking inside the facility. Employees will also park inside the building.

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 7:28 p.m.

There was minimum discussion regarding this hearing. The members discussed parking for the property. They discussed what happens when vehicles are dropped off at the site after hours.

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Board Discussion ended at 7:32 p.m.

The members re-called the petitioner up for further questions. Member Grieshamer asked Mr. Matozzi what the terms of the lease were. Mr. Matozzi stated that it was a year by year lease.

Member Grieshamer asked if there were going to be auto sales at the location. Mr. Matozzi stated that there will be no auto sales and no auto body work done at the location.

Member Grieshamer made a motion to “approve ZBA 14-03 for 9001 Exchange, Unit B, for a Conditional Use for an Auto Repair Facility pursuant to Section 9-6A-3 of the Franklin Park Zoning Code with the following conditions: 1- That all employee vehicles and vehicles waiting on repair be stored inside the building; 2- That there will be no auto sales and no auto body work conducted on site. 3- That one overnight parking spot be used for drop off after hours; 4- 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; Chairman Cwik-Yes; Member Grieshamer-Yes. Five (5) 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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6. Old Business: ZBA 13-21

Text Amendment to various sections of the Franklin Park Zoning Code regarding land use regulations for Medical Marijuana uses following new Illinois State Statute (Discussion, no action shall be taken)

ZBA 13-21 Mr. Schneider presented information to the Zoning Board of the Appeal Chairman and Members from the community of Deerfield, IL with regards the medical marijuana land uses. He specifically stated that Lake County Illinois and Lake County municipalities created a task force in order to comprehensively study and create “best-practice” regulations for dispensaries and cultivation centers. He tasked the Zoning Board to read through this information and see how these communities came to these suggestions. Mr. Schneider also mentioned that there will be may draft language brought to the Zoning Board of Appeal members at the March 5, 2014 meeting for discussion purposes only.

A discussion took place on this issue and that there will be many more meetings related to this topic. It is a discussion only. At this meeting discussion was held to see how other municipalities are tackling this issue and what steps they are putting in place.

Member Grieshamer made a motion to continue this hearing to the next ZBA hearing of Wednesday, March 5, 2014 at 7:00 p.m. in the Community Room of the New Police Station. Member Mennella seconded the motion. All in favor. Roll Call Vote. Member Szubart-Yes; Member Mennella-Yes; Member Boreson-Yes; Chairman Cwik-Yes; Member Grieshamer-Yes. Five (5) Ayes, Zero (0) Nays, One (1) Absent, Zero (0) Abstain. The motion was carried.

Miscellaneous Discussion:

Mr. John Schneider discussion projects taking place around the community which included: adding more car shows to the downtown, hosting community events with the Chamber of Commerce and other regional agencies, new businesses that are coming to the community, updates on the downtown Zoning Code amendments and the Franklin Park O’Hare Industrial Corridor Study. Mr. Schneider also mentioned that Patrick Ainsworth is leaving the Village of Franklin Park. He thanked him for all his hard work and wishes him nothing but the best in his new endeavor.

Mr. Schneider discussed the success of the Business Appreciation Luncheon.

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7. Public Comment: None.

8. 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 8:00 p.m.

Respectfully Submitted,

Lisa M. Manzo
Secretary