

CITY OF COUNTRYSIDE

*803 Joliet Road
Countryside, IL 60525
www.countryside-il.org*



Meeting Minutes

Regular Meeting of the Plan Commission

Zoning Board of Appeals

Tuesday, March 5, 2024

7:15 P.M.

City Hall

Board Members

**Chairman Robert Schwarz, Secretary Tina Grotzke,
Bryan White, Marco Gutierrez, Ronald Ward, Steve Kehr,
Tom Geraghty, Danielle Edenfield, Jonathan Gertsmeier**

Meeting called to order at 7:15 p.m. by Chairman Schwarz.

Roll Call: Secretary Grotzke called the Roll of Members physically present:
Present: Chairman Robert Schwarz, Steve Kehr, Tina Grotzke, Tom Geraghty, Marco Gutierrez, Danielle Edenfield, Ronald Ward
Absent: Bryan White, Jonathan Gertsmeier
Also Present: City Attorney James Hess, Planning Manager Richard Trent, Recording Sec. Prokop

Approval of Minutes -- The Regular Meeting Minutes of February 6, 2024 were previously distributed to Board Members. There being no corrections or additions, motion made to approve the minutes as presented.

A motion was made by Mr. Ward, seconded by Mr. Gutierrez, that this matter be APPROVED as presented. The motion carried by the following vote:

Aye: 7 Schwarz, Ward, Kehr, Geraghty, Gutierrez, Edenfield, Grotzke
Nay: 0
Absent: 2 White, Gertsmeier

Chairman's Comments - None

Action Items

1. CASE #PTA24-0003: Consideration of a Text Amendment

- a. To consider approving the Official Comprehensive Plan of Countryside, Illinois under Section 10-14-2 of the Code to address text and map updates to the Comp Plan approved on November 10, 2004.

Ms. Grotzke moved to open the Public Hearing in this matter, seconded by Ms. Edenfield and carried by unanimous voice vote. Mr. Joshua Koonce, Practice Lead, Houseal Lavigne, is present tonight and will make a short presentation. PM Mr. Trent presented the Staff Report. He stated that this process began approximately two years ago. It has taken a great deal of discussion and active participation by our residents, the Steering Committee, community stakeholders and local businesses, culminating in the presentation of the final updated Comp Plan before the Plan Commission this evening. The City is the Applicant in this case and seeks an amendment to the Comprehensive Plan under Section 10-14-2 of the Code. The selected Consultant, Houseal Lavigne, has worked with City Staff and the Community Development Department in this process. They had previous knowledge of our community and have provided the City with an excellent guiding document for the next couple of decades. Joshua Koonce was sworn in by Chairman Schwartz.

Mr. Koonce stated that this process did take a little over two years but they received valuable feedback. The final document is the foundation for decision-making going forward for the City of Countryside. The planning process centered around establishing where the City is today and defining where the City wants to go. An aspirational Vision Statement was developed along with some achievable goals, paired with the future land use for the entire City within its municipal boundaries.

There was great public participation and a consistent Steering Committee to help guide the process.

The committee met to review content and provide feedback along the way. They had a kick-off meeting, reviewed existing conditions, did a vision and goals session and reviewed draft plan content. Houseal Lavigne also held sessions with Department Heads, a Coffee with the Mayor presentation, and had full interviews with key people in the community; they held a Visioning Workshop, where residents were invited to articulate their vision for the future of Countryside; a Business Workshop and Subarea Workshop were held and feedback provided. Once the draft was developed, it was presented to the entire community at an "Open House" setting. Besides the In-person interviews/meetings, the online website was active throughout the process for residents to provide feedback.

All those workshops and meetings led to the Final Comp Plan document being presented this evening. This is a working document – when considering development proposals or adjustments to the Zoning Code, the Comp Plan may be used as a guide for that specific area of the community. This Comp Plan is more direct and concise; the maps are clear and easy to understand; it can support capital improvements planning, identify future studies, and inform and educate the community. It is a foundation for community decision making. No matter what your position in Countryside, this document should appeal to everyone and provide direction for the community for the next two decades.

The Plan Framework sets the stage for the Plan -- *where do we want to go?* The Plan defines vision, goals and objectives, and provides for future land use. Plan Content provides for commercial and industrial areas, residential areas and neighborhoods, transportation and mobility, community facilities and environment, and looks at the Subareas – the Southern Tier, Joliet Road, and 55th Street. See the chapters outlined in the document pertaining to each of the above core elements. Finally, the Implementation Section – *how to get the job done?* There is guidance on funding sources and potential partnerships for each chapter. Mr. Koonce thanked the Steering Committee, City Staff members, and City residents for their cooperation and participation in this endeavor.

