

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

Approval of Minutes -- The Regular Meeting Minutes of February 4, 2025 were previously distributed to Board Members. There were no corrections; motion made to approve the minutes as presented.

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

Aye: 6 Schwarz, Geraghty, Grotzke, Gutierrez, Benton, Gertsmeier
Nay: 0
Absent: 3 Edenfield, Ward, Kehr

Chairman's Comments - None

Action Items:

1. CASE #PTA25-0003: 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, 2024.

Mr. Gutierrez moved to open the Public Hearing in this matter, seconded by Mr. Benton and carried by unanimous voice vote.

PM Mr. Trent presented the Staff Report. He stated this is a yearly review – evaluating the Zoning Map. Any changes such as Special Uses or Zoning Amendments as well as any corrections and/or errors noticed throughout the course of the year would need to be reflected on an updated Zoning Map. The City Community Development Department is bringing this matter up for review as part of our statutory requirements. The current Zoning Map was last updated on March 27, 2024 per Ordinance 24-07-O.

Mr. Trent displayed a larger view of the new Zoning Map on an easel. In the past, the map was generated via CAD through Novotny Engineering. This year, however, the map has transitioned to a GIS platform; subtle changes are noted in appearance and color. Some problems were encountered in transferring the material/data – some addresses were noticed to be incorrect through the course of review.

There were seven (7) cases handled in 2024, six (6) of them were Special Uses and one (1) Zoning Amendment (Rezoning). Mr. Trent discussed each case briefly – the first at 6420 Joliet Road – Noto Center/Restaurant; 909 W. 55th Street – Fluffheads Dog Grooming; 10101 5th Avenue Cutoff – Johnson Equestrian Center. The Zoning Amendment (Rezoning) was related to Helping Hand who had requested to rezone a few properties from residential/commercial districts to a public/semi-public zoning district. Continuing with Special Uses – 430 E. Plainfield Road – an Adult-Use Cannabis Dispensing Business (Craft

Grower); Autobarn Volkswagen's expansion encompassing 6161 and 6131 Joliet Road; and finally, 919 W. 55th Street, Unit A – Next Step Physical Therapy.

Other corrections and/or errors identified through the course of review of the Zoning Map – only six (6) for this year. They included the following: 6260 Joliet Road – extending the address for Sunbelt Rentals vacant land; 5604 – 7th Avenue – inserting a new street address for the new home constructed; 9532 W. 56th Street – (probably considered to be a long-standing error) the water tower relocation from 9649 W. 55th Street to 9532 W. 56th Street; 9605 W. 56th Street – inserting a new street address; 1305 W. 55th Place – inserting a new street address; and 6670 S. Brainard Avenue – condo building – inserting a new address from 6690 S. Brainard Avenue. These are all of the changes to be made from this past year. Staff recommends that the PC/ZBA approve the updated City of Countryside Zoning Map prepared by the Community Development Department in coordination with Novotny Engineering, as presented. Discussion ensued regarding the new map platform with enhanced zoom in capabilities makes it possible to read street addresses more easily. Motion by Mr. Geraghty, second by Ms. Grotzke, to close the Evidentiary Portion of the Public Hearing; motion carried by unanimous voice vote.

Chairman Schwarz stated that there are no members of the public present tonight.

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

Aye: 6 Schwarz, Geraghty, Grotzke, Gutierrez, Benton, Gertsmeier

Nay: 0

Absent: 3 Edenfield, Ward, Kehr

Public Comments - None

Other Business

Ticket Statistics (for January/February 2025) - In January, 10 tickets were issued in total - 5 tickets were for parking/storing tractor/trailers. In contrast, 4 tickets were issued in February for the same offense. Mr. Trent noted that in February there were 6 tickets issued for vehicles not registered to the specific business (where they just parked). In general, trucks seem to be parking in various locations – shopping plazas and big box parking lots rather than in traditional loading docks associated with that specific business. For instance, Tony's Market is an example of where trucks have been spotted parking on the western edge toward the rear (near Countryside Bank) – **not** registered to Tony's.

2018-25 Zoning Cases -- New items were updated for the calendar year. Mr. Trent asked members to advise him as to whether or not to stop repeating the entire historic log from 2018 or just include the current year; he believes the entire log can be informative; he will await a reply.

Next Meeting: April 1, 2025 – *To Be Determined* – Home Depot (HD) – has needed additional outdoor storage area since their last application in 2020. City Council has granted temporary permits (over the past few years) for seasonal expansion, with the understanding that HD would come in to request an

Amendment to their Special Use for the PUD to reflect the expanded storage area – of excess product and materials. HD is now leasing that property from the owner, Benderson Development. They are trying to resolve some issues prior to the Legal Notice submittal day (Friday, March 7th). HD has a new Store Manager who is more cooperative than the previous one. If the issues cannot be resolved, then the April meeting may be cancelled. Mr. Trent will advise the PC/ZBA members.

Upcoming Cases: Mr. Trent stated that he reached out to the owner/architect of the Noto Event Center and left a message re: the status of the project. They were seeking alternative funding for the project. The matter is still unresolved.

Caraway's Restaurant (UPDATE) – painted the exterior of the building and submitted sign permits – parking lot improvements are yet to be completed; they need to begin landscape island construction. It was noted that photos of the interior of the business were recently posted online. They seem to be moving in the right direction.

Mr. Geraghty noted that Countryside Plaza now has five (5) empty stores. One of the owners of the Plaza may or may not be looking to sell the western portion of the Plaza.

ADJOURNMENT:

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

Aye: 6 Schwarz, Geraghty, Grotzke, Gutierrez, Benton, Gertsmeier
Nay: 0
Absent: 3 Edenfield, Ward, Kehr

Chairman Schwarz declared the meeting adjourned at 7:45 p.m.

APPROVED:

Respectfully Submitted,



ROBERT SCHWARZ, CHAIRMAN

/fp