

CITY OF COUNTRYSIDE

*5550 East Avenue
Countryside, IL 60525*
www.countryside-il.org



Meeting Minutes

Regular Meeting of the Plan Commission Zoning Board of Appeals

Tuesday, May 7, 2019
7:15 PM

City Hall

Board Members

Chairman, Richard Fullmer, Jr., Secretary Crecencio Gonzalez IV,
Michael Anderson, Marco Gutierrez, Tyler Scherer,
Tina Grotzke, Ronald Ward, Steve Kehr, Robert Schwarz

Roll Call

Acting Secretary Gutierrez called the Roll of Members physically present as follows:

PRESENT: Chairman Richard Fullmer, Jr., Michael Anderson, Tina Grotzke, Marco Gutierrez, Tyler Scherer, Ronald Ward, Steve Kehr, Robert Schwarz

ABSENT: Chris Gonzalez, Tina Grotzke

Also Present: Attorney Peck, Planning Manager Richard Trent

Chairman Fullmer asked Mr. Ronald Ward to restate the information he relayed earlier. He stated that PC/ZBA member Chris Gonzalez passed away early this morning; he had been ill for three months. The members were saddened by his passing; we will keep his family in our thoughts and prayers. Mr. Ward also provided information regarding funeral arrangements.

APPROVAL OF MEETING MINUTES

The minutes of the Special Meeting of April 16, 2019 were previously distributed to the Board Members. Chairman Fullmer asked if there were any corrections to be made to said minutes. There being no corrections or additions, motion made to approve the minutes of the Special Meeting of April 16, 2019.

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

Aye: 7 Fullmer, Anderson, Gutierrez, Scherer, Ward, Kehr, Schwarz
Nay: 0
Absent: 2

CHAIRMAN'S COMMENTS

Chairman Fullmer stated the Rules of Proceeding for the hearing before the Plan Commission – Zoning Board of Appeals will follow a strict order of presentation. A sign-in sheet for interested persons addressing the Board is located at the podium. This hearing is being recorded. Please silence all cell phones and pagers.

ACTION ITEMS

- 1. Case #21679-RZ-PS: Consideration of a Map Amendment (Rezoning) and Preliminary/Final Plat of Subdivision**
 - a. To consider granting a Map Amendment (Rezoning) to rezone the subject property at 7130-7132 Willow Springs Road from R-1, One Family Residence to R-2, One Family Residence Zoning District in order to subdivide the property; and,
 - b. To consider approving a Preliminary/Final Plat of Resubdivision in order to subdivide the subject property at 7130-7132 Willow Springs Road into two lots (Lots 1 and 2).

Mr. Ward moved to open the Public Hearing in this matter, seconded by Mr. Scherer and carried by unanimous voice vote. John Cvetkovski, on behalf of the Petitioner, Christina Borizov, was sworn in by Chairman Fullmer. The Building Department was provided with Proof of Notice. Mr. Trent provided the Staff Report: The request is for a Map Amendment to rezone the property at 7130-7132 Willow Springs Road from R-1 to R-2. The subject property currently has a single family home on it with a detached garage. A second request is for preliminary/final Plat Approval in the R-2 zoning district in order to subdivide the property into two lots – Lots 1 and 2.

This property is located between I-55 to the north and I-294 to the south. The subject property is specifically at the southwest corner of Willow Springs Road and 71st Place. The parcel is approximately 23,224 sq. ft. with 247 feet of frontage along 71st Place and 105 feet along Willow Springs Road. The subject property is considered a corner lot.

Ms. Borizov has come before the Plan Commission previously with a request to develop the subject property into seven (7) townhomes, which failed; she then returned with a plan to create five (5) townhomes, which also failed. The intent of the Subarea Plan (Southern Annexation Subarea Plan) of the Comprehensive Plan is to preserve and protect residential neighborhoods from development (as shown on the PowerPoint presentation). The end result is to create an additional single family lot and rezone the parcel to a higher density lot, R-2, which requires a minimum of 10,000 sq. ft. and minimum road frontage of 75 feet. The existing home is considered a legal non-conforming structure. Lot 1, as proposed, would be 11,655 sq. ft. and Lot 2 would be 11,569 sq. ft. The proposed road frontage would be 136' and 111' along 71st Place, and 105' along Willow Springs Road. In order to subdivide the lot, the property would need to be rezoned. Most properties along 71st Place range from 12,000 to 14,000 sq. ft. and are all considered legal non-conforming lots that fall in line with the R-2 zoning district. In this instance, the R-2 zoning requirements appear to be fully met.

Based on information provided by the petitioner, Staff has prepared recommendations: approval of granting the Map Amendment to rezone the property at 7130-7132 Willow Springs Road from R-1 to R-2, for purposes of subdividing the lot; and approval of the Preliminary/Final Plat of Resubdivision – subject to three (3) conditions: 1) A revised Plat of Resubdivision and accompanying data shall be submitted in accordance with Section 9-2-5 (A) and (B) to be reviewed and approved by the City Engineer; 2) That the requirement for sidewalks be temporarily waived until such time as either adjoining properties install sidewalks; and 3) An Address Plat for Lots 1 and 2 shall be submitted with the Building permit to be reviewed and approved by the Pleasantview Fire Protection District.

