

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, January 7, 2025

7:15 P.M.

City Hall

Board Members

**Chairman Robert Schwarz, Secretary Tina Grotzke,
Marco Gutierrez, Ronald Ward, Steve Kehr, Jack Benton,
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, Ronald Ward
Danielle Edenfield, Jack Benton
Also Present: City Attorney Erik Peck, Planning Manager Richard Trent, Rec. Secretary Prokop
Absent: Marco Gutierrez, Jonathan Gertsmeier

Approval of Minutes -- The Regular Meeting Minutes of November 12, 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. Ward, seconded by Ms. Grotzke, that this matter be APPROVED as presented. The motion carried by the following vote:

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

Chairman's Comments - Chairman Schwarz welcomed the new member, Commissioner Jack Benton, to the Plan Commission / Zoning Board of Appeals. Board members welcomed him as well.

Action Items:

1. CASE #PTA25-0001: Consideration of a Text Amendment

- a. To consider amending Zoning Code Section 10-6A-1 to include physical therapy language as a Permitted Use in the B-1 Zoning District.

Ms. Edenfield moved to open the Public Hearing in this matter, seconded by Ms. Grotzke and carried by unanimous voice vote. PM Mr. Trent presented the Staff Report. In this case, the City of Countryside is the Applicant.

PM Mr. Trent stated that this Text Amendment was filed by the City. In 2024, the City began receiving requests for "Physical Therapy" facilities. In the past, these types of requests were considered "*physical culture and health service*" uses, which required a Special Use in the B-2 Zoning District. The City Council asked Messrs. Peck and Trent to craft new language allowing "Physical Therapy or Physical Rehabilitation Facilities" to be considered a Permitted Use in the B-1, B-2, and B-3 Zoning District. As a result, Staff is recommending two (2) steps to amend the Code -- (1) update Title 10, Chapter 6, Section 10-6A-1 to **add** language under Permitted Uses, and (2) update Title 10, Chapter 6, Section 10-6B-2 to **delete** language under Special Uses.

Attorney Peck stated that 20 years ago physical therapy was a relatively unknown term but today it is a readily accepted method of post-surgical care. To update the Code the City Council suggested trying to clarify the terms for all parties going forward. Individual Qualifications would be handled by the Clerk's Office. An Applicant/Petitioner must procure a Business License, which includes State Licensing

credentials. Mr. Geraghty moved to close the Evidentiary Portion of the Public Hearing in this matter, seconded by Ms. Grotzke and carried by unanimous voice vote.

Mr. Geraghty moved to amend Section 10-6A-1 to include “physical therapy or physical rehabilitation facilities” as a Permitted Use in Business Districts B-1, B-2 and B-3 (as presented in the Planning & Zoning Memorandum dated January 7, 2025), seconded by Ms. Edenfield and carried by unanimous Roll Call vote.

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

**Aye: 7 Schwarz, Geraghty, Grotzke, Ward, Kehr, Gutierrez, Edenfield,
Gertsmeier, Benton**

Nay: 0

Absent: 2 Gutierrez, Gertsmeier

Mr. Ward moved to amend Section 10-6B-2 to delete “physical culture and health services” as a use by Special Use under the B-2 Zoning District (as presented in the Planning & Zoning Memorandum dated January 7, 2025), seconded by Ms. Grotzke and carried by unanimous Roll Call vote:

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

**Aye: 7 Schwarz, Geraghty, Grotzke, Ward, Kehr, Gutierrez, Edenfield,
Gertsmeier, Benton**

Nay: 0

Absent: 2 Gutierrez, Gertsmeier

Chairman Schwarz stated that this matter will come before the City Council at the next Regular Meeting On January 22, 2025

Public Comments - None

Other Business

Ticket Statistics for November/December 2024 - In November, 25 tickets were issued in total - 12 issued for parking/storing of tractor/trailers. The parking of tractor/trailers did go down by half from October. In December, 11 tickets were issued in total. Over the calendar year, a total of 180 tickets were issued -- **124** of those tickets were issued for the parking of tractor/trailers. In reviewing past years -- in 2023, there were a total of 118 tickets issued. In 2022, a record high of 234 tickets in total were issued – that was the first year of keeping track of these numbers. Also, during that year, the total tickets issued for the parking of tractor/trailers was 186 – so the numbers have come down since 2022. Staff continues to monitor the situation and sends all recorded information to our elected officials. This is an issue that needs to be corrected. Trucks may only park in a commercial/industrial districts which typically includes a loading dock.

