

**ZONING BOARD OF APPEALS**  
**MINUTES OF NOVEMBER 7, 2018 – 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. Bruce Boreson, Kathy Mennella, Wayne Bernacki, Frank Grieshamer, Jenny Corral, Chairman Mark Cwik, Lisa Manzo (Secretary), Village Attorney Matt Welch, John Schneider (Dir of Community Development) and Elyse Vukelich (Village Planner). Absent: Jeanette Torres.
3. Member Grieshamer made a motion to accept the minutes of October 3, 2018. The motion was seconded by Member Mennella and approved to place them on file as presented.
4. Old Business: None
5. New Business: ZBA 18-20  
Village of Franklin Park  
9500 W Belmont

Chairman Cwik stated that this hearing is for a Text Amendment to Section 9-5C-1(2) 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 the petitioner to sign in and be sworn in. Ms. Elyse Vukelich, petitioner, came forward. She signed in and was sworn in.

Ms. Vukelich presented to the members the Village's request for text amendment to Section 9-5C-1(2) of the Village of Franklin Park Zoning Code. Such code lists types of uses that are exceptions to conducting business within an enclosed building. In other words, the uses currently provided in the list are permitted or conditional for conducting business outside. To clarify, the off street parking and loading exception, the use can only be accessory to a permitted or conditional use in the C-3 General Commercial District, as is the case in all other Village districts. Therefore, staff is proposing to add the word accessory before off street parking and loading.

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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. The members discussed this hearing and stated it looked pretty straight forward.

Board Discussion ended at 7:05 p.m.

Member Grieshamer made a motion to “approve the Text Amendment to Section 9-5C-1(2) of the Franklin Park Zoning Code to include: *Uses conducted within enclosed building; exceptions. All business, servicing or processing shall be conducted within completely enclosed buildings, with the following exceptions: establishments of the drive-in type offering goods or services directly to customers waiting in parked motor vehicles, display of merchandise for sale to the public and **accessory** off street parking and loading.*” Member Mennella seconded the motion. Roll Call Vote. Member Corral-Yes; Member Bernacki-Yes; Member Boreson-Yes; Member Grieshamer-Yes; Member Mennella-Yes; Chairman Cwik-Yes; Member Chavarria-Torres-Absent. Six (6) Ayes, Zero (0) Nays, One (1) 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 18-21  
Katz's Gyros  
10000 Grand Avenue

Chairman Cwik stated that this hearing is for a Conditional Use to operate a "drive-in establishment" in the C-3 General Commercial District per Village Code Section 9-5C-3 for the property commonly known as 10000 Grand Avenue.

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 the petitioner to sign in and be sworn in. Mr. Chris Katsigiannis, petitioner, came forward. He signed in and was sworn in.

Mr. Katsigiannis gave a presentation to the members at this time. He stated that he has been a long time owner of Sneakers in Franklin Park and would like to open a fast food restaurant at 10000 Grand Avenue. He is looking to take over the 1,300 space and transform it into a fast food establishment that will have sit down indoors, pick-ups and a drive-thru. They will serve nothing but quality food that will consist of Chicago style hot dogs, polish sausage, burgers, chicken sandwiches, gyros, etc. The staff report indicated that the eastern curb cut from Grand Avenue will be one way, entrance only, and that the western curb cut will be one way, exit only.

He continued that he will refreshen the inside of the space, landscape the property, erect a new sign and take down the patio overhang. He is not looking to open until approximately three (3) months from the Village's approval.

Member Grieshamer asked what the term of the lease would be. Mr. Katsigiannis stated that it would be a twenty (20) year lease.

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 7:08 p.m.

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There was minimum discussion regarding this hearing. The members discussed this property and Mr. Schneider came forward to address the members. He stated that the bathrooms would have to be handicap accessible, however, they are not able to have the building owner move them to the interior of the premises. Mr. Schneider stated that the property is in desperate need of clean-up and renovation. Mr. Schneider also stated that staff will look into making the turn from Scott Street onto Grand going west a no right turn on red.

The members discussed the drive-thru and the egress and ingress to the property

Board Discussion ended at 7:14 p.m.

