

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 3, 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, Jonathan Gertsmeier

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, Robert Schwarz, Danielle Edenfield, Jon Gertsmeier

Absent: Ronald Ward

Also Present: Attorney Peck, Planning Manager Richard Trent

APPROVAL OF MEETING MINUTES

The minutes of the Regular Meeting of January 7, 2020 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 January 7, 2020.

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, Kehr, Schwarz, Edenfield, Gertsmeier
Absent:1 Ward
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.

Chairman Fullmer received notice that the above items will be CONTINUED until March 17, 2020, at a Special Meeting to be held by the Plan Commission/Zoning Board of Appeals. He sought a motion to continue the matter to that date.

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

Aye: 8 Fullmer, Anderson, Gutierrez, Grotzke, Kehr, Schwarz, Edenfield, Gertsmeier
Absent: 1 Ward
Nay: 0

4. Case #PSU20-0001: Consideration of a Special Use

- a. To consider granting an Amendment to the existing Special Use (Ordinance # 03-03-O) and PUD (Ordinance # 76-11-O) to expand the outdoor storage of product and rental equipment at the subject property of 140 Countryside Plaza.

Mr. Anderson moved to open the Public Hearing in this matter, seconded by Ms. Grotzke and carried by unanimous voice vote. The Applicants, Daniel Grove, Kimley /Horn, Patrick Martin, Home Depot, Ryan Keller, Home Depot, and Peter VanRens, Kimley/Horn, were sworn in *en masse* by Chairman Fullmer. The Building Department has received the required Proof of Notice.

Staff report by PM Mr. Trent: Home Depot (HD), located at 140 Countryside Plaza, requests amending an existing Special Use dating back to the original Ordinance 76-11-O (Ordinance No. 03-03-O). They seek to expand current storage of product and display items to include heavy rental equipment on site. The subject property is located north of Joliet Road and west of LaGrange Road. Countryside Plaza has several landowners; Home Depot is only one of those. Currently, the Home Depot property is an unusual configuration and extends both north and along 60th Place, encompassing the main entrance along LaGrange Road and two (2) entryways off 60th Place. Photos of the north, east, west and south elevations were shown; no visible landscaping on site. Product is stored outdoors in the parking lot along LaGrange Road; HD uses the area as a delivery location, (previously approved to do so in '03). It has become a pick-up location as well – not in keeping with the original Special Use. The west elevation is the garden center.

The applicant seeks to amend the Special Use to encompass four (4) particular areas:

- 1) Defined outdoor seasonal sales area (maximum size);
- 2) Proposed rental truck & heavy equipment location;
- 3) Proposed expanded fence enclosure for deliveries and pick-ups; and
- 4) Proposed expanded fence enclosure for the Garden Center.

Over the years, this store has exceeded sales expectations; corporate is very generous in sending product; however, from the Code Enforcement standpoint, the City has tried to encourage HD to move the product indoors or enclose it so as not to be visible along LaGrange Road.

The Site Plan shows the breakdown of the above four (4) items. 1st Area - The Seasonal Sales area would encompass 105 parking stalls; maximum land size of 85' x 315' with temporary fencing around the entire area. It should be noted that people should not be walking in drive aisles; it has been brought to HD's attention.

2nd Area - The rental trucks and heavy equipment are immediately north of the contractor pick-up area. They propose occupying 28 stalls – 14 trucks and 14 pieces of heavy equipment, immediately west of the Burger King. Staff recommends filling in the landscape island with additional greenery. Mr. Trent showed photos of the proposed heavy equipment – backhoes, skid steers, excavators, etc. According to the original Ordinance, the storage of heavy machinery of this caliber was never discussed. This was brought

to HD's attention; they must request an amendment if they want those items to be stored on site. Attorney Peck discussed the 2015 Ordinance (Ordinance No. 15-34-O) regarding Penske rental truck parking; that never occurred so the ordinance is considered to be null and void.

3rd Area - Remove existing fence and replace with 8' solid fence lining up with the building extending down to the front to create an enclosure to store all items that are visible from LaGrange Road – delivery and pick-up items. Photo depicts product stored outside and clearly visible from the road.

