

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, May 5, 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

The meeting was Called to Order at 7:15 p.m. via electronic transmission – video conferencing. Secretary Grotzke called the Roll of Members physically present as follows:

PRESENT: Chairman Richard Fullmer, Jr., Secretary Tina Grotzke, Michael Anderson, Steve Kehr, Ronald Ward

Absent: Marco Gutierrez

Also Present: Attorney Peck, Planning Manager Richard Trent, Alderman Von Drasek, Emil Barbieri - Hoffmann

Electronically Present: Danielle Edenfield, Robert Schwarz, Jonathan Gertsmeier, Michael Caldwell – Hoffman and Jan Lasota - Hoffman

APPROVAL OF MEETING MINUTES

Minutes of the Regular Meeting of March 3, 2020 were previously distributed to the Board Members. Chairman Fullmer asked if there were any corrections made to said minutes. There being no corrections or additions, motion made to approve the minutes of the Regular Meeting of March 3, 2020, as presented.

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

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

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).

Mr. Kehr moved to open the Public Hearing in this matter, seconded by Mr. Ward and carried by unanimous voice vote. PM Mr. Trent stated there are three (3) items on this project: first, the Preliminary/Final Plat of Resubdivision; second is the Rezoning request; and third is a Special Use Variation request; all three (3) topics will be addressed tonight. Attorney Peck stated that one hearing will encompass all matters, however, there will be three (3) separate votes, one (1) for each issue.

Staff Presentation – Mr. Trent reiterated the key facts of this project for newcomers. This project entails two municipalities – the Village of Hodgkins and the City of Countryside. This matter was first presented in December 2019 and was CONTINUED until the Redevelopment Agreement (RDA) and the

Intergovernmental Agreement (IGA) between the two communities was ratified. Both agreements were approved by City Council at the Regular Meeting on March 11, 2020.

The Applicant, Fred Hoffman, of Hoffman Alpha Omega Development Group, seeks to purchase the property consisting of 2.89 acres and redevelop the site for commercial purposes – namely a restaurant, hotel, fueling stations and convenience store – on the property commonly known as 10525 – 74th Street. An existing house and three (3) detached accessory buildings are on the subject property; two (2) of those buildings will probably be razed. Three (3) requests before you this evening are: A Preliminary/Final Plat of Resubdivision – to subdivide the property into two (2) individual lots – Lot 1 and Lot 2; A Map Amendment (Rezoning) request to rezone the southern portion of this property from R-7, Rural Residential, to B-3, Service & Wholesale Business District; and a Special Use Variation for the southern portion of Lot 2 in order to establish an “automotive service station”.

The Applicant seeks to build a hotel, convenience mart, fueling stations and restaurant with drive-through. The bulk of the project – the proposed hotel, convenience mart with drive-through, and the automobile fueling stations are on the Hodgkins property. The truck fueling stations, however, would be located on the Countryside property. The Land Title Survey shows the eastern portion is in the Village of Hodgkins; the western portion is in the City of Countryside. The parcel is situated between 74th and 75th Streets, north of the UPS facility in the far southeastern portion of the City, in a very active location, with the Toll Road connection on I-294. There is a house and detached garage on the north elevation (Lot 1). The east elevation shows the asphalt from the former Eddie Z’s. The west elevation shows the former Eddie Z’s building; a hotel will be established there. The south elevation is looking from 75th Street north. The accessory buildings will ultimately be removed for the intended project.

This property falls under the City’s 2004 Comprehensive Plan as the Southern Annexation Subarea Plan. The Applicant is making a good faith effort to maintain the northern portion of the property intact for Rural Residential (R-7). The Site Plan shows Lots 1 and 2; the developers opted to maintain the current zoning on the northern portion of the property intact. Lot 1 is one acre with 100 feet of road frontage; interior setbacks are all in compliance. The southern portion (Lot 2) is approximately 1.895 acres; both structures meet the B-3 commercial district standards.

The **Revised Site Plan (Exhibit F)** was revised on April 28, 2020. Originally, both the auto and truck fueling stations were to be located on the Countryside portion. The **Revised Site Plan** shows only the truck fueling stations (6) will be located on the Countryside portion. Thirty-six (36) additional parking spaces with 24’ drive aisles are included both north and east of the parking areas with additional parking inserted to the north near the retaining wall. There are two (2) retaining walls; the elevation drops considerably from north to south. Additional landscape islands have been added which meet City requirements.

