

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, July 1, 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, Tom Geraghty, Jack Benton,
Ronald Ward, Steve Kehr, Danielle Edenfield, Tina Grotzke, Jon Gertsmeier
Also Present: City Attorney Erik Peck, Planning Manager Richard Trent, Recording Secretary Prokop
Absent: Marco Gutierrez

Approval of Minutes -- The Regular Meeting Minutes of June 3, 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. Benton, that this matter be APPROVED as presented. The motion carried by the following vote:

Aye: 8 Schwarz, Geraghty, Gertsmeier, Benton, Edenfield, Ward, Kehr, Grotzke
Nay: 0
Absent: 1 Gutierrez

Chairman's Comments - None

Action Items:

1. CASE #PZV25-0003: Consideration of a Variance

- a. To consider a Variance to reduce the front yard setback from 30' to 16.84' for the addition of a second floor to the principal building in the R-3 Zoning District.
- b. To consider a Variance to exceed the permitted cumulative area for accessory buildings/structures on the site from 720 sq. ft. to 970.85 sq. ft. contained in the rear yard in the R-3 Zoning District.
- c. To consider a Variance to exceed the maximum number of accessory buildings or structures on site from 3 to 6 allowed on each residential zoned lot which contains a principal building in the R-3 Zoning District at the subject property of 9608 W. 57th Street.

Ms. Edenfield moved to open the Public Hearing in this matter, seconded by Ms. Grotzke and carried by unanimous voice vote. PM Mr. Trent stated that the required Proofs of Notice have been received by the CDD. He presented the Staff Report: There are three (3) variation requests presented this evening. The first deals with the front yard setback requirements, the second deals with square footage for buildings/structures in the rear yard, and the third deals with the number of accessory buildings/structures on site. The property is currently zoned R-3, One-Family Residence. Freddie and Susana Leon are the Applicants and the subject property is 9608 W. 57th Street.

The first variance request is to reduce the front yard setback from thirty feet (30') to sixteen point eighty four hundredths feet (16.84') for the addition of a second floor to the principal building. The second variance is to exceed the permitted cumulative area for accessory buildings/structures from seven hundred twenty (720) sq. ft. to nine hundred seventy point eighty five hundredths (970.85) sq. ft. There was an error in counting the six (6) structures involved – the pool was *not* included – with that, the

amount comes to one thousand seven hundred eighty five point forty one hundredths (1,785.41) sq. ft. combined in the rear yard. The last variance request is to exceed the maximum number of accessory buildings or structures from three (3) to six (6) allowed on each residential zoned lot, which contains a principal building in the R-3 Zoning District.

The property in question is west of East Avenue on the north side of 57th Street. This is a very large parcel in the R-3 Zoning District, approximately 40,642 sq. ft. or .93 acres in size. Normally parcels in the R-3 Zoning District are a minimum of 7,500 sq. ft. in size. The north, south, east, and west elevations were shown; the subject property is surrounded by single-family residences. The existing home currently has a second story, which is slightly offset. Mr. & Mrs. Leon would like to demo the second floor and increase the size to match the footprint of the house. The east elevation shows a six foot (6') white vinyl fence on the property line; mature landscaping separates the home from neighbors on the west.

The 2024 Comprehensive Plan (adopted in March 2024) has described this area and the subject property as "Residential and Neighborhoods," with no site-specific Subarea Plan in place but a Goal and Recommendations worth noting: The Goal being to *"Provide high quality housing and neighborhoods for residents in all stages of life and socioeconomic status, maintaining and expanding the City's reputation as a great place to live."* The Recommendations being to 1) *Promote investment in the City's existing neighborhoods, in the form of infill development, home renovation, or home expansion;* and 2) *Encourage new development and infill development that is complimentary to the scale and character of surrounding residential neighborhoods.* Mr. Trent noted that the subject property is in a "Context Sensitive Infill" area - the neighborhood between 56th and 57th Streets is an example of an existing mix of residential uses. There is a range of home sizes, price points, and construction eras with some dating back to the 1940s for some built or significantly remodeled within the past decade.

The first variation requests a setback of 16.84' from the property line to build up – a second story addition to the house. The existing home was built in 1945 and is currently 16.84' from the property line – considered a legal non-conforming structure. Proposed plans illustrate the proposed second story addition (front/rear - east / west views) would not exceed 30', which is the maximum height in the R-3 Zoning District.

Mr. Trent presented the location of all the accessory buildings/structures in the rear yard, which is approximately 27,879 sq. ft. in size. Mr. & Mrs. Leon are requesting 6 structures combined totaling 1,785.41 sq. ft. in size or 6.4% of the rear yard. The 6 structures noted are:

- | | |
|--------------------------------------|------------------------------------|
| 1) Detached Garage - +/- 491 sq. ft. | 2) Pool and Deck - +/- 814 sq. ft. |
| 3) Shed #1 - +/- 216 sq. ft. | 4) Shed #2 - +/- 100 sq. ft. |
| 5) Gazebo - +/- 149 sq. ft. | 6) Grill/Gazebo - +/- 24 sq. ft. |

All existing structures are shielded from public view by a six foot (6') white vinyl fence. Mr. & Mrs. Leon would like to keep all the structures. They will explain to the Board of Appeals that they were not aware

that permits were needed. As soon as they were made aware of the Code requirements, they immediately cooperated with staff to remedy the situation. They have submitted a variance application not only for the proposed addition but also for the existing accessory buildings/structures on site. It was during initial review of the proposed addition, when Staff was made aware of the situation. Mr. & Mrs. Leon would like to build straight up using the existing footprint of the house. Based on the information provided, the circumstances involved, and the scale and uniqueness of subject property at 9608 W. 57th Street, Staff is recommending approval to grant each of the three (3) Variances, as requested, subject to the conditions as presented in the Planning & Zoning Memorandum dated July 1, 2025.

