

ZONING BOARD OF APPEALS
MINUTES OF SEPTEMBER 2, 2015 – 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. Gil Snyder, Bruce Boreson, Chairman Mark Cwik, Frank Grieshamer, Kathy Mennella, Rafael Nunez, George Snarski, Lisa Manzo (Secretary), Village Attorney Matt Welch, Eric Richard (Village Planner), and Zoe Heidorn (Village Planner). All members were present.
3. Member Grieshamer made a motion to accept the minutes of August 5, 2015. The motion was seconded by Member Mennella and approved to place them on file as presented.
4. New Business: ZBA 15-12
Catalyst Exhibits, Inc.
10203 Grand Avenue
12-28-132-038-0000, 12-28-300-025-0000

Chairman Cwik stated that this hearing is for a Conditional Use for “Drive-in establishment” per Village of Franklin Park Zoning Code Section 95B-3.

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 up at this time. He asked if he can sign in and be sworn in. Mr. Ken Kahle, petitioner, came forward. He signed in and was sworn in.

Mr. Kahle gave a very detailed presentation describing their proposed use. He stated that TCF Bank is intending to build and install an ATM Pavilion at 10203 Grand Avenue in Franklin Park. This will enhance the convenience of their banking clients. Catalyst Exhibits, is the General Contractor for TCF. Mr. Kahle stated that Jewel-Osco has approved this project as this would serve the convenience of both their clients to have an outdoor ATM Pavilion installed to be accessible 24/7, just like the grocery store.

Mr. Kahle stated that the ATM will be safe and have armored car service. He continued that there will be landscaping installed along the ATM.

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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 7:04 p.m.

There was minimum discussion regarding this hearing. There was a question regarding rope lighting. Ms. Heidorn stated that due to the code, there will be no rope lighting.

Board Discussion ended at 7:07 p.m.

Member Grieshamer made a motion to “approve ZBA 15-12 for a Conditional Use for “Drive-in establishment” per Village of Franklin Park Zoning Code Section 95B-3 with the following conditions: 1. That the ATM design does not include LED rope lighting and complies with all other Village Code relating to the regulation of signage; 2. That in addition to the installation of grass, at least 2 trees and 5 shrubs are included in the final site design to be approved by the Zoning Administrator; 3. That this proposed use complies with all Village regulations at all times.” Member Mennella seconded the motion. Roll Call Vote. Member Boreson-Yes; Member Nunez-Yes; Member Mennella-Yes; Member Snarski-Yes; Member Snyder-Yes; Chairman Cwik-Yes; Member Grieshamer-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 15-13
Cezary Walek
9137 Cherry Avenue
12-27-123-161-0000

Chairman Cwik stated that this hearing is for a Map Amendment to the Village of Franklin Park Zoning Map from R-2 Single Family to I-1 Restricted Industrial.

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 petitioners up at this time. He asked if they can sign in and be sworn in. Mr. Cezary Walek, petitioner and Mr. Jim Schueller, attorney came forward. They signed in and were sworn in.

Mr. Schueller gave a presentation to the members on this prospective map amendment. He stated that his client is requesting the re-zoning of the property commonly known as 9137 Cherry Street from R-2 Single Family to I-1 Restricted Industrial. The property is currently split zoned with the eastern half of the property located in the R-2 zoning district and the western half of the property located in the I-1 zoning district.

Member Snyder asked for the petitioner to clarify the lots in question for this hearing. The property consists of Lots 22, 23 and 24 with the subject address being 9137 Cherry. The P.I.N. number is 12-27-123-161-0000.

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 7:16 p.m.

There was minimum discussion regarding this hearing.

Board Discussion ended at 7:17 p.m.

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Member Grieshamer made a motion to “approve ZBA 15-13 for a Map Amendment to the Village of Franklin Park Zoning Map from R-2 Single Family to I-1 Restricted Industrial for the property commonly known as 9137 Cherry, Franklin Park.” Member Mennella seconded the motion. Roll Call Vote. Member Boreson-Yes; Member Nunez-Yes; Member Mennella-Yes; Member Snarski-Yes; Member Snyder-Yes; Chairman Cwik-Yes; Member Grieshamer-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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6. New Business: ZBA 15-14
Cezary Walek
9137 Cherry Avenue
12-27-123-161-0000

Chairman Cwik stated that this hearing is for a Conditional Use for “Woodworking and wood products” in the I-1 Restricted Industrial district 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 petitioners up at this time. He asked if they can sign in and be sworn in. Mr. Cezary Walek, petitioner and Mr. Jim Schueller, attorney came forward. They signed in and were sworn in.

Mr. Schueller gave a presentation to the members on this prospective new business. He stated that the intended use of the building is the same use as it existed for 10 years with the prior owner of the building. They will have a woodworking shop building high-end custom cabinetry for mostly single family homes. They are moving to Franklin Park because the success of the business has given them the need for a larger facility. The business will have six (6) or less employees and has adequate on-site parking. Their use is not retail and they will not have customers visiting the shop.