Ingress/egress – two (2) locations are noted, one (1) on the east side, both right and left turns; ingress would primarily be on the Hodgkins’ side. On the west side of the property, there is a “Right turn” in only to come in to fuel. A three-story hotel is being proposed; the proposed façade has not changed from the original proposal – metal/glass combination. The proposed signage exceeds City requirements for a

monument sign; they may elect to put the monument sign on the Hodgkins' portion. Staff recommends approval of the project (the 3 requests) subject to the conditions provided in the Staff report.

Chairman Fullmer noted that waiving sidewalks at this time is one recommendation. There are no sidewalks along 75th Street or 74th Street. Question by telephone: Nadine Beals, 6640 Dawn, asked for copies of the ten (10) conditions (recommended by staff for the Special Use Variation). Chairman Fullmer will read those aloud later in the meeting. He asked the Applicant to proceed with the presentation.

Mr. Emilio Barbieri, represents the Hoffman Development Group. They were here in December 2019. They discussed certain points with residents and revised the plan to accommodate those requests. The RDA and IGA have since been approved. The Site Plan has been modified as of April 28, 2020. Auto fueling and parking areas were exchanged, resulting in the proposed auto fueling stations being in Hodgkins and additional parking in Countryside. The hotel remains the same; first floor is a convenience store and two (2) restaurants -- drive through on the east side with coffee and sandwich shop and an extra exit lane. Trucks will have no access. On the west end, signage for trucks will show "Right Turn" in only – they will not be able to exit from there; traffic will loop around and exit the site. Staff also recommended both landscaping and fencing to occupy the western and northern boundaries of Lot 2, as presented. Mr. Barbieri agrees; they have been researching landscaping products and fencing materials; they are seeking a fence higher than 8' – due to the horses. The PC/ZBA could make that a recommendation tonight. Michael Caldwell, engineer for Hoffman, stated that due to the great difference in elevations of the two (2) properties, the fence will be on top of the retaining wall on the western edge. In addition, there is a 10' landscape area at the bottom and a 5' landscape area at the top as well.

Attorney Peck sought to enter into the record the Community Development Department Memorandum dated May 1, 2020, as Exhibit A. Exhibit B is the Application with the Revised Site Plan, supplied by the Applicant, the Hoffman Group. Mr. Peck asked about the height of the fence; the material does not have to be wood, so long as it is solid, to buffer the area. Mr. Barbieri stated that other materials are more sound absorbent; 8' is the minimum, 12' is suggested.

Questions from the Board: no questions at this time. Chairman Fullmer read staff's ten (10) recommended conditions (for the proposed Special Use request) aloud:

1. An 8' solid wood fence shall be installed along the entire north and west property line to screen the neighboring residential properties – PC/ZBA will provide latitude as to height and material.
2. If any lighting is proposed on site as part of the overall project, then a Photometric Plan shall be submitted subject to review and approval of the City Engineer and Community Development Department (CDD).
3. If there is use of a dumpster on site, then a refuse and recycling enclosure shall be installed pursuant to Section 8-3-1(E)(15) of the Code.
4. If any signage is proposed on the canopies or along the road, then a Sign Permit shall be submitted subject to review/approval of the CDD.
5. A Landscape Plan shall be submitted subject to review/approval of the CDD.
6. A Building Permit shall be submitted for all construction subject to review/approval of the CDD.

7. A copy of the Driveway Permits for accessing 75th Street shall be submitted to the CDD as part of the Building Permit submittal.
8. The Final Engineering Plans shall be subject to review/approval of City Engineer.
9. All construction and operation permitted by such Special Use variation shall be subject to all applicable codes, ordinances and regulations of the City of Countryside.
10. That said use be established within one (1) year from the effective date of any ordinance granting the same, or said use shall become null and void in accordance with Section 10-12-4-9 of the Zoning Ordinance of the City of Countryside.

Recommendations at the discretion of the PC/ZBA -- to recommend approval of the following Preliminary/Final Plat of Resubdivision (Hoffmann Hodgkins Development), subject to the following conditions:

1. A revised Plat of Subdivision 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.
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.

