

**ZONING BOARD OF APPEALS**  
**MINUTES OF JUNE 3, 2020 – 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, Rhonda Santana, Kathy Mennella, Wayne Bernacki, Frank Grieshamer, Jenny Corral, Chairman Mark Cwik, Lisa Manzo (Secretary), Village Attorney Matt Welch, Nick Walny (Village Planner) and Ryan Adriatico (Village Planner). All members were present.
3. Member Grieshamer made a motion to accept the minutes of March 4, 2020. The motion was seconded by Member Mennella and approved to place them on file as presented.
4. Old Business: NONE.
5. New Business: ZBA 20-01  
Respectable Logia Simbolica-Dr Serge Raynaud de la Ferriere #2  
10035 Grand, Unit 304  
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 Section 9-5B-3 of the Franklin Park Zoning Code.

Chairman Cwik called the petitioner up at this time. He asked the petitioner to sign in and be sworn in. Mr. Guillermo Taboada, petitioner, came forward. He signed in and was sworn in.

Mr. Taboada presented his case before the members at this time. He stated that he intends to use the space at the property for the purpose of operating a non-profit organization that holds meetings that promotes personal development. He continued that the meetings promote philosophical, moral and progressive study, where men are taught to think from different angles, to be useful for himself, his family and the society in which he operates. It highlights the high moral concept that defines us worldwide as an organization.

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Mr. Taboada stated that meetings will be held two (2) times a week with a maximum group size of 20 attendees. Times will occur on Tuesday and Wednesday evenings from 6:00 p.m. to 10:00 p.m.

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 7:05 p.m.

There was minimal discussion regarding this hearing.

Board Discussion ended at 7:06 p.m.

Member Grieshamer made a motion to “approve the Conditional Use, ZBA 20-01 for “Educational Service” in the C-2-1, Community Shopping District per Section 9-5B-3 of the Franklin Park Zoning Code, with the following conditions: 1. 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 Santana-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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## **MINUTES OF JUNE 3, 2020**

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6. New Business: ZBA 20-02  
Steven Kolber  
11201 Franklin Avenue  
12-19-400-146-0000

Chairman Cwik stated that this hearing is for a Conditional Use for “Drive-in establishments for uses permitted” in the I-2, General Industrial District per 9-6B-3 of the Franklin Park Zoning Code.

Chairman Cwik called the petitioners up at this time. He asked the petitioners to sign in and be sworn in. Mr. Vishal Shah, petitioner from Dunkin Donuts and Mr. Steven Kolber, architect, petitioner, came forward. They signed in and were sworn in.

Mr. Kolber gave his presentation to the members at this time. He stated that he is petitioning to demolish the building at 11201 Franklin and to construct a two (2) tenant building. They are looking to add a drive-thru for the potential Dunkin Donuts that will be encompassing one of the spaces.

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 7:14 p.m.

There was discussion regarding this hearing. The members discussed what conditions should be placed on the property. They discussed one of the staff recommendations that there should be a condition that the entryway and exit off Franklin Avenue and Wolf Road be right-in and right-out only. Member Grieshamer asked staff if this is a necessity to add in. Staff replied that it should be due to their concerns about traffic in that area. They stated that it is a safety issue. All members were polled and they all agreed that this condition should be added in the motion.

Mr. Kolber and Mr. Shah had issue with this condition as they felt it would deter customer from frequenting the establishment. Mr. Kolber asked if the condition was necessary and to give them an opportunity to conduct a traffic study before a motion was to be made adding this condition to the record.

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The members discussed this and unanimously agreed that they would continue the hearing so that the petitioner can conduct a traffic study.

Board Discussion ended at 7:24 p.m.

Member Grieshamer made a motion to continue ZBA 20-02 for 11201 Franklin to the next regularly scheduled meeting of the Zoning Board of Appeals on Wednesday, July 1, 2020 at 7:00 p.m. at the Police Station Community Room for “Drive-in establishments for uses permitted” in the I-2, General Industrial District per 9-6B-3 of the Franklin Park Zoning Code.” 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 Santana-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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## **MINUTES OF JUNE 3, 2020**

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7. New Business: ZBA 20-03  
Gerard Morgan Jr Funeral Directors  
10300 Grand Avenue  
12-28-125-003-0000

Chairman Cwik stated that this hearing is for a Conditional Use for an “Undertaking establishment and funeral parlor” in the C-2-1, Community Shopping District per Section 9-5B-3 of the Franklin Park Zoning Code.

