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**AGENDA
PLAN COMMISSION – ZONING BOARD OF APPEALS
CITY OF COUNTRYSIDE
COUNCIL CHAMBERS
803 JOLIET ROAD, COUNTRYSIDE IL 60525
TUESDAY, SEPTEMBER 3, 2024 at 7:15 PM**

I. Roll Call Members:

Mr. Robert Schwarz (Chairman)
Mrs. Tina Grotzke (Secretary)
Mrs. Danielle Edenfield
Mr. Bryan White
Mr. Tom Geraghty

Mr. Marco Gutierrez
Mr. Ronald Ward
Mr. Steve Kehr
Mr. Jonathan Gertsmeier

Other Attendees:

II. Approval of Minutes: August 6, 2024

III. Chairman's Comments

IV. Action Items:

1. CASE #PSU24-0005: Consideration of a Special Use

- a. To consider granting a Special Use to permit an adult-use cannabis dispensing organization (Craft Grower) in the M-1 Zoning District at the subject property of 430 E. Plainfield Road.

2. CASE #PZV24-0003: Consideration of a Variance

- a. To consider granting a Variance to reduce the required number of off street parking spaces from two hundred nineteen (219) to sixty (60) spaces for the adult-use cannabis dispensing organization (Craft Grower) in the M-1 Zoning District at the subject property of 430 E. Plainfield Road.

3. CASE #PSU24-0006: Consideration of a Special Use

- a. To consider granting a Special Use to permit the expansion of the automobile retail sales dealership (Autobarn Volkswagen) with appurtenant service facilities, not including major body repair or painting, but including outdoor display and sales, to the extent customarily requisite to the proper operation of such business in the B-3 Zoning District at the subject property of 6161 & 6131 Joliet Road.

4. CASE #PZV24-0004: Consideration of a Variance

- a. To consider granting a Variance to reduce the required off street parking space width from nine feet (9') to eight and a half feet (8.5') for the storage of car inventory at the automobile retail sales dealership (Autobarn Volkswagen) in the in the B-3 Zoning District at the subject property of 6161 & 6131 Joliet Road.

5. CASE #PSU24-0004: Consideration of a Special Use - CONTINUED

- a. To consider granting a Special Use to permit a contractor office and shop (Meade Electric) in the B-3 Zoning District at the subject property of 6260 Joliet Road.

6. CASE #PZV24-0002: Consideration of a Variance - CONTINUED

- a. To consider granting a Variance to waive the requirement for contractor offices and shops that all storage of material, equipment along with all trailers will be stored entirely within a building or storage container;
- b. To consider granting a Variance to waive the requirement that all commercial or public open off street parking areas shall be improved with either six inches (6") of portland cement concrete or one and one-half inches (1 ½) asphalt binder course with a one and one-half inch (1 ½) asphalt top coat, both over a compacted aggregate base, not less than eight inches (8") thick; and
- c. To consider granting a Variance to waive the requirements of perimeter parking lot landscaping that includes the minimum five foot (5') wide landscape area around that part of the perimeter of all parking lots which abut another parcel or right of way and concrete curbs around the perimeter at the subject property of 6260 Joliet Road.

V. Public Comments

VI. Other Business

- 1. Ticket Statistics (August '24)**
- 2. 2018-24 Zoning Cases**
- 3. Next Meeting**

VII. Adjournment