

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, November 4, 2025

7:00 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**

The meeting was called to order at 7:00 p.m. by Acting Chairman Gutierrez.

Roll Call: Secretary Grotzke called the roll of members physically present:
Present: Tom Geraghty, Marco Gutierrez, Tina Grotzke, Jon Gertsmeier, Ronald Ward, Steve Kehr, Jack Benton, Danielle Edenfield
Also Present: City Attorney Erik Peck, Planning Manager Richard Trent
Absent: Chairman Robert Schwarz

Approval of Minutes – The regular meeting minutes of October 7, 2025, were previously distributed to Board members.

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: 8 Geraghty, Gertsmeier, Grotzke, Gutierrez, Ward, Kehr, Benton, Edenfield
Nay: 0

Chairman's Comments – There were no comments.

Action Items:

1. CASE #PZAR25-0001: Consideration of a Zoning Amendment (Rezoning)

- a. To consider granting a zoning amendment (rezoning) to rezone the property at 5626 East Avenue from R-3, One-Family Residence, to R-4, Two Family Residence, Zoning District.

Ms. Edenfield moved to open the public hearing on this matter, seconded by Mr. Benton, and carried by unanimous voice vote. Planning Manager Trent confirmed that the required notices were sent.

Mr. Trent noted that the Petitioner, Peter Malanii, wished to construct a duplex building on the subject site. He described the location and shared the site map. An accessory building, which is a detached garage, has been on the property for many years, and an agreement was made between the current property owner and staff to allow the accessory building to remain on site with the condition that when the property is sold, the new owner would have one (1) year to construct a principal building or remove the accessory building. Mr. Malanii is aware of the condition.

Mr. Trent shared the Plat of Survey. The property is approximately 7,607.6 square feet, or 0.17 acres, in size. The garage is approximately 780 square feet. Mr. Trent shared the 2024 Zoning Map and elevations of the subject site. Another property in the area is zoned R-3 but is being used as a two-family residence. The subject site is not within a Subarea Plan but is considered to be a residential area, designated as "One-Family Detached". Staff believes the property would be ideal for rezoning.

Mr. Trent read the goal of the 2024 Comprehensive Plan and highlighted two (2) of the five (5) recommendations, noting that the area is an existing mix of residential uses, and increased commercial activity is expected. He shared the Site Plan. Mr. Malanii would like to live in one portion of the duplex

and rent out the other. The Conceptual Plan shows an approximate 2,264 square foot duplex building, and the lot area standards would be met.

It is unclear at this time whether the existing accessory building (detached garage) would be removed, maintained, or renovated. Mr. Trent shared a rendering of the proposed duplex and the Floor Plans for the first and second floors.

Ms. Grotzke asked whether or not the property would face East Avenue or be turned sideways. Mr. Trent responded that it appears to be facing East Avenue per the site plan.

Ms. Edenfield asked whether each unit would have two (2) bedrooms and how much parking there would be. Mr. Malanii responded that each unit would have two (2) bedrooms and two (2) bathrooms. Mr. Trent responded that there would be at least two (2) parking spaces for each unit.

Mr. Gertsmeier asked whether the new owner would have one (1) year to remove the garage. Mr. Trent responded that he would have one (1) year to *either* build a principal structure or remove the accessory building. Building a principal structure would allow him to keep the detached garage if he wishes.

Mr. Malanii was sworn in by Mr. Gutierrez and noted that the staff presentation was complete, and he believes the new property would increase property values along East Avenue, add to the diversity of housing in the area, and bring new business to Countryside.

Mr. Gertsmeier asked whether the garage, if maintained, would be updated to match the exterior of the principal structure. Mr. Malanii responded that he would refresh it to match the exterior of the duplex and modernize it.

Ms. Edenfield asked for information regarding driveways. Mr. Malanii responded that driveways are planned, but a small sidewalk cut will be needed. Mr. Trent added that there is a curb cut to access the current detached garage, which would serve the unit on the north side of the property. A curb cut on the south side would be needed from the Illinois Department of Transportation (IDOT). He noted that the two (2) driveways entering and exiting East Avenue would be the only ways to access the property.

Mr. Gutierrez asked whether Mr. Malanii planned to live in one of the units and whether he intended to create two (2) driveways with separate garages. Mr. Malanii responded that he plans to live in the unit to the south and rent the other one out, possibly to his Mother-In-Law. He does not wish to have more than one (1) garage and intends to create a parking area on the south side.

A motion was duly made and seconded to close the evidentiary portion of the public hearing, and carried by unanimous voice vote.

Mr. Gutierrez asked whether the Petitioner had any objection to the petition being "Exhibit 1" of the hearing, or to Mr. Trent's presentation being "Exhibit 2". Mr. Malanii responded that he did not. Staff

recommend approval of the Zoning Amendment (Rezoning) petition, subject to the conditions as presented in the Planning & Zoning Memorandum dated November 4, 2025.

A motion was made by Mr. Grotzke, seconded by Mr. Gertsmeier, that this matter be APPROVED subject to the conditions stated in the Planning & Zoning Memorandum dated November 4, 2025. The motion carried by the following vote:

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

Mr. Gutierrez stated that this recommendation will be presented to the City Council at its regular meeting on November 12, 2025, at 7:30 p.m.

Public Comments – No members of the public expressed a desire to speak.

Other Business

Ticket Statistics (for October 2025) – In October, 6 tickets were issued in total, compared to 28 in October, 2024. Two (2) tickets were issued for parking and storing tractors and trailers, and four (4) tickets were issued for trucks parked on property not registered to the business. The year-to-date total was 109 tickets, compared to 144 for the same period in 2024.

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

2026 Meeting Dates – Aside from April 14th and November 10th, all meetings in 2026 are scheduled for the first Tuesday of the month.

Next Meeting – The next meeting is scheduled for December 2, 2025. There is one (1) item on the agenda, and a second may be added. Also, a developer would like to pitch an idea for a “Medical Clinic” at 6025 South LaGrange Road, which is the property formerly occupied by Time Out Restaurant under “Other Business”. This type of use would require a Payment in Lieu of Taxes (PILOT) fee. The one (1) business item to be discussed will be a fence variation request.

ADJOURNMENT:

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

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

Acting Chairman Gutierrez declared the meeting adjourned at 7:43 p.m.

APPROVED:

Respectfully Submitted,



ROBERT SCHWARZ, CHAIRMAN

/ms