

CITY OF COUNTRYSIDE

*803 Joliet Road
Countryside, IL 60525
www.countryside-il.org*



Meeting Minutes

Special Meeting of the Plan Commission

Zoning Board of Appeals

Tuesday, February 15, 2022

7:15 P.M.

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**

Meeting called to order at 7:15 p.m. by Chairman Fullmer.

Roll Call: Secretary Grotzke called the Roll of Members physically present as follows:
Present: Richard Fullmer, Jr, Ronald Ward, Michael Anderson, Danielle Edenfield, Steve Kehr, Tina Grotzke, Robert Schwarz
Absent: Marco Gutierrez, Jonathan Gertsmeier
Also Present: Attorney Erik Peck, Planning Manager Richard Trent

Chairman's Comments - None

Approval of Minutes -- The Special Meeting Minutes of January 25, 2022 were previously distributed to Board Members. There being no corrections or additions to the minutes, motion made to approve the minutes as presented.

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

Aye: 7 Fullmer, Ward, Grotzke, Anderson, Edenfield, Kehr, Schwarz
Nay: 0
Absent: 2 Gutierrez, Gertsmeier

Action Items

1. **CASE #PSU22-0003: Consideration of a Special Use**
 - a. **To consider granting a Special Use to permit an automobile service use (Empire Auto) in the B-1 Zoning District at the subject property of 6501 Joliet Road.**

Ms. Grotzke moved to open the Public Hearing in this matter, seconded by Mr. Kehr and carried by unanimous voice vote. The Building Department has received the required Proof of Notice. The Petitioner, Favian Calvillo, was sworn in by Chairman Fullmer. Mr. Trent presented the Staff Report:

This is a Special Use Request by Applicant, Favian Calvillo, seeking to establish an automobile service use at 6501 Joliet Road, currently zoned B-1, Retail Business. The subject property is located just east of Willow Springs Road on the north side of Joliet Road. The building is currently vacant; it was previously used as an automobile service facility by several businesses, the last being Extreme Auto, which closed in 2019. The property to the immediate west is owned by the same landlord. Mr. Calvillo wishes to lease the space at 6501 Joliet Road, approximately 2,600 sq. ft., to move his current business from Brookfield to Countryside. Slides depicting the north, south, east and west elevations were shown.

The Plat of Survey reveals the property to be approximately 13,664 sq. ft. in size. There is an existing white vinyl fence on the northern border that provides a buffer between the residential and business properties. The south elevation is along Joliet Road adjacent to other businesses; the east elevation shows Clocktower Drive; the west elevation shows cross-access between the two (2) properties, however, there is an elevation change of approximately 6-12". The property owner recently resurfaced/resealed/restriped both lots; there is a long yellow line as a warning to define the difference in elevation and properties.

The subject property falls within the Joliet Road Sub-Area Plan and as such there are recommendations re: landscaping along the perimeter facing Joliet Road. This property is very limited in size and capacity but Staff does recommend making parkway improvements – installing large planters along the building exterior and along the eastern corner of the property with perhaps bushes installed along the parkway to improve esthetics.

The Detailed Site Plan shows the existing building with three (3) service bays (Shop Area) with an office on the east side of the building. A dumpster enclosure is proposed in the rear of the building along with an area for oil storage; customer parking is located on the east side of the building. Two (2) to three (3) employees would work at this location; hours of operation would be 8 am to 6 pm, Monday through Friday; Saturday, 8 am to 3 pm; and no Sunday hours. Currently, on-site parking would be 9 regular stalls and 1 ADA stall, which is sufficient per Section 10-10-5 (B) of the City Code. Staff notes that historically this site has been used as an automobile service facility; Staff recommends that the Applicant be granted the Special Use subject to the twelve (12) conditions provided in the Staff Report (dated February 15, 2022).