Member Grieshamer asked if customers will not be visiting the shop, why is there a layout for a showroom on the drawings attached in the packet. Mr. Walek stated that it will be used as an extra office, not a showroom. Member Snyder stated that it would be acceptable for them to have a space to display their work for vendors, etc.

Member Grieshamer asked if the company would be using water based materials and will have proper ventilation. Mr. Walek stated that they only use water based materials, will have proper ventilation and no work will be conducted outside the building. Member Grieshamer asked what will be the hours of operation. Mr. Walek stated that they will be open Monday through Friday from 8 a.m. to 5 p.m. and Saturdays they will have office hours.

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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 7:25 p.m.

The members discussed the definition and use of the showroom at this location. The reasons why there are questions are due to the parking congestion in the neighborhood.

Board Discussion ended at 7:27 p.m.

Member Grieshamer made a motion to “approve ZBA 15-14 for a Conditional Use for “Woodworking and wood products” in the I-1 Restricted Industrial district per 9-6A-3 of the Franklin Park Zoning Code with the following conditions: 1. That there will be no storage of hazardous materials on the premises; 2. That the building’s overhead door and windows remain closed during hours of operation to minimize the exposure of surrounding residents to noise produced by woodworking machinery; 3. That there will be no outdoor storage of tools or materials; 4. That all employee and company vehicle parking will be on-site; 5. That approval of the Conditional Use be contingent on Village Board approval of a Map Amendment to rezone the property from R-2 Single Family to I-1 Restricted Industrial (ZBA 15-13); 6. That this proposed use complies with all Village regulations at all times.” Member Mennella seconded the motion. Roll Call Vote. Member Boreson-Yes; Member Nunez-Yes; Member Mennella-Yes; Member Snarski-Yes; Member Snyder-Yes; Chairman Cwik-Yes; Member Grieshamer-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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7. New Business: ZBA 15-15

CNT Franklin Park, LLC (Mike Powers & Tony Cincinelli)
3701 Centrella Street
12-20-201-077-0000, 12-20-201-078-0000, 12-20-201-030-0000,
12-20-201-031-0000, 12-20-201-023-0000, 12-20-200-014-0000,
12-20-200-007-0000

Chairman Cwik stated that this hearing is for a Plat of Subdivision for the property commonly known as 3701 Centrella Street, Franklin Park in Cook County, Illinois per Title 10 Subdivision Regulations in the Village 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 petitioners up at this time. He asked if they can sign in and be sworn in. Mr. Michael Powers and Mr. Tony Cincinelli, petitioners from Molto Properties, came forward. They signed in and were sworn in.

Mr. Powers stated that the subject property is approximately 25 acres located at the southeast corner of Seymour Avenue and Centrella Street. The intent of the subdivision is to consolidate the eight parcels of land (seven P.I.N. numbers) into two parcels or lots. The plat of subdivision is necessary to create new tax identification numbers that will be used for purposes of Class 6B tax incentive and Tax Increment Financing District.

The property was purchased in June of 2010 to an affiliate of Molto Properties. The owner plans to develop two state of the art modern industrial buildings on the site. The project will compete with the newer construction facilities in and around the O'Hare Industrial submarket. The project will include the reconstruction of Centrella Avenue from Seymour Avenue to Waveland. The addition of these buildings will be a great improvement to the surrounding area.

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 7:34 p.m.

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The members discussed this hearing at length.

Board Discussion ended at 7:50 p.m.

Member Grieshamer made a motion to “approve ZBA 15-15 for a Plat of Subdivision for the property commonly known as 3701 Centrella Street encompassing the following P.I.N. numbers: 12-20-201-077-0000, 12-20-201-078-0000, 12-20-201-030-0000, 12-20-201-031-0000, 12-20-201-023-0000, 12-20-200-014-0000, 12-20-200-007-0000 and reducing them to two P.I.N. numbers subject to the execution of the redevelopment agreement.” Member Mennella seconded the motion. Roll Call Vote. Member Boreson-Yes; Member Nunez-Yes; Member Mennella-Yes; Member Snarski-Yes; Member Snyder-Yes; Chairman Cwik-Yes; Member Grieshamer-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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8. Staff Update: None

9. Public Comment:

Robert Blonski of 9133 Cherry came forward at this time. He was concerned about hearing ZBA 15-14, 9137 Cherry. He stated that he had Legacy Woodwork and was worried about the integrity of the spray booth located inside the building. He wanted the members to be aware of that.

Chairman Cwik stated that at the current time the hearing for ZBA 15-14 has been closed. He referred Mr. Blonski to the Village Board meeting so that the Village President and Board of Trustees can hear his concerns when that case comes before them.

Mr. Blonski thanked the members for their time.

10. 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 7:58 p.m.

Respectfully Submitted,

Lisa M. Manzo
Secretary