4th Area - Expand Garden Center Enclosure to loading docks to encompass items currently stored behind the building – multiple containers and tons of product (see photo).

Because there are several owners of the Plaza, progress must be made incrementally. Staff suggests providing additional landscaping islands, particularly along the main drive aisle in and out of the Plaza. A landscape island would provide a good buffer zone and help to delineate their northern boundary. Continued and persistent flooding occurs; the applicant has submitted a building permit to address that issue. Staff recommends that this Special Use amendment be approved subject to the nine (9) conditions as presented. Regarding the 28 stalls, Staff suggests that the number be reduced to 22 – since those 22 stalls are in line with the footprint of the Burger King building – so all equipment is west of the building and not visible from LaGrange Road. All equipment must fit within the designated area. In the past, HD has far exceeded their boundaries; they need definitive numbers and should be held accountable to those numbers.

Chairman Fullmer had general business questions. Mr. Trent stated that at some point the site becomes inundated with product and impacts the neighboring businesses. Washington Prime has complained in the past because HD's product is blocking drive aisles or waste pick-up areas. Staff suggests definitive numbers and boundaries to keep HD accountable. There is no additional lighting proposed at this time. Citations have been issued in the past due to overstepping boundaries. Continued discussion ensued re: is there a best location for rental equipment and trucks. Parking requirements have not changed; they have approximately 650 parking spaces. Outdoor storage does not denote any increase in the building footprint. The flood issue does cause a loss of parking spaces. Discussion ensued re: how heavy equipment is moved around; will their equipment fit into individual parking stalls – at 9' x 18'. It is an unsightly issue. The City has made concerted efforts to improve the esthetics along LaGrange Road – new landscaping, lighting, etc., and would like heavy equipment to be buffered from the view of traffic on LaGrange Road.

Daniel Grove, Kimley/Horn Planner, on behalf of Home Depot -- Staff report was very comprehensive; the key issues are the good relationship of HD and Countryside; seeking a good balance for both parties. HD accepts the recommendations of Staff; they will put in the landscape islands as requested. They are working closely with Washington Prime to address the flooding issue. The number of storage spaces needs to remain at 28; we hope to address that issue tonight.

Patrick Martin, HD store manager, discussed their involvement with the community and volunteerism. They participated in the Polar Plunge with 75 HD volunteers raising money for Special Olympics. The building itself is 92,000 sq. ft.; with the sales volume they have, their building is not large enough. Beginning in March or April for about 100 days, peak volume is encountered and merchandise flows in. HD has 165 full-time employees and 55-60 seasonal employees that are hired each spring. Staff works from 6 a.m. to 10 p.m.; thereafter, evening associates come in to work from 8:00 p.m. to 5:30 a.m. Mr. Schwarz suggested splitting the 28 parking stall area -- making it 14 rental trucks on one side and 14 pieces

of heavy equipment on the other. Ryan Keller deals with expansions in general; that suggestion of an even split is definitely possible and leaves the drive aisle open. Rental Center employees use a motorized cart to relocate the equipment; both vans and large equipment are relocated by an associate. The accident rate in parking lots is very low. Question re: type of landscaping planned. Mr. Grove stated that medium-size trees, low perennials and 36" shrubs/hedges would be proposed. They plan to have a gate on the south and on the east along 61st Street (60th Place) for delivery and pick-up. The overall goal is to enclose the area to improve the esthetics. Discussion ensued re: the width of the fenced enclosure area and excess traffic flow in the Plaza on weekends. Then, discussion ensued re: work beginning on the flooding issue; no timeline for corrective action should be set by the City. HD has installed screens in their storm basins that they are cleaning weekly during the season; and monthly in the off-season. HD is always open to land expansion, if it is possible.