Questions from audience at home: Nadine Beals – not satisfied with quality of the hearing. She sought explanation of the Subarea being under less stricter Cook County Regulations. What does Cook County allow that the City of Countryside doesn't allow? Attorney Peck stated that Cook County has nothing to do with it; the two (2) parcels discussed have individual Zoning Codes for their parcels. Ms. Beals read that *"...the Subarea was largely planned and developed under the less strict Cook County Regulations."* Mr. Trent noted that this area of the City was formerly part of the Village of Hodgkins; it was annexed into the City approximately 15 years ago; prior to that time it was under jurisdiction of Cook County; now Countryside standards are more restrictive than the original Cook County requirements.

Roger Marenkov, 7424 Prescott Lane, stated that 16 years ago this area was unincorporated Cook County prior to the annexation by Countryside. There should be no confusion here. Marenkov would like written documentation that there will never be access from Eddie Z's property onto 74th Street. He is concerned about future owners honoring that proposal – no access at any time in the future. He thanked both parties for all their efforts in bringing this proposal to fruition. Mr. Caldwell stated that the area in question has a large drop off. As a result, soil will be removed to try to reduce the slope in the parking area to the north of the hotel building; there will be a physical barrier of perhaps 8-10 feet in that area with the impossibility of ever being able to access 74th Street from this parcel.

Mr. Barbieri asked about the one-year time deadline – the hotel may take longer than that. Could the time be increased to 18 months rather than 12 months? Mr. Trent stated that this is per the City Code. The Applicant may make a written request to the City Council to extend the time if necessary. The Ordinance is what it is – applicants are specifically given one (1) year to progress with their Special Use

project. Attorney Peck stated that time does not toll until approval by the City Council; their next meeting is May 27, 2020. If that meeting is cancelled, the matter will be heard at the first meeting in June.

Mr. Trent asked about overnight truck parking. How will that be addressed? Precautions are needed. Ms. Jan Lasota, with Hoffmann, stated that they will post signs **“NO OVERNIGHT TRUCK PARKING.”** Mr. Trent noted the excess space near the retaining wall.

Ms. Edenfield stated that next door is an agricultural location; any discussion re: timing of fencing going up – but with horses next door and construction taking place, it could be very disruptive. Mr. Caldwell stated the retaining wall along the western edge will be constructed first and then the fence on top which will provide better protection to the JJ Ranch. Mr. Barbieri noted that discussions have been ongoing throughout this period of time; they will be good neighbors. Mr. Caldwell addressed retaining wall heights; he prefers a series of retaining walls, minimum heights 4-5 feet between the house and the parking area, another landscaped area and another retaining wall. It is easier to construct and maintain a series of shorter walls rather than one large one. The grade on the horse farm is very much lower; a person can stand on the wall; the fence will be on top of that. The retaining wall is holding the dirt up; the fence will go on top. Elevations will be based upon the 75th Street elevations, which are higher than the property directly to the north. There will be two (2) landscaped areas between the JJ Ranch and the fence; it is difficult for Staff to visualize. Detailed plans will be shared with all parties.

Questions from the audience: Ms. Beals asked who will police the area. Attorney Peck stated that the IGA has Hodgkins as the primary Police Department, but Countryside can police their portion – both departments will be there.

Closing Statement – Mr. Barbieri has nothing more to add. Mr. Trent did an excellent job, very thorough. They modified the plan in a minor way; they look forward to working with the City. Ms. Grotzke moved to close the evidentiary portion of the Public Hearing, seconded by Mr. Kehr; motion carried by unanimous Roll Call vote.

Ms. Grotzke moved to approve the Preliminary/Final Plat of Resubdivision, seconded by Mr. Anderson, subject to the three (3) recommendations addressed in the staff report. Mr. Peck stated this is a recommendation to approve the Preliminary/Final Plat of Resubdivision to subdivide 10525 – 74th Street into two (2) lots in substantial conformity with Exhibits A and B, subject to the following conditions:

1. A Revised Plat of Subdivision 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.
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 Ms. Grotzke, seconded by Mr. Anderson that this matter be APPROVED as presented. The motion carried by the following vote:

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

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.

Mr. Peck stated this would be a recommendation to approve a Map Amendment to Rezone Lot 2 of 10525 – 74th Street from R-7 to B-3 in substantial compliance with Exhibits A and B.

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

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

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. Peck stated that this would be a recommendation to approve a Special Use to permit an auto service station on the property commonly known as 10525 – 74th Street, subject to the recommendations set forth in the CDD Report, Exhibits A and B, plus the ten (10) conditions as set forth in the Zoning recommendations from Mr. Trent, with the exception that #1 is changed from 8' solid wood fence, to 12' solid fence; the additional condition is that there will be no access to 74th Street from either parcel.