Chairman Cwik called the petitioner up at this time. He asked the petitioner to sign in and be sworn in. Mr. Gerard Morgan, petitioner, came forward. He signed in and was sworn in.

Mr. Morgan gave his presentation to the members at this time. He stated that he has been in the funeral business for over 30 years. He has four (4) other funeral home establishments located in Bensenville, Chicago, Melrose Park and Lemont. He stated he has done trade work with Cuneo-Columbian in the past. He wants to open up the Franklin Park location and continue the use at this address. They will have funeral services and showings only. They will not be performing cremation services at this location. It will be done at an off site location.

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

Public session began at 7:30 p.m.

Bertha Kibbons came forward at this time. She signed in and was sworn in. She owns an apartment building at 10214 Chestnut. She is concerned about the overflow parking from the funeral home. She stated in the past the overflow customers would park in her parking lot as well as along the streets in the neighborhood. Mr. Morgan assured her that he would deter that from happening. Chairman Cwik thanked her for her input.

Board Discussion began at 7:34 p.m.

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There was minimum discussion regarding this hearing. They did inquire to staff that in the future the petitioner wanted to perform cremation services on site, would they need another zoning board hearing. Staff stated that yes, they would have to come back before the Zoning Board of Appeals.

Board Discussion ended at 7:38 p.m.

Member Grieshamer made a motion to approve “ZBA 20-03 for a Conditional Use for an “Undertaking establishment and funeral parlor” in the C-2-1, Community Shopping District per Section 9-5B-3 of the Franklin Park Zoning Code with the following conditions: that the 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 Santana-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.

# ZONING BOARD OF APPEALS

## MINUTES OF JUNE 3, 2020

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8. New Business: ZBA 20-04  
Chucking Machine Products  
3519 Martens  
12-22-304-001-0000

Chairman Cwik stated that this hearing is for a Conditional Use for “Machine Shop/Warehousing” in the I-1, Restricted Industrial District per Section 9-6A-3 of the Franklin Park Zoning Code.

Chairman Cwik called the petitioner up at this time. He asked the petitioner to sign in and be sworn in. Mr. Tim Merrigan, petitioner, came forward. He signed in and was sworn in.

Mr. Merrigan gave his presentation to the members at this time. He stated that he owns Chucking Machine Products and has a location currently at 3550 Birch. The company was founded in 1957 and has been in Franklin Park since its inception. They own a total of four (4) interconnected buildings. Because of their continuous growth, they would like to add an additional building that will be used for storage and some light manufacturing. The light manufacturing will consist of a CNC mill and a grinder. He also stated that there will be no outdoor storage.

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

Public session began at 7:42 p.m.

Ralph Hey, neighboring property owner came forward at this time. He signed in and was sworn in. He has the property right next door to the property in question. He inquired about their hours of operation. He asked if the windows facing his property could be covered and he mentioned that the parking lot is being redone. Chairman Cwik thanked him for his input.

The petitioner came forward and stated that they would cover their windows with window coverings and that there is a building permit for the parking lot repairs. Hours of operation will be from 7:00 a.m. to 5:30 p.m. Monday through Friday.

Board Discussion began at 7:46 p.m.

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The members had minimal discussion regarding this case. They did state that no outdoor storage should be a condition placed on this hearing.

Board Discussion ended at 7:48 p.m.

Member Grieshamer made a motion to “approve 20-04 for 3519 Martens, for a Conditional Use for a “Machine Shop/Warehousing” in the I-1, Restricted Industrial District per Section 9-6A-3 of the Franklin Park Zoning Code with the following conditions: 1. That outdoor storage is prohibited; and 2. 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 Santana-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.

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 7:52 p.m.

Respectfully Submitted,

*Lisa M Manzo*

Lisa M. Manzo  
Zoning Board of Appeals Secretary