Police Chief Klimek, Mr. Trent, the Manager and the owner of the Best Western had a meeting last month to try to resolve the issue of “Placards”. The question was asked if these drivers really are patrons of the hotel or are they just paying someone to park there? In the course of discussion, it was discovered that a staff member was taking money “on the side”. The owner has pledged to correct this; the individual was either reprimanded and/or dismissed – not clear on the outcome. The Hotel owner has assured the City that it would not happen again. They have starting putting a stamp on their placards (upper right hand corner) indicating a specific number, which ties in with that individual’s hotel reservation information. The City will continue monitoring the situation; they emphasized that parking in the back of the hotel is prohibited. Mr. Geraghty stated that the drop-off parking on weekends has ended and lights are back on. Staff has noted that the parking lot is being torn up with heavy vehicles parking there. At this point, there is no formal “Parking Agreement” in place between the hotels – only that they share parking. There are separate owners for both properties. Staff noted that other communities require a Special Use for the operating of a “Trucking/Logistics” office – something for the City to consider in the future.

2018-25 Zoning Cases -- New items were updated for the calendar year. One (1) item was extended – the former City Hall project – extended to January 8th. They are seeking yet another extension but the City has stated it will not grant any further extensions. The project will then expire by default. Mr. Peck agreed. If they would wish to proceed in the future, they must come back to the PC/ZBA for a Plat of Resubdivision and Special Use.

As you may recall, Highline Automotive is expanding into the former Sonamatic Service Center on 55th Street (9665 W. 55th Street). Their request was extended for one (1) additional year. They are having some difficulty in securing the necessary IDOT permits with their access on 55th Street. The Variance/Special Use was extended until November 2025.

Next Meeting: February 4, 2025 -- There is one (1) item scheduled – a Variance request for a new monument sign at 5901 La Grange Road – Gerald Honda Dealership. They are seeking a variance for the height of the sign (monument) and the square footage of the surface area for the sign. Several monument signs along LaGrange Road have received variances in the past.

There may also be another Text amendment on the agenda re: the EV Readiness Program – an effort to encourage communities to provide language associated with electric vehicle (EV) charging stations and infrastructure within their Code. This effort will require a Code adjustment – there are three (3) certification levels – Bronze, Silver and Gold. The City of Countryside is pursuing the “Bronze” certification. The City may pursue a higher certification in the future. As part of this effort, a Text Amendment will be initiated.

Upcoming Cases: Questions about various projects – “Time-Out Restaurant” still has roof issues – addressing those with their insurance company. “Caraways Restaurant” – moving along; causing a rift among other businesses. There appears to be very little communication between the landlord and

some of the tenants. Parking lot disruption is a major problem; the driveway is torn up; the parking lot was reconfigured as part of their project. They would like to pursue opening the restaurant without addressing some of the conditions of approval; that will not happen.

“Tavern on LaGrange” is cleaning up some issues; they may be still pursuing a liquor license. The “Noto Center” – waiting for revised plans to be submitted; did submit their Business License applications for review. “Jack in the Box” – revised plans to be submitted to the City; no final approval as of yet. They hope to break ground by February.

The “Vacuum Store” is still operating – they were clearing out the adjacent space. Mr. Geraghty noted a stack of drywall sitting out in the parking lot; probably ruined with the recent weather.

A new wood privacy fence was installed along Joliet Road (6260 Joliet Road); some new landscaping would be nice there too. The trucks/equipment were removed November 30, 2024 (Meade Electric). “Kiddie Academy” has no steady local contractors on the job (The Woodmont Company - Landlord); plus they have an ongoing legal battle with the landlord.

ADJOURNMENT:

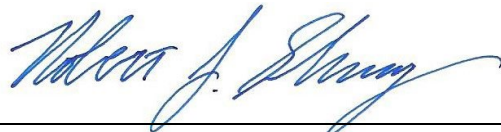
A motion was made by Ms. Grotzke, seconded by Ms. Edenfield, that this meeting be ADJOURNED. The motion carried by the following vote:

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

Chairman Schwarz declared the meeting adjourned at 8:03 p.m.

APPROVED:

Respectfully Submitted,



ROBERT SCHWARZ, CHAIRMAN

/fp