

ZONING BOARD OF APPEALS
MINUTES OF DECEMBER 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 November 4, 2015. The motion was seconded by Member Mennella and approved to place them on file as presented.
4. New Business: ZBA 15-16
Jolanta Kozlowska – JPT Carpenters, Inc.
9400 Robinson Road
12-22-301-004-0000

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. Ms. Jolanta Kozlowska, and Ted Baranowski, petitioners, came forward. They signed in and were sworn in.

Ms. Kozlowska passed gave a brief presentation of her business. She stated that it is a family owned carpentry business specializing in classic and contemporary custom woodworkings. They design, fabricate, construct and install kitchen and bathroom cabinetries, dressers, wall shelving systems, and wall and entertainment centers. She passed out a color brochure displaying her wares at this time to all the members.

Member Boreson asked if they plan to have a showroom on site. Ms. Kozlowska stated that they will not have a showroom on site, but they will have a small space with a wall of samples.

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Member Grieshamer asked if there will be any spraying taking place. Mr. Baranowski stated that there will be a spray booth with a ventilation system. The machinery that they use has a dust collection system within it.

Member Grieshamer asked if any work will take place outside. Ms. Kozłowska stated that all work will take place inside the building. He also asked how many deliveries there will be to the site. Ms. Kozłowska stated that there will be one to two major deliveries involving a semi-truck once a month. There will be smaller deliveries with a small truck once a week.

Chairman Cwik opened this hearing to the public at this time. Chairman Cwik stated that anyone wishing to speak should come forward, sign in and be sworn in.

Public session began at 7:10 p.m.

Ms. Anna Jackiewicz, neighbor came forward at this time. She signed in and was sworn in. Ms. Jackiewicz stated that she has no problem with the business per se, but she is concerned about noise, and also worried about employees blocking street parking. She commented that these issues have happened to her in the past.

Public session ended and Board Discussion began at 7:12 p.m.

The members discussed the petitioner's testimony. They discussed setting forth some conditions.

Board Discussion ended at 7:14 p.m.

Member Grieshamer made a motion to "approve ZBA 15-16 for the property commonly known as 9400 Robinson 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 the building's overhead door and windows remain closed during business hours of operation to minimize the exposure of surrounding residents to noise produced by woodworking machinery; 2. That there will be no outdoor storage of tools or materials; 3. That deliveries occur between the hours specified within the packet; 4. That there be no outside work; 5. That this proposed use complies with all Village regulations at all times."

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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.
The motion was carried.

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5. New Business: ZBA 15-17
Michelle Saenz – Zacatecas Mexican Restaurant
10150 Grand Avenue
12-28-128-030-0000

Chairman Cwik stated that this hearing is for a Conditional Use for a Restaurant in the C-3 General Commercial district per 9-5C-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 up at this time. He asked if she can sign in and be sworn in. Ms. Michelle Saenz, petitioner, came forward. She signed in and was sworn in.

Ms. Saenz gave a brief presentation of her business to the members that they have been in business since 1980. In 2009, they were located in River Road in River Grove. After six years in that location, they have decided to relocate to Franklin Park to expand their business. She continued that they plan to provide delicious, homemade Mexican food and will have dine in, carry out and delivery service available.

Ms. Saenz stated that their hours of operation will be Sunday through Thursday from 9 a.m. to 10 p.m. and Friday and Saturday from 9 a.m. to 12 a.m.

Chairman Cwik opened this hearing to the public at this time. Chairman Cwik stated that anyone wishing to speak should come forward, sign in and be sworn in.

Public session began at 7:22 p.m.

Michael Vallone, 2900 Sarah, came forward at this time. He signed in and was sworn in. Mr. Vallone stated that he is not opposed to the business, however, he is concerned about the carry out service where customers leave the restaurant and dispose of debris and garbage into the neighborhood and onto his lawn. He stated that this occurred with the previous business.

Public session ended and Board Discussion began at 7:24 p.m.

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The members discussed setting some conditions on this particular use as far as pedestrian garbage cans at the exterior of the property. The members discussed this proposed conditional use at this time.

Board Discussion ended at 7:25 p.m.

Member Grieshamer made a motion to “approve ZBA 15-17 for the property commonly known as 10150 Grand Avenue for a Conditional Use for a Restaurant in the C-3 General Commercial district per 9-5C-3 of the Franklin Park Zoning Code with the following conditions: 1. That no more than one pedestrian trash can be placed at the exterior of the property; 2. 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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6. New Business: ZBA 15-18
Sadruddin Mahmmodi – JDM Chicago
11127 Franklin Avenue
12-20-300-077-0000

Chairman Cwik stated that this hearing is for a Conditional Use for “storage, repair and servicing of motor vehicles, including body repair, painting and engine rebuilding” per 9-6B-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 up at this time. He asked if he can sign in and be sworn in. Mr. Sadruddin Mahmmodi, petitioner, came forward. He signed in and was sworn in.

Mr. Mahmmodi gave a brief presentation in that he is the President of JDM Chicago. This will be their fourth location. They have locations in Los Angeles, Canada, Virginia and this location in Franklin Park. Mr. Mahmmodi stated that they sell used auto parts, engines, transmissions and other parts. They get shipments from Japan and sell it on Ebay and Craig’s List. Their hours of operation will be from Monday through Friday from 9 a.m. to 6 p.m. and Saturdays from 9 a.m. to 3 p.m. Mr. Mahmmodi stated that customers will come to the location.

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 7:38 p.m.

There was minimum discussion regarding this hearing. The members discussed this Conditional Use at this time.

Board Discussion ended at 7:40 p.m.

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Member Grieshamer made a motion to “approve ZBA 15-18 for the property commonly known as 11127 Franklin Avenue Conditional Use for “storage, repair and servicing of motor vehicles, including body repair, painting and engine rebuilding” per 9-6B-3 of the Franklin Park Zoning Code, with the following conditions: 1. That all storage and operations are conducted indoors; 2. That this proposed use complies with all Village, State and Federal 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.

7. Staff Update: None

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 Boreson. All in favor. Motion carried.

The meeting adjourned at 7:42 p.m.

Respectfully Submitted,

Lisa M. Manzo
Secretary