

**ZONING BOARD OF APPEALS**  
**MINUTES OF DECEMBER 6, 2017 – 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, Frank Grieshamer, Bruce Boreson, Jenny Corral, George Snarski, Lisa Manzo (Secretary), Nick Walny (Village Planner), Elyse Vukelich (Village Planner) and Matthew Welch (Village Attorney). All members were present.
3. Member Grieshamer made a motion to accept the minutes of November 1, 2017. The motion was seconded by Member Mennella and approved to place them on file as presented.
4. Old Business: ZBA 17-13; Text Amendment to Sections 9-9-5 and 9-9-6 regarding the regulations of billboard signs.

Member Grieshamer made a motion to continue hearing ZBA 17-13 regarding the regulation of billboard signs to the next regularly scheduled hearing date of Wednesday, January 3, 2018 at 7 p.m. Member Mennella seconded the motion. Roll Call Vote. Member Corral-Absent; Member Mennella-Yes; Member Snarski-Yes; Member Boreson-Absent; Member Snyder-Yes; Chairman Cwik-Yes; Member Grieshamer-Yes. Five (5) Ayes, Zero (0) Nays, Two (2) Absent, Zero (0) Abstain. The motion was carried.

5. New Business: ZBA 17-16  
For Your K9  
11243 Franklin Avenue  
12-19-400-141-, 138, 113-0000

Chairman Cwik stated that this hearing is for a Conditional Use for “Canine Day Boarding and Dog Grooming” in the I-2, Industrial District per Village Code Section 9-6A-3 in order to operate a dog training and daycare facility.

Chairman Cwik asked if there were any additional department reports at this time. Ms. Vukelich stated that she spoke with the property owner and he stated that he will be providing the tenant 35 parking space for the proposed business.

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Chairman Cwik 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 the petitioner to sign in and be sworn in. Nancy Reyes, petitioner, came forward. She signed in and was sworn in.

Ms. Reyes stated that she currently has a business in Melrose Park and wants to move to the location on Franklin Avenue. She stated that she wants to streamline into a smaller facility. She will offer dog training classes from puppy and basic obedience to advanced obedience and agility and scent work. She stated she will not be boarding nor grooming dogs at this facility and does not have any plans to.

Ms. Reyes stated that the seminars that they have range from 20-30 people and the classes are very limited. Employees will range between 4-5 full time. Independent contractors come to the site once a week.

Hours of operation are Monday through Friday from 8 a.m. to 10 p.m. and Saturdays and Sundays until 4 p.m.

Ms. Reyes stated that the main focus of the business is dog training.

The members were questioning if the facility has enough parking space.

Chairman Cwik opened this hearing to the public at this time. Since there was no public comment, Chairman Cwik closed this portion of the hearing to the public at this time.

Board Discussion began at 7:18 p.m.

The members discussed this case at length in regard to the facility having enough parking spaces. According to staff there would need to be 49 parking spaces provided between Ms. Reyes business and the shared business that is next to her. After members viewed the plan that was included in their packets, it seems as though she may be lacking parking.

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The members also discussed placing conditions on this potential Conditional Use at this time.

Board Discussion ended at 7:40 p.m.

Member Grieshamer made a motion to “approve ZBA 17-16, a Conditional Use for 11243 Franklin Avenue for a “Canine Day Boarding and Dog Grooming” in the I-2, Industrial District per Village Code Section 9-6A-3 in order to operate a dog training and daycare facility with the following conditions: 1. An updated parking plan/document from the property owner for the petitioner’s use only and clearly marked Prior to going before the Village Board property owner with no less than 49 parking spaces per the current codes that encompasses both businesses; 35 for the dog business and 14 for Viking Materials; 2. Park all vehicles on the property and not on the street and will comply with all village codes; 3. Or obtain a signed lease within 250 feet of the property designated to the petitioner’s business. Member Mennella seconded the motion. Roll Call Vote. Member Corral-Yes; Member Snyder-Yes; Member Boreson-Yes; Member Grieshamer-Yes; Member Mennella-Yes; Chairman Cwik-Yes; Member Snarski-Yes. Seven (7) Ayes, Zero (0) Nays, Zero (0) Absent, Zero (0) Abstain. The motion was carried.

Chairman Cwik thanked everyone for attending this evening.

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### 6. Staff Update:

There were no staff updates from staff at this time. Member Snyder inquired if staff would be able to look into the verbiage for kennels and dog boarding facilities and see what other Villages require so that we may be able to update our codes and requirements. Ms. Vukelich stated that would be able to do that.

### 7. Public Comment: None

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 7:50 p.m.

Respectfully Submitted,

Lisa M. Manzo  
Secretary