

ZONING BOARD OF APPEALS
MINUTES OF DECEMBER 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, Rhonda Santana, Jenny Corral, Chairman Mark Cwik, Lisa Manzo (Secretary), Matt Welch (Village Attorney) and Nick Walny (Village Planner). All members were present.
3. Member Grieshamer made a motion to accept the minutes of November 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 20-10
Map Amendment
3337-3345 Lincoln Street
12-21-315-056, 054, 053, 052, 074-0000

Chairman Cwik stated that this hearing is for a Map Amendment to the zoning district boundary lines of the Village of Franklin Park Zoning Map to zone and include within the boundary lines of the CM Commercial Manufacturing District the properties commonly known as 3337-3345 Lincoln Street, Franklin Park, in Cook County, Illinois.

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

Mr. Walny stated that the subject properties in question include numerous businesses are currently zoned R-2, Single Family. All of the businesses are non-conforming due to the current zoning designation. In addition, the buildings that house these businesses are designed as commercial structures, not single family dwellings. Village staff feels that the properties should be rezoned to CM, Commercial Manufacturing as this is an issue the Village never addressed at not fault to the property owner and the current business slate. He continued that this is a housekeeping issue and would streamline the district accordingly.

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

Public session began at 7:03 p.m.

Mr. Timothy Thorpe of 3335 Lincoln came forward. He signed in and was sworn in. He wanted to discuss health issues regarding some of the businesses in the area. Chairman Cwik stated that this hearing is for a Map Amendment of the district in question. Any issues relating to health or a complaint to be filed should be filed with the Zoning or Building Departments at Village Hall. The members thanked him for his time.

Mr. Dan Gills, owner of 3337-45 Lincoln came forward. He signed in and was sworn in. He stated that he is the owner of the properties in question. He made mention that he has been paying taxes as a commercial structure for many years and also has an occupancy certificate. Mr. Walny stated that this may be true but the map needs to coincide with the correct district. It is purely a housekeeping issue. The members thanked him for his time.

Public session ended and Board Discussion began at 7:06 p.m.

The members had nothing to add at this time as it is purely a housekeeping issue.

Board Discussion ended at 7:08 p.m.

Member Grieshamer made a motion to “approve ZBA 20-10 for a Map Amendment to the zoning district boundary lines of the Village of Franklin Park Zoning Map to zone and include within the boundary lines of the CM Commercial Manufacturing District the properties commonly known as 3337-3345 Lincoln Street, Franklin Park, in Cook County, Illinois.” 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.

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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. New Business: ZBA 20-11
Conditional Use – Banquet Hall and Restaurant
9755 Grand Avenue

Chairman Cwik stated that there was a request to continue this hearing to the next regularly scheduled meeting of the Zoning Board of Appeals on Wednesday, January 6, 2021 in the Police Station Community Room.

Member Grieshamer made a motion to continue this hearing to the next regularly scheduled meeting of the Zoning Board of Appeals on Wednesday, January 6, 2021 in the Police Station Community Room. Member Mennella seconded the motion. All in favor. Motion carried.

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 7:10 p.m.

Respectfully Submitted,

Lisa M Manzo

Lisa M. Manzo
Zoning Board of Appeals Secretary