

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, June 11, 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, Danielle Edenfield, Bryan White, Jonathan Gertsmeier
Absent: Marco Gutierrez, Ronald Ward
Also Present: City Attorney Erik Peck, Planning Manager Richard Trent

Approval of Minutes -- The Regular Meeting Minutes of May 7, 2024 were previously distributed to Board Members. There were no corrections; motion made to approve the minutes as presented.

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

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

Chairman's Comments -- None

Action Items:

1. CASE #PSU24-0001: Consideration of a Special Use

- a. To consider granting a Special Use to permit a banquet facility/meeting hall (Noto Event Center) in the B-3 Zoning District at the subject property of 6420 Joliet Road; and
- b. To consider granting a Special Use to permit an outdoor patio in front of the proposed business (Noto Restaurant) in the B-3 Zoning District at the subject property of 6420 Joliet Road.

Ms. Grotzke moved to open the Public Hearing in this matter, seconded by Mr. Kehr and carried by unanimous voice vote. PM Mr. Trent presented the Staff report. The Certified Mailing was sent to residents, as required by law.

Mr. Trent stated that the project has been discussed for some time and is finally here. The property is currently zoned B-3, Service & Wholesale Business District. The Petitioner is Mr. Randy King, with Architects by Design, representing the property owner, Razor Leasing, LLC. They purchased the property one year ago with the idea and intent of developing it into a restaurant/banquet facility. Their plans are included in the proposal. The two (2) Special Use requests presented tonight are: 1) to permit the banquet facility/ meeting hall (Noto Event Center); and 2) to permit a partially covered outdoor patio in front of the proposed business (Noto Restaurant). The property is approximately 138,661 sq. ft. or 3.1 acres in size; two (2) PINS are associated with the property, which was the former Ettleson Hyundai Dealership location.

Mr. Trent displayed an aerial view of the property showing the existing building and property. Mr. King has provided interior and exterior plans, enlarging the footprint of the building to encompass the banquet facility/meeting hall at the rear. The first Special Use request is for the banquet

facility/meeting hall, approximately 14,716 sq. ft. (Novo Event Center). The second Special Use request is for the partially covered outdoor patio, approximately 2,833 sq. ft., along with the restaurant, approximately 6,552 sq. ft. for a total of +/-9,355 sq. ft. Slides depicting the north, south, east and west elevations were shown. The south elevation encompasses the proposed detention pond. The east elevation shows the updated light posts in the parking lot with new LED lighting, all of which meeting the current lighting codes. The light poles would be painted black to match the new renovations.

The 2024 Comprehensive Plan designates the subject property and the surrounding area in the “Joliet Road Subarea Plan”. Plan recommendations for consideration include – additional landscaping in and around the parking area; provide painted crosswalks and/or connectivity between sites -- cross-access between adjacent properties. The adjacent property at 6428 Joliet Road is also owned by Razor Leasing, LLC; they have expressed interest in providing “cross-access” between the properties to accommodate any overflow parking. Office hours are generally 8 am -5 pm; after hours it is a vacant parking lot. The plans submitted do not depict a cross access; if they were to proceed, revised plans would need to be submitted.

The proposed “Novo Event Center” would include a small expansion of approximately 1,838 sq. ft. situated on the west side of the building. The proposed banquet facility would include an Event Room, bar, game room, bride and groom room, staging area, storage areas and offices with a total seating capacity of 324 persons.

The proposed “Novo Restaurant” would be approximately 9,355 sq. ft., of which approximately 2,833 sq. ft. would comprise of the partially covered outdoor patio. The proposed restaurant would have a bar on the east side of the restaurant with 49 tables, 13 booths, two (2) fireplaces on the outdoor patio, three (3) lounge chairs and one (1) sectional couch with seating capacity of 262 persons.

The next slides presented depicted the existing structure, which would be entirely repainted. The façade and accents would be black and gold. A Preliminary Plan was submitted for consideration. New sidewalks are being proposed along the east and west side of the north elevation. Parkway and perimeter landscaping are being planned; some impervious surface will be broken up to create ten (10) **new** landscape islands throughout the parking lot. In viewing the proposed renderings, the proposal would be a huge improvement to the overall appearance. Valet parking would be available. Bike racks would be provided along the west side of the building. Ne square windows would be installed along the rooftop (of the building) to provide additional lighting. The rear (of the building) would have a glass garage-style door, also serving as a window to bring light in. The proposed partially covered patio was shown. The proposed parking would be sufficient at 192 stalls (including 7 ADA stalls). The total number required would be **112 stalls** – leaving 80 available for additional use.

City Engineer, Mr. Fitzgerald, provided comments noting that the existing storm water retention is sufficient for the proposal, as intended. The Building Commissioner, Mr. Wagner, indicated there should be an interior accessible ramp from the proposed restaurant to the “Event Room”. In closing, Staff recommends granting the Special Use as requested to permit the banquet facility/meeting hall subject

to the fifteen (15) conditions provided as well as recommends granting a Special Use to permit the partially covered outdoor patio as requested subject to the sixteen (16) conditions provided in the Planning & Zoning Memorandum dated June 11, 2024.

Chairman Schwarz asked if the 25' buffer issue has been resolved. Mr. Trent stated that it has via a REVISED Site Plan provided to the City on June 7, 2024. Question re: hours of operation was asked. No hours of operation were provided at this time; Staff stated that for outdoor patios within 500 ft. of a residentially zoned property, the following hours of operation would be required: MON-THUR – until 11 pm when the outdoor patio must be closed; and FRI & SAT – closing at 12 midnight between the months of May through October. Mr. Trent asked either if Mr. King and/or Ms. Pavlovic would address the hours of operation. The proposed garage doors (if opened) would follow suit for the hours of operation. If the doors would be closed, it would be the discretion of the Commissioners to determine suitable hours.