Chairman Schwarz explored the fact that they would build straight up and not increase the footprint of the principal dwelling. Staff could find on record permits for the current second story; it must be original. Discussion ensued re: the requirements for accessory buildings/structures and lot coverage percentage in the other Zoning Districts. In the R-1 District, the combined accessory buildings/structures cannot exceed 720 sq. ft. or 40% of the rear yard. The Applicants have lived in the home since 2013 and there have been no complaints received from neighbors. Mr. & Mrs. Leon were not aware that building permits were required. They wish to keep their structures. It appears that most of the homes on that block are less than 30' from the property line; many were built prior to the City's incorporation in 1960 and the subsequent Zoning & Building Codes.

Mr. Freddie Leon was sworn in by Chairman Schwarz and testified as follows: He stated that they love living in Countryside and are simply seeking to expand their home. They have no issues with any neighbors. They would like to have two (2) more bedrooms upstairs. Mrs. Susana Leon was sworn in by Chairman Schwarz and testified as follows: She works in the community; the family just needs more private space for their growing children; they are not remodeling anything downstairs.

Chairman Schwarz noted that no members of the public were present. Ms. Grotzke moved to close the Evidentiary Portion of the Public Hearing, seconded by Ms. Edenfield and carried by unanimous voice vote. Motion of Ms. Grotzke, second by Mr. Gertsmeier to approve all three (3) Variances subject to the conditions as presented in the Planning & Zoning Memorandum dated July 1, 2025.

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

Aye: 8 Schwarz, Geraghty, Gertsmeier, Benton, Edenfield, Ward, Kehr, Grotzke

Nay: 0

Absent: 1 Gutierrez

Chairman Schwarz stated that these recommendations will be presented to the City Council at its Regular Meeting on July 9, 2025 at 7:30 p.m.

2. CASE #PTA25-0004: Consideration of a Text Amendment

- a. To consider amending Zoning Code Section 10-2-17 (Location of Swimming Pools and Hot Tub/Spa Systems) to address the permitted location of hot tub/spa system installations on residential properties greater than and less than 10,000 square feet in the Code.

Ms. Grotzke moved to open the Public Hearing in this matter, seconded by Mr. Ward and carried by unanimous voice vote. PM Mr. Trent stated that last year a Text Amendment (**Ordinance No. 24-02-O**) was presented, which addressed hot tubs and spa systems; it was approved by the City Council. City Council would now like to adjust the distance requirement specifically for hot tubs and spa systems. The proposed language for Section 10-2-17 (B,C,D) would permit the required setbacks for hot tub/spa systems to be less than ten feet and five feet respectively, based on the square footage of the property, from the side or rear property line and from any building or structure in the City Code. The Building Code only requires that the electrical equipment be a minimum of five feet from the principal residence. The proposed amendment would give the individuals greater flexibility in the placement of these structures.

The following Amendments are being presented:

1. Update Title 10, Chapter 2, Section 10-2-17 (B)(2)(a) to add and delete language under Definitions;
2. Update Title 10, Chapter 2, Section 10-2-17 (C)(1)(c) to add language under Exceptions;
3. Update title 10, Chapter 2, Section 10-2-17 (D)(1)(c) to add language under Exceptions.

Mr. Geraghty moved to close the Evidentiary Portion of the Public Hearing, seconded by Ms. Edenfield and carried by unanimous voice vote.

A motion was made by Ms. Grotzke, seconded by Mr. Gertsmeier, that the proposed language of the Text Amendment as noted above be APPROVED as presented. The motion carried by the following vote:

Aye: 8 Schwarz, Geraghty, Gertsmeier, Benton, Edenfield, Ward, Kehr, Grotzke

Nay: 0

Absent: 1 Gutierrez

Public Comments - None

Other Business

Ticket Statistics (for June 2025) - In June, 13 tickets were issued in total; 4 tickets were for parking/storing tractor/trailers; and 9 tickets were for trucks parked on property not registered to the business. Tony's Fresh Market continues to be a problem location; trucks park there usually after 6 p.m. Mr. Trent did look at the former Aldi lot, as suggested. Mr. Trent stated that if trucks are not registered to the business, they should not be parking there.

2018-25 Zoning Cases - The list of past cases was updated.

Next Meeting - August 5, 2025 - One (1) item is on the agenda for next month.

Upcoming Cases - A Text Amendment request re: temporary or “pop up” seasonal retail stores. Some vacancies are noted in Countryside Plaza – City Council is now questioning why restrict a seasonal or temporary business.

Update - Time Out is willing to lease their property, not sell it at this time. A new medical office (Dentist) will be relocating to Plainfield Road/Brainard Avenue soon. The former PNC Bank location was sold recently and is currently in the process of removing the drive-through canopy and adding additional parking and landscaping.

ADJOURNMENT:

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

Aye: 8 Schwarz, Geraghty, Gertsmeier, Benton, Edenfield, Ward, Kehr,
Grotzke

Nay: 0

Absent: 1 Gutierrez

Chairman Schwarz declared the meeting adjourned at 8:30 p.m.

APPROVED:

Respectfully Submitted,



ROBERT SCHWARZ, CHAIRMAN

/fp