

**ZONING BOARD OF APPEALS**  
**MINUTES OF OCTOBER 2, 2024 – 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, Wayne Bernacki, Bruce Boreson, Frank Grieshamer, Chairman Mark Cwik, Jenny Corral, Lisa Manzo (Secretary), Joe Montana (Village Attorney), and Rudy Repa (Village Planner). All members were present.
3. Member Grieshamer made a motion to accept the minutes of September 4, 2024. The motion was seconded by Member Mennella and approved to place them on file as presented.
4. Old Business: None
5. New Business: ZBA 24-09  
Text Amendment  
Village of Franklin Park

Chairman Cwik stated that this hearing is for a Text Amendment to Section 9-9-1 regarding general use regulations and Use Matrix Table 9-1 within Section 9-9-2 regarding permitted and conditional uses.

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

Mr. Repa gave his presentation at this time. He stated that currently, the Village Engineer will occasionally review site plans for new construction or redevelopments. However, the process for doing so is not formalized. The proposed text amendment seeks to formalize this procedure, granting the Village Engineer the authority to review site plans and, when necessary, require a traffic study or modifications to application to enhance traffic safety. He continued that the proposed amendment is in Section 9.9.2 (c) – General Use Regulations.

Mr. Repa proceeded with the secondary part of this text amendment which applies to Section 9.9.2 – Table 9-1; Use Matrix, regarding Medical and Dental Office uses.

# **ZONING BOARD OF APPEALS**

## **MINUTES OF OCTOBER 2, 2024**

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He stated that the proposed amendment would permit Medical/Dental Offices in the C-1 Neighborhood Convenience district. Medical and dental offices were previously permitted in the C-1 Neighborhood Convenience District before the adoption of the 2022 Zoning Code Rewrite as evidenced by there being two existing legal nonconforming Medical/Dental Office uses operating in the district. In summary, this was an oversight and it is being inserted back into the code.

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 7:06 p.m.

The members discussed this hearing at this time. Members agreed that it meets the standards for text amendment.

Board Discussion ended at 7:08 p.m.

Member Grieshamer made a motion to “A motion to recommend the approval of a Text Amendment to Section 9-9-1 regarding general use regulations and Use Matrix Table 9-1 within Section 9-9-2 regarding permitted and conditional 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.

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 OCTOBER 2, 2024

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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 7:10 p.m.

Respectfully Submitted,

*Lisa M Manzo*

Lisa M. Manzo  
Zoning Board of Appeals Secretary