

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, 2020
7:15 PM

City Hall

Board Members

Chairman, Richard Fullmer, Jr., Secretary Tina Grotzke,
Michael Anderson, Marco Gutierrez,
Ronald Ward, Steve Kehr, Robert Schwarz, Danielle Edenfield

Roll Call

Secretary Grotzke called the Roll of Members physically present as follows:

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

Also Present: Attorney Peck, Planning Manager Richard Trent

PM Mr. Trent introduced Michael Coleman, the new Building Commissioner for the City of Countryside. He began work yesterday and wanted to experience a PC/ZBA Meeting firsthand. Mr. Coleman stated he is a licensed architect in the State of Illinois and several other states. He was formerly an Official for the Village of Orland Park. He is acquainted with two Board members. He looks forward to serving the community.

APPROVAL OF MEETING MINUTES

The minutes of the Regular Meeting of December 3, 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 Regular Meeting of December 3, 2019.

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

Aye: 8 Fullmer, Anderson, Gutierrez, Grotzke, Ward, Kehr, Schwarz, Edenfield
Nay: 0

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 #PPP19-0001: Consideration of a Preliminary/Final Plat - CONTINUED**
 - a. To consider approving a Preliminary/Final Plat of Subdivision in order to subdivide the subject property at 10525–74th Street into two lots (Lot 1 & Lot2).
2. **Case #PZAR19-0003: Consideration of a Map Amendment (Rezoning) - CONTINUED**
 - a. To consider granting a Map Amendment (Rezoning) to rezone a portion of the property at 10525-74th Street (Lot 2) from R-7, Rural Residential, to B-3, Service & Wholesale, Zoning District in order to develop the Property.
3. **Case #PSU19-0007: Consideration of a Special Use - CONTINUED**
 - a. To consider granting a Special Use to permit an automobile service station in the B-3 Zoning District at the subject property – 10525-74th Street.

Mr. Trent stated that last month Board members heard the Rezoning request, the Special Use request and the Preliminary / Final Plat of Subdivision request relating to 10525 - 74th Street. The Applicant and the Audience had an opportunity to voice their concerns despite the fact that neither the Intergovernmental Agreement (IGA) nor the Redevelopment Agreement had been finalized. As of today's date, the respective communities of Hodgkins and Countryside still have not approved the agreements. Those two documents are still pending; therefore, the three (3) items on the Agenda should to be CONTINUED until the February 4, 2020 meeting.

Mr. Gutierrez moved to continue the above items to the next meeting, seconded by Ms. Grotzke and carried by unanimous voice vote.

- 4. Case #PSU19-0008: Consideration of a Special Use**
 - a. To consider granting a Special Use to permit the expansion and addition to the automobile retail sales dealership, Autobarn Subaru of Countryside, in the B-3 Zoning District at the subject property – 6191 Joliet Road.**

Ms. Edenfield moved to open the Public Hearing in this matter, seconded by Ms. Grotzke and carried by unanimous voice vote. The Building Department has received the required Proofs of Notice. Mr. Trent presented the Staff report: the Applicant, Ms. Gina Fisher, from Autobarn Subaru of Countryside, an established dealership, is seeking to expand the premises with two (2) additions – one (1) in the rear (north elevation) and one (1) on the west elevation. The City amended the Zoning Code after 2007 making automobile dealerships a Special Use in the B-3 Zoning District. Since this is considered a legal non-conforming use, Staff is recommending as a housekeeping item, to bring the existing legal non-conforming site into compliance consistent to what has been done in previous cases involving the expansion /or renovation of dealerships in the City.

The Applicant is requesting the Special Use to expand the dealership in order to provide additional service and storage area plus interior/exterior renovations to improve the overall facility. The property is approximately 2.94 acres just north of Joliet Road, bounded by the Holiday Inn on the west, Volkswagen Dealership on the east, the former BMW motorcycle dealership and Napleton Mazda on the north, and Local 150 on the south. Aerial views of the subject property were shown, plus ground level photos showing inventory surrounding the building and extending northward. The north, south, east and west elevations were shown. The east elevation is tight but the site does share an access drive with the Volkswagen dealership next door. There are five (5) individual parcels associated with this request. The existing building is approximately 17,000 sq. ft. The intent of the project is to construct interior and exterior renovations, providing additional space for service/repair by adding seven (7) bays to the rear (north) and a storage area on the west side of the building.