A question regarding the tree removal program and whether or not it includes the replacement of trees on parkway property. Question re: "Community Commercial" designation (Page 91) – next to residential near Joliet Road. Clocktower is the same kind of development as the Senior Housing facility – what does the "Community Commercial" designation refer to? The difference between the "Community Commercial" and "Regional Commercial" designation is --- *regional* refers to people coming from outside the community; "Community Commercial" serves the local people within the community. Mr. Trent indicated that the properties zoned commercial along Joliet Road that are B-1 or B-2, serve the "local" community; while those properties zoned B-3 tend to serve the "regional" community. There were no other questions.

Comments from Interested Parties – Rosemary Dostal, 9521 W. 56 Street, was sworn in by Chairman Schwarz – regarding the property on 55th Street & East Avenue – zoning has been changed to commercial – could zoning be changed again if a different developer comes in for a senior facility? The extensions on this property will expire in April 2024, per Mr. Trent. The property may go back on the market and the City may entertain other projects after that time. Mr. Geraghty moved to close the Evidentiary Portion of the Public Hearing, seconded by Mr. Gutierrez and carried unanimously.

Ms. Grotzke moved, seconded by Mr. Ward, to consider approving the Official Comprehensive Plan of Countryside, Illinois under Section 10-14-2 to address text and map updates to the Comp Plan approved on November 10, 2004, as presented. Motion carried by Roll Call vote – 7/0/2 absent.

A motion was made by Ms. Grotzke, seconded by Mr. Ward, that this matter be APPROVED as presented. The motion carried by the following vote:

Aye: 7 Schwarz, Ward, Kehr, Geraghty, Gutierrez, Edenfield, Grotzke
Nay: 0
Absent: 2 White, Gertsmeier

Chairman Schwarz declared that this matter will come before the City Council at its Regular Meeting on March 27, 2024. He thanked Mr. Koonce (with Houseal Lavigne) for contributing his effort to compile this impressive Plan.

2. Case #PTA24-0002: Consideration of a Text Amendment

- a. To consider approving the Official Zoning Map under Section 10-4-2 of the Code to reflect updates and corrections to the map through December 31, 2023.

Mr. Geraghty moved, Ms. Grotzke seconded the motion to open the Public Hearing in this matter; motion carried by unanimous voice vote. Mr. Trent stated that every March the City goes through the process of addressing the Zoning Map from the previous year. We look at cases that have come before the PC/ZBA in 2023; per those cases, the Zoning Map must be updated. Also, by using this document throughout the year, Staff becomes aware of certain inconsistencies and/or errors that need correction.

Four (4) Special Use cases were approved last year; fifteen (15) map errors and corrections were identified. Combined (19 items), these were the changes made to the Official Zoning Map for 2023. Mr. Trent went through each case/correction individually and reminded Commissioners of what was involved in each item. Many of the identified corrections involved double PINs for properties, vacant properties, very small lots or incorrect addresses, which were corrected in each case. Mr. Trent meticulously documented each item and discussed the reasons for the errors and how they were corrected. Ms. Grotzke moved, seconded by Mr. Gutierrez, to close the Evidentiary Portion of the Public Hearing; motion carried unanimously.

Staff recommends approval of granting an Amendment to the Official Zoning Map of the City of Countryside, Illinois, pursuant to Section 10-4-2 of the Code, prepared by the Community Development Department in coordination with Novotny Engineering to address updates and corrections to the Zoning Map which was last revised on March 22, 2023, as presented.

A motion was made by Mr. Gutierrez, seconded by Ms. Edenfield, that this matter be APPROVED as presented above. The motion carried by the following vote:

Aye: 7 Schwarz, Ward, Kehr, Geraghty, Gutierrez, Edenfield, Grotzke
Nay: 0
Absent: 2 White, Gertsmeier

Chairman Schwarz stated that this matter will come before the City Council on March 27, 2023.

Public Comment - None

Other Business

Ticket Statistics (for February 2024) - In February, 14 tickets were issued in total (compared to 10 in January) - 1 issued for idling trucks prohibited; 8 issued for parking/storing tractors-trailers; 0 issued for commercial vehicles at residence; and 5 issued for not registered to a business. Discussion ensued re: whether or not the property owner also gets a ticket? Attorney Hess responded by stating it depends on the circumstances -- the City does not have repeat offenders. New offenders have various reasons or are unaware of the violation; enforcement is handled on a case by case basis.

2018-24 Zoning Cases - This is a tracking document for Staff and for PC/ZBA members. New items were updated for the calendar year.

Upcoming Cases

The next meeting is scheduled for April 2, 2024. However, there are **no** formal business items or any Text Amendment (TA) items to discuss. The April meeting will be cancelled tentatively; formal notice will be sent out on Friday.

ADJOURNMENT:

A motion was made by Mr. Geraghty, seconded by Mr. Gutierrez, that this meeting be ADJOURNED. The motion carried by the following vote:

Aye: 7 Schwarz, Ward, Kehr, Geraghty, Gutierrez, Edenfield, Grotzke
Nay: 0
Absent: 2 White, Gertsmeier

Chairman Schwarz declared the meeting adjourned at 8:20 p.m.

APPROVED:

Respectfully Submitted,



ROBERT SCHWARZ, CHAIRMAN

/fp