

ZONING BOARD OF APPEALS
MINUTES OF FEBRUARY 7, 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 January 3, 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 24-01
Text Amendment
Village of Franklin Park

Chairman Cwik stated that this hearing is for a Text Amendment to Sections 9-9-2 and 9-1 of the Village of Franklin Park Zoning Code regarding permitted and conditional uses in the C-4 Commercial Flex District.

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 the proposed amendment would conditionally permit Contractor Office & Storage facilities in the C-4 Commercial Flex district. Contractor Office & Storage facilities were previously permitted in the C-M Commercial Manufacturing District before the adoption of the 2022 Zoning Code Rewrite.

Mr. Repa continued that the initial removal was a part of a larger effort to reduce the intensity of uses such as automobile repair and outdoor storage adjacent to residential property. However, staff believes that the complete removal of Industrial Contractor Office & Storage facilities was too constricting to property owners and businesses within the corridor.

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Mr. Repa continued that staff believes that the Industrial Contractor Office & Storage facilities can be properly regulated through the conditional use process. Such additional oversight will allow smaller scale contracting and construction businesses including welding, masonry, cabinet makers, electricians, plumbers, and other contractors to operate in a way that would not be burdensome to neighboring residents and ensure adequate transitions to lower intensity districts. Furthermore, it should be noted that outdoor storage in the C-4 Commercial Flex District will still be prohibited under section 9-9-5(G)(8) “Outdoor storage may not take place within two hundred (200) feet of a residential district”. Therefore, inside storage and operations would be considered, but a facility with outside storage, similar to Intren at 10058 Franklin, would not be permitted.

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.

Board Discussion ended at 7:08 p.m.

Member Grieshamer made a motion to “approve the Text Amendment to the Use Matrix Table 9-1 within Section 9-9-2 of the Village of Franklin Park Zoning Code regarding permitted and conditional uses in the C-4 Commercial Flex District.” 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.

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6. New Business: ZBA 24-02
Text Amendment
Village of Franklin Park

Chairman Cwik stated that this hearing is for a Text Amendment to Section 9-12-5 of the Village of Franklin Park Zoning Code regarding required perimeter parking lot greenspace and landscaping.

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. Mr. Repa stated that these amendments will provide Village staff with improved clarity on specific landscaping standards, allowing for better consistency in enforcement that is more in line with the Village's character and vision.

Mr. Repa continued that as the code is currently written, landscaping is required along all edges of a parking lot that abut a right-of-way. The landscape treatment must run the full length of that edge, except for required access points. The proposed amendment would eliminate the requirement along alleyways at the discretion of the Zoning Administrator as follows: "G. The above requirements may be reduced or waived by the Zoning Administrator if the perimeter landscape area is directly adjacent to an alley."

He further stated that the proposed amendment regarding required perimeter parking lot greenspace and landscaping would increase the flexibility of redevelopment in spatially constricted areas such as the downtown or commercial flex districts while maintaining the landscaped aesthetic of the surrounding areas when necessary.

The proposed Text Amendment will grant the Zoning Administrator appropriate powers to reduce or waive the perimeter landscaping requirements along alleyways and will increase potential flexibility for redevelopment in the Downtown and Commercial Flex districts.

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Mr. Repa concluded that staff finds that the proposed Text Amendment provides improved flexibility and appropriate regulations regarding perimeter parking lot greenspace and landscaping. The proposed amendment will equip staff with more tools to properly enforce the zoning ordinance in a manner that builds toward the goals and objectives of the Village's Comprehensive Plan while minimizing the potential for nonconformance on existing properties.

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. Trustee Special requested clarification of the terms of this proposed text amendment asking for examples of what properties this would be applied to. The members appreciated the staff's deeper dive into this section of the code.

Board Discussion ended at 7:18 p.m.

Member Grieshamer made a motion to "approve Text Amendment to section 9-12-5 of the Village of Franklin Park Zoning Code regarding required perimeter parking lot greenspace and landscaping." 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.

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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.

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 7:20 p.m.

Respectfully Submitted,

Lisa M Manzo

Lisa M. Manzo
Zoning Board of Appeals Secretary