Member Grieshamer made a motion to “approve the Conditional Use for 10000 to operate a “drive-in establishment” in the C-3 General Commercial District per Village Code Section 9-5C-3 for the property commonly known as 10000 Grand Avenue with the following conditions: 1. That the parking lot to be resurfaced and re-stripped according to the site plan; 2. That the applicant maintain the required screening on the north property line; 3. That this proposed use complies with all Village regulations at all times; 4. Western exit be right turn only onto Grand Avenue.” Member Mennella seconded the motion. Roll Call Vote. Member Corral-Yes; Member Bernacki-Yes; Member Boreson-Yes; Member Grieshamer-Yes; Member Mennella-Yes; Chairman Cwik-Yes; Member Chavarria-Torres-Absent. Six (6) Ayes, Zero (0) Nays, One (1) 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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A motion was made by Member Grieshamer to continue ZBA 18-22 to the next regularly scheduled meeting of the Zoning Board of Appeals of December 5, 2018 at 7:00 pm. in the Police Department Community Room. Member Mennella seconded the motion. All in favor. Motion carried.

7. New Business: ZBA 18-23  
Panic Escape Room  
10035 Grand – Third Floor  
12-28-132-020-0000

Chairman Cwik stated that this hearing is for a Conditional Use for “educational service” in the C-2-1 Community Shopping District per 9-5B-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 the petitioners to sign in and be sworn in. Mr. Ernesto Ayala, Richard Almeyda, Jeffrey Elefano, petitioners, came forward. They signed in and were sworn in.

Mr. Elefano gave their presentation at this time. He stated that this will be their second location. Their first one is located in South Elgin. The Panic Escape Room is about education and teamwork. They facilitate corporate and work group team bonding by putting groups through tests and puzzles to solve problems. They work closely with schools, charities, companies and families. They host work meetings and education workshops.

Mr. Elefano continued that through their unique training and critical thinking puzzles, groups will be able to bond closely with co-workers and other members.

Member Grieshamer asked if any food or drinks will be served on the premises. Mr. Elefano stated that there will be no selling of refreshments on site and no alcohol will be permitted.

Member Grieshamer asked what the terms of the lease will be and are they operating

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at this time. Mr. Elefano stated that they have a three (3) year lease with a two (2) year option. They stated they are not operating at this time.

Hours of operation will be Monday through Thursday from 11:00 a.m. to 8:00 p.m., Friday from 11:00 a.m. to 10:00 p.m. The capacity of the room is between 8-10 people. According to the site plan, there is approximately seven (7) puzzle rooms and one game master room aside from a manager's office.

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 7:24 p.m.

There was minimum discussion regarding this hearing. The members looked at the parking plan and seemed like they meet the parking requirements.

Board Discussion ended at 7:26 p.m.

Member Grieshamer made a motion to “approve the Conditional Use for 10035 Grand for a Conditional Use for “educational service” in the C-2-1 Community Shopping District per 9-5B-3 of the Franklin Park Zoning Code with the condition that this proposed use complies with all Village regulations at all times.” Member Mennella seconded the motion. Roll Call Vote. Member Corral-Yes; Member Bernacki-Yes; Member Boreson-Yes; Member Grieshamer-Yes; Member Mennella-Yes; Chairman Cwik-Yes; Member Chavarria-Torres-Absent. Six (6) Ayes, Zero (0) Nays, One (1) 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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A motion was made by Member Grieshamer to continue ZBA 18-22 and 18-27 to the next regularly scheduled meeting of the Zoning Board of Appeals of December 5, 2018 at 7:00 pm. in the Police Department Community Room. Member Mennella seconded the motion. All in favor. Motion carried.

A motion was made by Member Grieshamer to continue ZBA 18-24, 18-25, 18-26 to a specially scheduled meeting of the Zoning Board of Appeals of December 19, 2018 at 7:00 pm. in the Police Department Community Room. Member Bernacki seconded the motion. All in favor. Motion carried.

### 8. Staff Update:

John Schneider came forward and discussed that a new Landscape Ordinance is being reviewed by the Plan Commission. There will an RFP going out in early 2019 for the new Zoning Ordinance re-write. There is new construction happening now at 2930 Mannheim Road that will house three (3) new retail spaces.

### 9. Public Comment: None.

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 7:48 p.m.

Respectfully Submitted,

*Lisa M Manzo*

Lisa M. Manzo  
Zoning Board of Appeals Secretary