

ZONING BOARD OF APPEALS
MINUTES OF DECEMBER 4, 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), Ryan Adriatico (Village Planner) and Rudy Repa (Village Planner). All members were present.
3. Member Grieshamer made a motion to accept the minutes of November 6, 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 24-11
Mistica Foods
11010 Addison Avenue
12-20-300-044-0000 and 12-20-300-051-0000

Chairman Cwik stated that this hearing is for a Variance to reduce the rear yard setback requirement for the property commonly known as 11010 Addison Avenue from eighteen feet six inches (18'6") to three feet six inches (3'6").

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

Mr. Healy began his presentation at this time. Mr. Healy gave a history of Mistica Foods. They are currently located at 3601 Runge, Franklin Park. He stated they also have a facility in Wisconsin. Their intentions are to move from their facility in Wisconsin to 11010 Addison, Franklin Park. They intend to purchase the ten (10) year old vacated property, demolish all exterior "shed like" buildings, and build a freezer unit addition attached to the current building. The petitioner is asking for a Variance due to the property having an odd trapezoid configuration. The east side of the property ends at a point, making a large portion of the property difficult to effectively use it for parking, building or any type of use for that matter.

ZONING BOARD OF APPEALS

MINUTES OF DECEMBER 4, 2024

Mr. Healy continued that the proposed addition will be erected (replacing the existing structures, which have a larger nonconformance with the rear setback) along the north property line which will house needed refrigerated/freezer storage on pallets that is necessary for this project to move forward. The new structure has a proposed set-back of 3'6" along the north property line.

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 7:10 p.m.

The members discussed this hearing at this time and concurred that this case meets the Standards for Variance.

Board Discussion ended at 7:12 p.m.

Member Grieshamer made a motion to “approve the Findings of Fact as presented and recommend to the Franklin Park Village Board the approval of a Variance to reduce the rear yard setback requirement from eighteen feet 6 inches (18 '6") to three feet six inches (3 '6"), per Section 9-7-3 Table 7-1 of the Village of Franklin Park Zoning Code for the property commonly known as 11010 Addison 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.

ZONING BOARD OF APPEALS

MINUTES OF DECEMBER 4, 2024

6. New Business: ZBA 24-12
Text Amendment
Village of Franklin Park

Chairman Cwik stated that this hearing is for a Text Amendment for Section 9-11-6 of the Village of Franklin Park Zoning Code regarding vehicular parking flexibilities and on-street parking credits.

Chairman Cwik called the petitioner up at this time. He asked the petitioner to sign in and be sworn in. Mr. Ryan Adriatico, staff on behalf of the petitioner, came forward. He signed in and was sworn in.

Mr. Adriatico began his presentation at this time. He stated that staff is proposing an addition to Section 9-11-6(B)(1) to account for the unique characteristics of the C-4 Commercial Flex district. This amendment will only affect C-4 properties along Franklin Avenue. He stated that staff found that the unmarked, parallel parking within the right-of-way in this specific area was the true limiting factor that prevented newer uses from effectively utilizing parking credits that are available in all commercial and downtown districts. While the C-4 district to the north on Pacific Avenue deals with similar issues related to its property inventory, the properties on Pacific benefit from perpendicular or angled parking that accounts for many more opportunities to utilize parking credits to bridge the gap to meet minimum parking requirements.

Mr. Adriatico continued that the addition would be as follows: “f. For properties within the C-4 District adjacent to Franklin Avenue only. With approval of the Zoning Administrator, each on-street public parking space on Franklin Avenue located within two-hundred and fifty (250) feet of the front lot line may be counted toward one parking credit of required off-street parking spaces.”

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 7:20 p.m.

The members discussed this hearing at this time and concurred that this case meets the proposed Findings of Fact.

ZONING BOARD OF APPEALS

MINUTES OF DECEMBER 4, 2024

Board Discussion ended at 7:22 p.m.

Member Grieshamer made a motion to “approve the Findings of Fact as presented and recommend the approval of a Text Amendment to Section 9-11-6 of the Village of Franklin Park Zoning Code regarding parking flexibilities and on-street parking credits.” 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.

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 7:26 p.m.

Respectfully Submitted,

Lisa M Manzo

Lisa M. Manzo
Zoning Board of Appeals Secretary