

ZONING BOARD OF APPEALS
MINUTES OF FEBRUARY 3, 2016 – 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), John Schneider (Dir of Community Development) and Zoe Heidorn (Village Planner). All members were present.
3. Member Grieshamer made a motion to accept the minutes of December 2, 2015. The motion was seconded by Member Mennella and approved to place them on file as presented.
4. New Business: ZBA 16-02
Mateusz Marcisz – Pol Wood Craft
3550 Lombard Street
12-22-301-002-0000, 12-22-100-157-0000

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 petitioner up at this time. He asked if he can sign in and be sworn in. Mr. Mateusz Marcisz – Pol Wood Craft, petitioner, came forward. He signed in and was sworn in.

Mr. Marcisz gave a brief presentation of his business. He stated that his business is currently at 9230 Grand Avenue. He would like to purchase 3550 Lombard to stay in Franklin Park and have a larger building. The facility will be 14,700 square feet. His business will be the same as 9230 Grand, which is a woodworking shop that specializes in making wood cabinets. They build custom made kitchen cabinets, bathroom cabinets and entertainment centers. They also make wood trim, manufacture boxes, and solid wood doors as well as countertops and work with laminates.

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Member Mennella asked what the hours of operation will be. Mr. Marcisz stated that it will be Monday through Friday from 7 a.m. to 5:30 p.m. and on Saturday from 7 a.m. to 1 pm. They will be closed on Sundays.

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 this Conditional Use at this time.

Board Discussion ended at 7:08 p.m.

Member Grieshamer made a motion to “approve ZBA 16-02 for the property commonly known as 3550 Lombard 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 all work take place inside the building; 2. That all material is stored inside the building; 3. That all employee vehicles are parking on site.; 4. 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 16-03
Nancy D'Allessio – Valenzano Bakery
3853 Carnation
12-20-201-057-0000, 12-20-201-045-0000

Chairman Cwik stated that this hearing is for a Variance to reduce the interior side yard from ten feet (10') to zero feet (0') in the I-1 Restricted Industrial Zoning District (9-6A-5).

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. Nancy D'Allessio, petitioner, came forward. She signed in and was sworn in.

Ms. D'Allessio gave a brief presentation of her business to the members. She stated that she is the current owner of 3849 Carnation. She recently purchased 3853 Carnation which was an empty warehouse with a small pizzeria. She stated that since her bakery located at 3849 Carnation is too small for their current operation; her intention is to create a walkway between both buildings. She currently stores her bakery wares in the exterior parking lot, so once the walkway is created she can easily use both properties so that the business can run more efficiently, thus creating the parking lot to be used for its delivery trucks and employee vehicles.

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 7:13 p.m.

There was minimum discussion regarding this hearing. The members discussed this Variance at this time. They asked if the Fire Department has any concerns. Ms. Heidorn stated that the Fire Department has no problems with the walkway at this time.

Board Discussion ended at 7:14 p.m.

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Member Grieshamer made a motion to “approve ZBA 16-03 for the property commonly known as 3853 Carnation for a Variance to reduce the interior side yard from ten feet (10’) to zero feet (0’) in the I-1 Restricted Industrial Zoning District (9-6A-5).” 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 16-01
Village of Franklin Park
9500 W Belmont Avenue

Chairman Cwik stated that this hearing is for a Text Amendment to various sections of the Village Code of Franklin Park regarding the regulation of pavement in the industrial and commercial districts, restaurants and storage containers.

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. Zoe Heidorn, petitioner, came forward. She signed in and was sworn in.

Ms. Heidorn began with subject of Pavement. Over the years there have been several ordinances in effect in regard to paving surfaces. Staff is proposing an amendment that addresses the need for pavement regulations in more reasonable terms than the past ordinances have provided. With recognition that enacting another deadline for Village-wide compliance would be neither reasonable nor effective, staff recommends requiring paving only upon the sale or lease of any building or structure or change in principal use. This requirement is consistent with general zoning regulations, whereby uses and structures may become “legal nonconforming” when Village regulations change to bring them out of compliance. Eventually, all unpaved surfaces exceeding 500 square feet will be brought into compliance through attrition.

The second topic was Restaurants. Staff is in the process to amend the code to streamline the process where a business comes into the Village to open a restaurant. Please refer to the packet that was submitted for the table to show the different zoning districts that would allow a restaurant to be a permitted use rather than a conditional use. This will also reflect regulations in regard to drive-thrus.

The third topic was Storage Containers. Refer to the table located in the staff packet for the various zoning commercial and industrial districts that will limit to eliminate storage containers being placed on the property.

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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 7:30 p.m.

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

Board Discussion ended at 7:31 p.m.

Member Grieshamer made a motion to “approve ZBA 16-01 for a Text Amendment to the Village Code of Franklin Park Sections 9-2-8, 9-5A-2, 9-5A-3, 9-5B-3, 9-5C-3, 9-5D-2, 9-5D-3, 9-6A-2, 9-6A-3, 9-6B-2, 9-6B-3 and 9-8-3 regarding the regulation of pavement in the industrial and commercial districts, restaurants and storage containers.” 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 7:34 p.m.

Respectfully Submitted,

Lisa M. Manzo, Secretary