

ZONING BOARD OF APPEALS
MINUTES OF NOVEMBER 6, 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, 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 October 2, 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 24-10
Reno Holdings – Villa Bella Banquets
9755 Grand Avenue
12-28-401-001 through 014-0000

Chairman Cwik stated that this hearing is for a Conditional use for a reception facility in the C-2 Community Shopping District per Section 9-9-2 (Use Matrix) of the Franklin Park Zoning Code

Mr. Repa distributed an additional document to add to the member's packets at this time. It was a copy of a parking lease from Small World Learning Center acknowledging a lease for thirteen (13) additional parking spaces for the prospective new business.

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

Ms. Oshana passed out two (2) packets to the members at this time. The first was a banquet menu from their business Villa Bella Banquets. The second was a catering menu from Elmcrest Catering (which they own) to show the food stylings and faire to the members. Frank Grieshamer made a motion to enter the documents into the record as Exhibit A. Kathy Menella seconded the motion. All in favor. Motion carried.

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Ms. Oshana gave her presentation at this time. Ms. Oshana gave a brief history of her role in the banquet hall business. She and her company were former owners of the Avalon, 13 Colonies, Hanging Gardens to name a few. She currently owns the Elmcrest Banquet Hall in Elmwood Park. Her intentions are to purchase and run Villa Bella Banquets out of the property in question. She will use the property as a banquet hall facility and catering operation only. There is no intention to keep it as a restaurant.

She stated that the hours of operation will primarily be Tuesday through Sunday from 11 a.m. to 7 p.m. Event hours would be for six (6) hours from 6 p.m. to midnight and some occasions would be 7 p.m. to 1 a.m. They would also have breakfast events for schools or businesses as well as funeral luncheons, which would run from noon to 3 p.m.

Ms. Oshana stated that they have more than sufficient parking as they would have a total of 99 parking spaces. She further explained and broke down that the primary business would have 70 parking spaces with three (3) handicap spaces, thirteen (13) parking spaces leased from Small World Learning Center and thirteen (13) parking spaces leased from Resurrection Lutheran Church.

Ms. Oshana finalized by stating that they are very community oriented. They participate and donate to various causes and contribute to the Taste of Elmwood Park every year, the 4th of July parades and donates food to numerous Village events. The same would count for Franklin Park. The community is very important to them.

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 7:12 p.m.

The members discussed this hearing at this time. They discussed parking requirements and they concurred that this case meets the Standards for Conditional Use.

Board Discussion ended at 7:14 p.m.

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Member Grieshamer made a motion to “to reeommend to the Franklin Park Village Board the approval of a Conditional Use for a reception facility in the C-2 Community Shopping District per Village Zoning Code Section 9-9-2 Table 9-1 for the property commonly known as 9755 Grand Avenue, in Franklin Park, Illinois subject to the following conditions: 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.

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 7:16 p.m.

Respectfully Submitted,

Lisa M Manzo

Lisa M. Manzo
Zoning Board of Appeals Secretary