

ZONING BOARD OF APPEALS
MINUTES OF NOVEMBER 2, 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, Chairman Mark Cwik, Kathy Mennella, George Snarski, Bruce Boreson, Frank Grieshamer, Lisa Manzo (Secretary), and Zoe Heidorn (Village Planner). All members were present.
3. Member Grieshamer made a motion to accept the minutes of October 5, 2016. The motion was seconded by Member Mennella and approved to place them on file as presented.
4. Old Business: ZBA 16-18, Text Amendment to various sections of the Zoning Code of Franklin Park regarding the regulation of employment agencies, data centers, banquet halls and fencing of property abutting railroad right of way
Village of Franklin Park

Chairman Cwik stated that this hearing is going to be continued to the next regularly scheduled meeting of the Zoning Board of Appeals on Wednesday, December 7, 2016.

Member Grieshamer made a motion to continue ZBA 16-18 to the next regularly scheduled meeting of the Zoning Board of Appeals on Wednesday, December 7, 2016 at 7:00 at 9451 Belmont, in the Meeting Room of the Police Station. Member Mennella seconded the motion. All in favor. The motion was carried.

5. New Business: ZBA 16-22
Middle East Express, Inc.
3560 River Road
12-22-400-0005, 006, 008, 009, 010, 011-0000

Chairman Cwik stated that this is a Conditional Use for “Drive-in establishment” in the C-2-1, Community Shopping District per Village Code Section 9-5B-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.

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Chairman Cwik called the petitioner up at this time. He asked the petitioner to sign in and be sworn in. Mr. Abdel Abuhahish of Middle East Express, Inc., petitioner, came forward. He signed in and was sworn in.

Mr. Abuhahish gave a brief presentation to the members on this Conditional Use. He stated that the drive-thru window is currently in existence at the property. The window was used by both Burger King and a Mexican restaurant, former users of the site. His intention is to open the drive-thru window for his current business.

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. The members discussed this hearing at this time.

Board Discussion ended at 7:06 p.m.

Member Grieshamer made a motion to “approve ZBA 16-22 for 3560 River Road for a Conditional Use for “Drive-in establishment” in the C-2-1, Community Shopping District per Village Code Section 9-5B-3. with the condition that this proposed use complies with all Village regulations at all times.” Member Mennella seconded the motion. Roll Call Vote. Member Mennella-Yes; Member Snarski-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.

6. Staff Update.

Ms. Heidorn provided a brief staff update. She discussed a ribbon cutting ceremony held this afternoon at 10501 Seymour for a new industrial speculative development. She also discussed a ground breaking ceremony held earlier in the week for a new retail development on the corner of Mannheim Road and Crown Road. Chipotle and T-Mobile have already signed leases for the 3-unit retail center, which is currently under construction.

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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 7:08 p.m.

Respectfully Submitted,

Lisa M. Manzo
Secretary