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

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

Chairman Fullmer stated that these matters will come before the City Council at its Regular Meeting of May 27, 2020; Mr. Trent will notify the Applicant of any date change.

4. CASE #PTA20-0002: Consideration of a Text Amendment - CONTINUED

- a. To consider amending 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 Mr. Kehr, and carried by unanimous Roll Call vote. Mr. Trent presented a Text Amendment at the March Meeting. He provided background information: the pedestrian pathway along Brainard Avenue extends from 55th Street to Joliet Road on the east side of Brainard. Due to utility pole relocation delays on both residential and commercial properties, installation of fencing was delayed. Approximately thirty-four (34) properties have had their fences either relocated or removed; fifteen (15) of those are on corner lots. Some residents would like to install a fence now for privacy while others are waiting for the completion of the pathway in order to gauge its impact on their quality of life.

Mr. Trent has coordinated with General Counsel Kearney to draft an Ordinance that would allow residents or businesses to pursue a Variance that would be handled Administratively rather than through a formal review process, **only for corner lots on the east side of Brainard Avenue from 55th St. to Joliet Road**. If a resident desires a privacy fence, they could do so administratively. The Text Amendment proposes amending the Code in three (3) locations – in the Building Code (Section 8-3-1); in the Zoning Code (Section 10-2-13); and inserting new language regarding Administrative Review (Section 10-12-4-12). Staff has presented guidelines for consideration; he asked Board members to review the language and make revisions. Items include:

- Notification sent to property owners within 250 feet radius of subject property.
- Those notified have 10 working days to respond.
- ZA has 20 working days to review and provide a written order.
- The ZA will send a decision for the variation within 20 working days to the applicant and all persons previously notified.
- The Applicant may appeal the decision of the ZA within 10 working days.

This will place responsibility for the variation on Staff rather than on the PC/ZBA and/or City Council. General discussion re: height restrictions along Brainard Avenue – currently the maximum height for a fence is 4' along Brainard Avenue on a corner lot. That is the status of the Code today. After lengthy discussion, Ms. Edenfield moved to go with the streamlined process provided by Staff, seconded by Ms. Grotzke and carried by unanimous voice vote. Mr. Peck stated that this is a recommendation to amend Section 10-12-4 as presented to provide a procedure for review and permitting Brainard Avenue Fence Variations.

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

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

This matter will come before the City Council at its Regular Meeting on May 27, 2020.

Other Business

Mr. Trent stated that a business would like to present a Concept Plan to the Board for a “Preschool/Daycare” facility along 55th Street. Chairman Fullmer is concerned about limiting the number of people in the audience when a hot topic is up for consideration. He is not sure that a Concept Plan can be presented which will trigger a huge audience and not have the ability for adequate resident participation. Mr. Trent believes that the June meeting will be a virtual meeting, such as this one held tonight. He noted that the timing is not ideal at present for presenting a Concept Plan when public participation is limited. Chairman Fullmer stated it is cumbersome to have residents participating from their homes speaking through their computer as opposed to their physical presence in the Council Chambers. The intent of City Council is to conduct business. Another Plat of Resubdivision will be coming up along 58th Street east of LaGrange Road in the near future. Mr. Trent does not want to deter residents from submitting requests. Attorney Peck noted there are multiple avenues for people to make their opinions known. Chairman Fullmer believes it would take longer to reach a conclusion. ZOOM will allow for participation of 250 people – if they have a computer – that could be a challenge. Deliberations and resident comments are all essential. This case will bring out a lot of people, based on the past history of this site – a request for a preschool/day care facility along an IDOT road, adjacent to a residential neighborhood. Chairman Fullmer stated if they wish to do a general presentation, they can move forward. Mr. Trent will notify adjacent property owners about the Concept Plan – FOR DISCUSSION ONLY -- no formal decisions will be made if they proceed. Based on feedback received, the applicants will then decide whether or not to move forward with a formal submittal. Chairman Fullmer acknowledged that this was the first time ZOOM streaming was used for a PC/ZBA meeting.

Mr. Trent provided the current Zoning Log – which is kept up to date.

ADJOURNMENT

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

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

Chairman Fullmer declared the meeting adjourned at 9:20 p.m.

APPROVED:

Respectfully Submitted

RICHARD FULLMER, JR., CHAIRMAN

/fp