

ZONING BOARD OF APPEALS
MINUTES OF SEPTEMBER 2, 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, Kathy Mennella, Wayne Bernacki, Frank Grieshamer, Jenny Corral, Chairman Mark Cwik, Lisa Manzo (Secretary), Matt Welch (Village Attorney) and Nick Walny (Village Planner). Absent: Rhonda Santana.
3. Member Grieshamer made a motion to accept the minutes of August 5, 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 20-09
Savino 5, Inc.
10170 Franklin Avenue
12-21-311-022-0000

Chairman Cwik stated that this hearing is for a Conditional Use for a “Contractor and Construction Yard and Office” in the CM Commercial Manufacturing District per Section 99-5D-2 of the Franklin Park Village Code.

Mr. Walny distributed to the members a copy of the plat of survey of the property with the area where the salt storage would be stored on the property highlighted. This was entered into the record as Exhibit A.

Chairman Cwik called the petitioner up at this time. He asked the petitioner to sign in and be sworn in. Ms. Carla Savino, petitioner, came forward. She signed in and was sworn in.

Ms. Savino presented her case before the members at this time. She gave a detailed presentation of the background of their business. She stated that this was a family operated snow and ice removal business that has been in operation for the past 20 years respectively. They have had home operations in Chicago, Bensenville and now Franklin Park. They like the central location in Franklin Park due to its close proximity to major highways. Typical hours of operation would be from 8 a.m. to 4

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p.m. but would vary during the winter months as snowfall is unpredictable. Their operation would house snowplows, shovels and snow blowers. They have a five (5) truck operation, however only two (2) trucks will be stored on site in assigned parking spaces given by the property owner. They will have a salt storage bin located at the rear of the property that will be properly constructed and sealed with a tarp.

Member Grieshamer asked what the term of the lease will be. Ms. Savino stated that they currently have a three (3) year lease with an option for a five (5) year total. She continued that there will be only three (3) employees total on site.

Mr. Anthony Savino came forward at this time. Mr. Savino signed in and was sworn in for the record. He was asked how the salt bin would be constructed with an asphalt base, masonry bricks and a tarp on top. This storage would follow and abide by EPA guidelines for salt storage.

Member Grieshamer asked if the trucks will be maintained on the property. Mr. Savino said the trucks would only have routine, light maintenance performed on site, i.e. oil changes, blade changes, etc. not body work or the like.

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 7:16 p.m.

There was minimal discussion regarding this hearing. The members discussed the light maintenance that would be taking place on site. Staff stated that once the departments perform the occupancy inspection, they would detail to the tenants what measures would have to be put in place to satisfy code requirements. The members also discussed what conditions would be placed on this hearing.

Board Discussion ended at 7:24 p.m.

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Member Grieshamer made a motion to “approve ZBA 20-09 for a Conditional Use at 10170 Franklin Avenue for a “Contractor and Construction Yard and Office” in the CM Commercial Manufacturing District per Section 99-5D-2 of the Franklin Park Village Code with the following conditions: 1. That no outdoor storage of building materials, tools or equipment occurs on premises; 2. That the outdoor storage of salt complies with EPA guidelines for salt storage; 3. That no parking occurs on the gravel lots; 4. No street parking of company vehicles; 5. 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-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.

6. Public Comment: None.

7. 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 7:28 p.m.

Respectfully Submitted,

Lisa M Manzo

Lisa M. Manzo
Zoning Board of Appeals Secretary