There were no other questions from Commissioners; there were no comments from Interested Parties. Attorney Peck entered into evidence the PC/ZBA Zoning Memorandum, plus the Application and documentation therein known as Exhibits A and B. There was no Closing Statement from Home Depot other than the need to preserve the 28 spaces. Mr. Kehr believes that will present a problem. Mr. Gutierrez believes there should be more screening and keep the parking further away from the contractors' area. In line storage is not the best solution; they should be staggered. Discussion ensued re: other locations – all too far from the Tool Rental Center. Moving the area further west and north will make the job more challenging. Mr. Trent stated that the City wishes to have all items removed from LaGrange Road. Mr. Schwarz stated that the 14 and 14 alignment remains the best alternative and blocks them from direct view by the Burger King building. Home Depot agreed.

Attorney Peck asked if individual pieces of heavy-duty equipment would fit into one (1) parking stall. HD replied affirmatively. Mr. Peck stated they would have 28 pieces of machinery /or trucks. Chairman Fullmer brought up the bicycle rack installation. Mr. Gutierrez rides his bicycle to HD on occasion. He has to chain it up in the seasonal sales area. Mr. Martin stated that they have a U-shaped bike rack that holds four (4) bikes located near the contractor entrance by the propane cages. Mr. Gutierrez has never seen it. They will install another bike rack at the Garden Center.

Ms. Edenfield moved to close the evidentiary portion of the Public Hearing, seconded by Ms. Grotzke and carried unanimously.

Mr. Schwarz moved to approve the Special Use subject to the nine (9) conditions and the limit of 28 stalls, seconded by Mr. Gutierrez. Attorney Peck stated this will be a recommendation to approve a Special Use and amend the PUD to permit the expansion of the outdoor storage and heavy rental equipment on the property commonly known as 140 Countryside Plaza, in substantial conformity with Exhibits A and B, entered into the record; and subject to the nine (9) conditions set forth in the Planning and Zoning Memorandum, with the change to #2 that the designated parking area for rental trucks and heavy equipment combined shall be limited to 28 stalls - 14 on the east side and 14 on the west side.

The recommendations are: 1) Parking stalls shall be marked with signs and restriped/painted designating the location of all rental trucks and heavy equipment to ensure they stay within the designated area; 2) Designated parking area for rental trucks and heavy equipment combined shall be limited to 28 stalls – 14 on the east side and 14 on the west side; 3) Installation of bicycle parking spaces shall be provided in accordance with City Code; 4) If any new lighting is installed in the parking lot, it would be subject to review by the City Engineer and the Community Development Department (CDD); 5) Landscaped islands shall be installed on the north side of the property near the main east-west drive aisle to provide a

buffer/separation from the Seasonal Sales area, the proposed rental truck/ heavy equipment area and the rest of the Plaza; 6) A Landscape Plan shall be submitted and approved by the CDD to address the additional parking lot landscaping; 7) Applicant shall submit the necessary permits to address parking lot flooding on site; 8) All construction and operation permitted by such Special Use variation shall be subject to all applicable City Codes; and 9) Use be established within one (1) year from the effective date of any ordinance granting the same. **Motion carried by unanimous voice vote 8/0/1.**

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

Aye: 8 Fullmer, Anderson, Gutierrez, Grotzke, Kehr, Schwarz, Edenfield, Gertsmeier
Absent:1 Ward
Nay: 0

Chairman Fullmer stated that this matter will come before the City Council at its Regular Meeting on March 25, 2020. Attorney Peck asked Home Depot for an updated copy of the revised map showing the 14 stalls on the east and 14 stalls on the west.

(Whereupon a brief recess was had.)

5. Case # PTA20-0001: Consider Approving the Official Zoning Map Reflecting the Map Amendments Through December 31, 2019

PM Mr. Trent stated that the Zoning Map is an annual effort to include the prior year's changes. All 2019 cases that were reviewed are updated and reflected on the Zoning Map. The DRAFT Zoning Map includes seven (7) cases that were reviewed last year, plus other errors and corrections noted by Staff. Mr. Trent described each of the seven (7) properties reviewed last year. The City boundary line has been more clearly defined. Attorney Peck stated this is a recommendation to approve the Official Zoning Map reflecting map amendments through December 31, 2019; motion carried unanimously.