Question re: Who owns the land directly west of the subject property? Mr. Trent stated that the land in question is less than 10,000 sq. ft. and did not know if it's owned by IDOT. Mr. Cvetkovski stated that IDOT is in the process of obtaining that property and going further west. Mr. Trent noted that IDOT purchased the property at the end of the cul-de-sac with an existing house on it, which was recently demolished. They are purchasing properties and eliminating square footage from others. Also note that no nearby residents are present this evening. Mr. Trent had a conversation with one of the neighbors directly to the north of the property; they received their notice and mentioned they would welcome an additional single family lot, as opposed to anything of a higher density. They are not here this evening to discuss, but those were their comments. There are two addresses for two parcels with two PIN numbers referencing the existing house and detached garage – very unusual.

Mr. Cvetkovski stated that Ms. Borizov has appeared before the PC/ZBA with various requests, which were denied. This is a more reasonable approach to the use of the property. It makes more sense to rezone this property and downgrade to R-2 which is more consistent with the size of other properties along 71st Place that are zoned R-1 but do not meet the square footage requirements. The setbacks and minimum frontages will be met; a new single family home will fit on Lot 2. The proposed new home would be between 2,500 to 3,000 sq. ft. with a two-car garage.

Board members agree that this proposal is more in keeping with existing homes in the area; there were no other questions. Mr. Trent advised Mr. Cvetkovski that any new home constructed in the City of Countryside would have to include a full sprinkler system. Lot 1 shows a detached garage; Lot 2 could do

the same if they wish. Mr. Cvetkovski thanked the Board for its attention. Mr. Anderson moved to close the Evidentiary Portion of the Public Hearing, seconded by Mr. Ward and carried unanimously.

Mr. Gutierrez moved to approve rezoning the property commonly known as 7130-7132 Willow Springs Road from R-1 to R-2, seconded by Mr. Scherer and carried by Roll Call vote:

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

Aye: 7 Fullmer, Anderson, Gutierrez, Scherer, Ward, Kehr, Schwarz
Nay: 0
Absent: 2

Mr. Ward moved to approve the Preliminary/Final Plat of Resubdivision of 7130-7132 Willow Springs Road, seconded by Mr. Anderson, subject to the following three conditions: 1) A revised Plat of Resubdivision and accompanying data shall be submitted in accordance with Section 9-2-5 (A) and (B) to be reviewed and approved by the City Engineer; 2) That the requirement for sidewalks be temporarily waived until such time as either adjoining properties install sidewalks; and 3) An Address Plat for Lots 1 and 2 shall be submitted with the Building permit to be reviewed and approved by the Pleasantview fire Protection District.

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

Aye: 7 Fullmer, Anderson, Gutierrez, Scherer, Ward, Kehr, Schwarz
Nay: 0
Absent: 2

Chairman Fullmer stated that this matter will come before the City Council at its Regular Meeting on May 22, 2019, at 7:30 p.m.

OLD AND NEW BUSINESS

Mr. Trent stated that a new application was submitted for a dog grooming business at the Willow Plaza, 6558 Joliet Road; they are on the June Agenda. The other item is 7061 Willow Springs Road. After the last meeting, their engineer submitted plans for review and feedback. The City anticipates receiving that material shortly and the matter will come back before the PC/ZBA on the June Agenda.

Mr. Trent requested, due to a family obligation, that the June 4 meeting be cancelled and a SPECIAL Meeting be held on Tuesday, June 11th, one week later. After discussion among Board members, all agreed to the new date. Staff confirmed that there are no conflicts with other meetings on that date. Mr. Trent will send out a reminder email to all parties concerned. He thanked Board members for their consideration.

Mr. Kehr is concerned about the car dryer at Ettleson Hyundai. Mr. Trent stated that Ettleson installed a vinyl curtain; he has not been there in person to verify the effectiveness of the curtain due to the weather. Mr. Kehr stated that the curtain provides no relief; it is still noisy. Mr. Kehr asked if sound measurements were taken from the brick two-story building that is directly east of the property, which is closer to the

car wash. Mr. Trent stated that as explained to staff, the volume coming out shoots directly to the south and generally not to the east or west. Vegetation installed by the dealership has died; they will replace it and that should help mitigate the noise. The bushes should be six (6) feet high but they are not following up with care and maintenance.

Russell’s BBQ is picking up the pace; interior inspections are being called; they still need a lot of exterior work to be completed including new perimeter fencing. Burger King has submitted plans; they are doing interior and exterior renovations; also upgrading the parking lot, adding islands and landscaping.

The Shukis development – former Speedway Gas Station – came in for a second extension for their variances. They lost their marketing rep who was trying to secure tenants for the new construction; they also encountered delays with Cook County in getting their demo permit.

ADJOURNMENT

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

Aye: 7 Fullmer, Anderson, Gutierrez, Scherer, Ward, Kehr, Schwarz
Nay: 0
Absent: 2

Chairman Fullmer declared the meeting adjourned at 7:57 p.m.

APPROVED:

Respectfully Submitted,

RICHARD FULLMER, JR., CHAIRMAN

/fp