Staff has noted some concerns, specifically, the existence of gravel in the rear of the property (30-40 north of the building). All City dealerships must have a hard surface. There is no indication that they have underground storage tanks; a detention pond appears to be a part of the former William Tell (Holiday Inn) site. The proposed west addition appears to be tight along the western property line and if used for 2-

way traffic, will need a minimum 24' maneuvering lane. The third concern is the removal of debris, which appears to consist of light posts and inoperable cars in the northwest corner of the property.

The first proposed addition of 4,632 sq. ft. is meant to provide seven (7) service bays; the second addition of 291 sq. ft. is meant for the storage of equipment. The proposed additions will match existing building materials. There is no topo/grading plan available but one will need to be provided prior to submittal of a building permit. The MWRD will be involved for stormwater management given the size of the property. The Applicant will be eliminating 10-15 parking spaces; they may need to reduce inventory or relocate lost spaces. Auto dealerships are exempt from interior and perimeter landscaping but they are not exempt from parkway landscaping. This site has very little parkway; Staff recommends some type of landscaping, large planters along Joliet Road, approximately every 35 feet. All other car dealerships have been asked to comply with the requirement. There is an existing fence on the west elevation. Anytime there are more than ten (10) cars parked, there needs to be a hard surface. This is a pre-existing site; other dealerships do not have a gravel surface. With the renovation, this is a good time to address the parking area and stormwater management, which will require the need for a topo and grading plan.

Nicholas Bruno and Zenon Kurdziel, Architects, Ridgeland Associates, were sworn in by Chairman Fullmer. Both gentlemen have worked with Gina Fisher on this project for some time. Her business has expanded thus the need for expansion of the service area. The rear addition will conform to the existing style. The vision from the hotel will be exactly the same except for some added length; the same materials and colors will provide a seamless look to the addition. The small addition on the side will match completely. Interior work will increase efficiency of the facility; the showroom will be remodeled; all cars will be in front with better visibility from the street; interior offices will be relocated. The customer waiting area will be increased; a child's play area is also planned.

Mr. Kurdziel stated that some parking spaces will be eliminated to provide for the 24' wide drive aisle for the west addition; this will allow better access onto the site. Car dealers have a unique situation; landscaping has always been a problem. They are in favor of creative landscaping but are not sure that planters are the way to proceed. They seek a middle ground to raise the profile of landscaping and look forward to having that discussion with City officials.

Chairman Fullmer asked about the gravel area at the rear of the facility. Mr. Kurdziel stated that this issue was not addressed and needs further discussion. Paving it over will cause more sheet drainage. They will hire a civil engineer to assist with the grading and topo. Only employees drive on that surface. Ms. Edenfield asked if any vehicles have been damaged as a result of the unpaved area. Ms. Fisher stated that area was part of a "Lenoch Exchange" done many years ago and that it was to remain gravel. There has been no damage to vehicles; the gravel is replenished and the surface kept flat. This is only used for internal storage; customers do not drive there. New vehicles are stored there. The ground is on a slant and water drains into the ground; overflow may drain into the retention pond (part of the Holiday Inn site). There has never been a problem back there; the pond has never overflowed. The small addition proposed on the west side will be a holding area for returned parts, engines, warranty repairs, etc. Those items are recycled. Mr. Trent stated that any building permit (where an addition is proposed) requires a

topo/grading plan. Mr. Gutierrez addressed lighting and landscaping. Ms. Fisher stated they have LED lighting in place. Regarding landscaping, she asked the Board to look at the 6161 building – they have done decorative rock and Astroturf on the exterior. The product is 3 years old; it drains and cleans well and they are very satisfied. Planters and boxes look good but can block the view; visibility is essential. They have trees on the center island and around the perimeter of the building, but not in front. They don't want to block the view. Ms. Grotzke is concerned about the gravel; commercial properties should have a finished driveway. Ms. Edenfield concurs and supports that idea.