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

Aye: 8 Fullmer, Anderson, Gutierrez, Grotzke, Kehr, Schwarz, Edenfield, Gertsmeier
Absent:1 Ward
Nay: 0

6. Case # PTA20-0002: Consideration of a Text Amendment

- a. To consider amending the Zoning Code Section 10-12-4 to include a procedure for reviewing Brainard Avenue Fence Variations in the Code.

Ms. Grotzke moved to open the Public Hearing in this matter, seconded by Ms. Edenfield and carried by unanimous voice vote. Mr. Trent stated that the City sought to construct a Shared-Use Path along Brainard Avenue; this pathway is expected to impact 34 residential and commercial properties, 15 of which are corner lots. Some corner lots have rear yards facing Brainard Avenue. A number of fences,

trees and other landscape items were removed in an effort to relocate utility poles. Some residents wish to install a 6' solid privacy fence along their property line. The City Code does not allow for those instances. Due to weather delays, the project has been extended to spring 2020. Staff has worked with the City Attorney to come up with provisions to assist those 15 corner lot residents, only specific to the Brainard Avenue corridor. The proposed ordinance is an attempt to address this issue administratively. Staff agrees that new language should be implemented to address these 15 corner lots and streamline the process for those residents whose quality of life may be impacted by the installation of the Shared-Use Path. Staff is not seeking a decision this evening. The draft language is presented for review by board members; all proposed language is open to modification and revision as deemed necessary. Mr. Fullmer suggested continuing this matter to the April 7, 2020 PC/ZBA meeting.

A motion was made by Mr. Schwarz, seconded by Ms. Grotzke, that this matter be CONTINUED to the next meeting. The motion carried by the following vote:

Aye: 8 Fullmer, Anderson, Gutierrez, Grotzke, Kehr, Schwarz, Edenfield, Gertsmeier
Absent:1 Ward
Nay: 0

Public Comment - None

Other Business

Chairman Fullmer asked about the Subaru property at 6191 Joliet Road and the vacant lot on the corner of LaGrange and Joliet Road – what is the status on these properties. Attorney Peck stated that matter is currently in litigation re: the corner lot. Mr. Trent spoke to the architect re: 6191 Joliet Road and reiterated that a hard surface must be installed, whether pavers, asphalt or concrete. Mr. Coleman, the new Building Commissioner, will meet with the architect when they are ready to submit plans.

Mr. Trent stated that the three (3) cases CONTINUED earlier on the agenda will be discussed at the Special Meeting on March 17, 2020.

A request has come in for 6501 Joliet Road, an auto repair facility across from the Ettleson Dealership – the former tenant was “Extreme Auto” – a problem tenant who is now gone. The Landlord is now working with a potential Avis/Budget Rental Car tenant. There are parking concerns – balancing customer parking with inventory parking.

Chairman Fullmer welcomed the newest Board member, Jon Gertsmeier, to the PC/ZBA. Mr. Gertsmeier was “encouraged” to join thanks to Mayor Sean McDermott. He is a family man and resident of Countryside for 11 years. He grew up in Valparaiso, Indiana. His father was a civil engineer and land surveyor and involved in the local community; he has been interested in opportunities coming up where he can serve the community, so here he is. We welcome Mr. Jon Gertsmeier to the Board.

Mr. Trent will send an Email blast re: the March 17th Special Meeting. The large white binders provided to board members should be returned to Mr. Trent who will then swap out certain inserts to update each

of the binders. Mr. Peck stated there are two (2) Agreements being reviewed – the RDA and IGA. Both Agreements should be approved by the City Council at their Regular Meeting on March 11, 2020.

Ms. Grotzke asked about Rosebud – Mr. Trent stated they are officially selling their buildings to a Tee Shirt company (an existing City business). Moving all their inventory will be a massive undertaking.

ADJOURNMENT

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

**Aye: 8 Fullmer, Anderson, Gutierrez, Grotzke, Kehr, Schwarz, Edenfield, Gertsmeier
Absent:1 Ward
Nay: 0**

Chairman Fullmer declared the meeting adjourned at 9:16 p.m.

APPROVED:

Respectfully Submitted,

RICHARD FULLMER, JR., CHAIRMAN

/fp