

ZONING BOARD OF APPEALS
MINUTES OF AUGUST 2, 2023 – 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. Rhonda Santana, Kathy Mennella, Jenny Corral, Wayne Bernacki, Bruce Boreson, Frank Grieshamer, Chairman Mark Cwik, Lisa Manzo (Secretary), Ryan Morton (Village Attorney), and Rudy Repa (Village Planner). All members were present.
3. Member Grieshamer made a motion to accept the minutes of July 5, 2023. The motion was seconded by Member Mennella and approved to place them on file as presented.
4. Old Business: None
5. New Business: ZBA 23-09
Text Amendment
Village of Franklin Park

Chairman Cwik stated that this hearing is for a Text Amendment to Section 9-2-3 and 9-9-1 of the Village of Franklin Park Zoning Code regarding definitions and general use regulations for prohibited uses.

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

Mr. Repa gave his presentation at this time. He stated that truck stops, vehicle inspection facilities, vehicle towing facilities or yards, and wrecking or scrap yards have never been permitted nor conditional uses within the Village. This amendment would make it explicitly clear that such operations are prohibited in any zoning district within the Village.

Mr. Repa added the following proposed definitions: “Truck stop: An establishment providing a variety of services to trucks or heavy commercial vehicles, which may include, but are not limited to: truck washes, truck parking, truck repair, showers, laundry services, or other truck-oriented uses. Vehicle inspection facility: An establishment where motor vehicles or trucks are tested including air pollutants or engine exhaust emissions. Vehicle towing facility or yard: An establishment where

ZONING BOARD OF APPEALS MINUTES OF AUGUST 2, 2023

tow trucks are dispatched to transport motor vehicles to impound, storage, or repair facilities. Includes yards which store impounded, broken, or otherwise inoperable motor vehicles. Wrecking or scrap yard: An establishment where inoperable motor vehicles, metal scrap, junk, electronic or building salvage, or other potentially hazardous material is stored, dismantled, deconstructed, recycled, or otherwise processed.”

Mr. Repa continued that staff recommends clarifying definitions of heavy retail, rental, and service establishments as follows; staff clarified definitions to promote commercial uses with some ancillary outdoor components, rather than allow for industrial outdoor facilities. No: lumber yards, motor vehicle sales, or industrial uses. Yes: home improvement, hardware stores, tools, construction equipment, appliances. The definitions for gas stations and vehicle repair/service would also be clarified, and definitions for motor vehicle and truck added.

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 7:18 p.m.

The Board asked whether the definition of vehicle inspection facility was broad enough to cover all types of inspection services. Attorney Morton suggested adding the word “including” before “air pollutants or engine exhaust emissions” to indicate to the definition is not limited to those uses. The Board agreed to make that amendment.

Board Discussion ended at 7:20 p.m.

Member Grieshamer made a motion to “approve as amended ZBA 23-09 for a Text Amendment to Section 9-2-3 and 9-9-1 of the Village of Franklin Park Zoning Code regarding definitions and general use regulations for prohibited uses.” 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.

ZONING BOARD OF APPEALS

MINUTES OF AUGUST 2, 2023

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 7:22 p.m.

Respectfully Submitted,

Lisa M Manzo

Lisa M. Manzo
Zoning Board of Appeals Secretary