Mr. Gertsmeier asked whether the proposed Landscape Plan has taken the cross-access into consideration --- or would they lose landscape islands. Mr. Trent said yes, at least one (1) landscape island on the west side of the property would need to be reconfigured, depending on where the access point is proposed. There are three (3) proposed landscape islands along the west side of the property line; it is possible that an island could be lost and/or gained. Mr. Trent suggested placing new landscape islands on the edges of where the proposed access drive would enter into the site. Parking spaces would certainly be eliminated, perhaps three (3) or four (4) potential spaces. Discussion ensued re: parking spaces for special events that may cause doubling up of needed parking spaces; overflow parking would come into play; there would be 80 parking spaces in reserve plus the adjacent property to the west with approximately 60 parking spaces available.

Mr. Randy King was sworn in by Chairman Schwarz. Mr. King, with Architects by Design, stated that the owners live right behind the facility so they are known to neighbors. The property next door was not included as part of the original plan; they don't know if they would need overflow parking at present. This would be a first class operation – fine dining, American fare; the "Event Center" would be for all types of events, family or business. The front (of the building) or restaurant would be open all the time; the back, or "Event Center", would have a skylight and glass garage doors to bring light in. The proposed outdoor dining area was moved to 25' from the property line. There is a short wall with black lattice above it to define the space. The existing building would remain but the exterior would be changed to suit the facility. The kitchen would operate for both facilities, with two (2) separate lines for cooking. Bike racks and car chargers would be installed on the west side of the building; valet parking would be available. There is **no** intention to put a tent on the premises during winter months. The Event Center festivities would be entirely separate from the restaurant; no commingling of guests.

Would a liquor license determine the hours? Mr. Peck stated that regardless of what transpires here, there are always options to keep festivities in line with local rules. The proposed stage area would be on the west side of the building in the NW corner of the "Event Room".

Chairman Schwarz entered the Application into evidence as Exhibit A and the Planning & Zoning Memorandum as Exhibit B, dated June 11, 2024. There were no interested parties present at the hearing. Mr. Geraghty moved to close the Evidentiary Portion of the hearing, seconded by Mr. Kehr and carried by unanimous voice vote.

Mr. Gertsmeier moved to approve the Special Use for the banquet facility/meeting hall (Noto Event Center), subject to the fifteen (15) conditions as presented, and to approve the Special Use for the partially covered outdoor patio (Noto Restaurant) in the B-2 Zoning District at the subject property of 6420 Joliet Road, subject to the sixteen (16) conditions as presented in the Staff Memorandum (dated June 11, 2024), seconded by Ms. Grotzke and carried by unanimous Roll Call vote. This matter will come before the City Council at its Regular Meeting of July 10, 2024 at 7:30 p.m. in City Hall.

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

Aye: 7 Schwarz, Kehr, Geraghty, Grotzke, Edenfield, White, Gertsmeier

Nay: 0

Absent: 2 Gutierrez, Ward

Other Business

Ticket Statistics (for May 2024) - In May, 15 tickets were issued in total (similar to April's totals) - 1 issued for idling trucks prohibited; 13 issued for parking/storing tractors-trailers; 0 issued for commercial vehicles at residence; and 1 issued for not registered to a business. Discussion ensued re: anyone witnessing vehicles in Tony's Market, William Tell – Best Western, Countryside Plaza – that are parked in the parking lot with **no** one in them – please call the Police Department or Rich Trent directly. The only alternatives would be to amend the Code again or increase ticket costs, which at this point don't appear to be a deterrent. Your input and/or assistance would be greatly appreciated.

2018-24 Zoning Cases - New items were updated for the calendar year. A demolition permit was filed in May for the proposed outdoor patio (Caraways) and variances for the parking lot; those variances will expire on June 13th. They completed the demo for the project but have not provided plans for the buildout or the parking lot at this point. Mr. Molis/Ms. Bozzi stated in December (2023) that they would be ready to go the following week after the meeting. Staff did receive a letter of extension, after a couple of friendly reminders; the request will be presented to City Council in July.

Upcoming Cases

The next meeting will be held on July 2, 2024 - Staff does acknowledge that some people may not be present due to the Holiday. There will be three (3) cases on the Agenda – a Variance on a residential property re: accessory buildings; a Zoning Amendment (Rezoning) at Helping Hand – purchase city-owned property – a vacant lot with a garage (adjacent to the Former City Hall property) – for expansion purposes; and finally, a Special Use for a dog grooming business. Staff noted that “Novi Grooming 2.0” is not opening their second location as planned. The intended space will be filled by a small sporting goods store. Other cases to note: the Gina Fisher property (6131 Joliet Road) may be coming up soon

and the former Kennedy property (Stanley Luke Farms) along 5th Avenue Cutoff – to be replaced by the “Johnson Equestrian Center” – both Special Use requests.

ADJOURNMENT:

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

Aye: 7 Schwarz, Kehr, Geraghty, Edenfield, Grotzke, White, Gertsmeier

Nay: 0

Absent: 2 Ward, Gutierrez

Chairman Schwarz declared the meeting adjourned at 8:45 p.m.

APPROVED:

Respectfully Submitted,



ROBERT SCHWARZ, CHAIRMAN

/fp