Mr. Trent stated that auto dealerships are exempt from interior landscaping; it does add to the visual aesthetics of the site. The City Ordinance does require parkway trees. Staff is open to alternative landscaping but something does need to be installed along the parkway. Mr. Gutierrez agrees.

There were no comments from interested parties. Mr. Kurdziel made a Closing Statement. He thanked Board members for their attention and positive feedback. Once the topo is received they will address the gravel parking lot in the rear.

Attorney Peck stated that this matter could be continued or voted on this evening by making it a condition to pave the gravel portions or other paving alternatives to be approved by the Community Development Department (CDD). They stated that pervious concrete could be used, so the PC/ZBA could approve it subject to that and require further collaboration with the CDD. The other item is the fence along the hotel property. Mr. Trent believes the fence is on Ms. Fisher's property. Finally, the removal of debris – that makes fourteen (14) conditions for consideration. Atty. Peck read the Staff recommendation to approve the Special Use request per the Site Plan prepared by Ridgeland Associates, Ltd., dated December 3, 2019, subject to the following conditions:

1. That there be no major body repair or painting occurring on the site;
2. No outdoor speakers used in the operation of the business;
3. All inventory shall be stored in designated/stripped stalls so as to not block aisle ways from access by emergency and service personnel;
4. Installation of bicycle parking spaces in accordance with City Code;
5. If dumpsters are to be used, then refuse and recycling enclosure shall be installed in accordance with City Code;
6. If there is any new lighting installed on the walls or within the parking lot, they will be subject to the review/approval of the City Engineer and CDD;
7. Fire alarm and sprinkler permits shall be submitted subject to review/approval of the Pleasantview Fire Protection District and CDD;
8. Final As-Built Plans for the entire site shall be submitted to the CDD subject to the review/approval of the City Engineer;
9. A Final Landscape Plan to address landscaping along Joliet Road shall be submitted and approved by the CDD;
10. All construction/operation permitted by such Special Use variance shall be subject to all City Codes;

11. That said Special Use be established within twelve (12) months from the effective date of any Ordinance granting approval;
12. That the gravel portion of the parking lot shall be paved or an alternate solution be approved by CDD;
13. Removal of the debris from the site; and
14. Improve the fence separating the subject property from the hotel property.

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

Mr. Gutierrez moved to approve the Special Use with the fourteen (14) conditions listed above, seconded by Mr. Anderson. Mr. Peck stated this is a recommendation to approve a Special Use to permit the expansion and addition to an existing automobile retail sales dealership on the property commonly known as 6191 Joliet Road, subject to the fourteen (14) conditions as previously presented; motion carried by unanimous Roll Call vote.

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

Aye: 8 Fullmer, Anderson, Gutierrez, Grotzke, Ward, Kehr, Schwarz, Edenfield
Nay: 0

Chairman Fullmer stated that this recommendation will come before the City Council at its Regular Meeting on Wednesday, January 22, 2020 at 7:30 p.m.

Public Comment - None

Other Business

PM Mr. Trent stated that the property at 5345-49 LaGrange Road, the Antique Shop, is being potentially sold. A neighboring business owner is interested in purchasing the property. They are seeking a Variance request to address parking. Commercial parking standards are one (1) space per 200 square feet; there is over 3,000 sq. ft. in this building; and there are currently 8 or 9 parking spaces available. If the variance is granted, they would proceed with the purchase. The parking area does involve the IDOT projected use of the land, but they do have parking along Bobolink Road as well as in front of a detached garage. They would need approximately 15-16 parking spaces; they currently have eight (8) plus one (1) ADA space.

Mr. Trent will provide new inserts for the binder he distributed last month re: 10525 74th Street request – they will be returning next month provided the IGA and Redevelopment Agreement have been officially signed and approved.

Home Depot has issues with excess outdoor storage of heavy equipment – not originally approved. Mr. Trent is working with a consultant re: new plans and an upcoming Special Use Amendment submittal.

ADJOURNMENT

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

Aye: 8 Fullmer, Anderson, Gutierrez, Grotzke, Ward, Kehr, Schwarz, Edenfield

Nay: 0

Chairman Fullmer declared the meeting adjourned at 8:12 p.m.

APPROVED:

Respectfully Submitted,

/fp

RICHARD FULLMER, JR., CHAIRMAN