Chairman Fullmer asked if tire sales would be a part of the business; not at present but eventually. Ms. Edenfield addressed the grade change as a definite problem for customers; what can be done to eliminate that? Mr. Trent has encouraged the property owner to level out the grade difference but the owner prefers to leave it as a deterrent to parking on the 6525-35 property. It is difficult for first-time users to notice the grade change. There is a fluorescent yellow line from front to back that serves as a warning and a divider between the properties. The property owner is not present tonight. Ms. Edenfield asked for that to be placed in the conditions. Mr. Peck said adding that feature as a condition is possible. He suggested that Mr. Trent advise the property owner that this is a hazard in the eyes of the City and must be remedied; perhaps issue a citation if he is unwilling to cooperate – to answer why he is maintaining his property in an unsafe condition.

Mr. Kehr asked if there has ever been an issue with the grade difference? Mr. Trent stated that the previous City Code Enforcement Officer was there 2-3 years ago and drove across the grade change with some minor damage to his vehicle. There have been no other complaints from users. Chairman Fullmer suggested installing a guard rail to define/divide the properties; it is a safety issue. Mr. Trent will continue trying to get the property owner to level off the area. In the future, if either site is in need of additional overflow parking, having cross access would help each property out. The 6525-35 Joliet Road site has approximately 23 parking stalls serving 3-4 store fronts. If those suites are occupied, overflow parking could be an issue. Mr. Kehr agrees that installing a guard rail would not affect rainwater distribution on the property and could cost less than leveling the area. Mr. Trent maintains that cross access would provide greater flexibility for customers.

Ms. Grotzke suggested keeping the rear overhead door closed during the summer months. Residents are currently very close to the rear of the property; they were not living there before 2019; that could be added to the conditions.

Mr. Favian Calvillo stated that he would like to move his business from Brookfield, IL to Countryside. This is a larger location; it would be a great benefit to his business and to the residents of Countryside. He runs a very clean shop and will be respectful to nearby residents. He currently does general auto repair, oil changes to engine replacements and electrical work; they don't do any body work. Chairman Fullmer asked if the proposed use would also be a tow truck business – that is a different company. There was no Closing Statement and no other comments from Board members or Interested Parties. Mr. Ward moved to close the Evidentiary Portion of the Public Hearing, seconded by Ms. Edenfield and carried by unanimous voice vote.

Ms. Grotzke moved to approve the Special Use to permit an automobile service use on the property commonly known as 6501 Joliet Road, subject to the twelve (12) conditions listed in the Staff Report (dated February 15, 2022), and that the rear overhead door remain closed at all times, seconded by Mr. Ward; Motion carried by unanimous Roll Call vote.

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: 7 Fullmer, Ward, Grotzke, Anderson, Edenfield, Kehr, Schwarz

Nay: 0

Absent: 2 Gutierrez, Gertsmeier

Chairman Fullmer stated that this matter will come before the City Council on February 23, 2022. He asked Mr. Calvillo to be present at that time. Mr. Calvillo thanked the Board members.

Public Comment - None

Comprehensive Plan Update RFP – Update

Mr. Trent stated that the Houseal Lavigne team will meet with the Steering Committee on Tuesday, February 22, 2022 at 6:30 pm -- open to the general public. The original initiation meeting / workshop scheduled earlier this month never took place due to weather-related issues. They will begin with the Objectives of the Comp Plan process, discuss preliminary scheduling and discuss the Committee's role throughout the project. Chairman Fullmer and Secretary Grotzke will be in attendance as will reps from the City Council and several at-large residents – a member from the Education field, a long standing resident and a fairly newer resident, and some business owners. Their role will be to provide perspective and guidance throughout the project.

Other Business

The March 1st Hearing will involve the former City Hall site – a big project. Mr. Trent purposely did not schedule any other business items on that agenda; many residents are expected to attend. This involves the former City Hall property which went through a Plat of Resubdivision and a rezoning in anticipation of the sale. The applicant is Luca Travel Center 1, LLC. They would demolish the existing buildings and construct three (3) new buildings on site, which would be a restaurant, a convenience mart, a grocery store and possibly a brewery. Staff will be delaying other cases before the PC/ZBA – the Zoning Map

Update and another ballet academy/dance school being proposed along 55th Street. Mr. Trent is seeking a Special Meeting for March 22nd to address these projects.

The 2022 Case Log from 2018-2022 has been provided in the Board packets.

Regarding Kiddie Academy, there was a ZOOM meeting with the Woodmont Company. They are ready to submit their remodeling plans and they may be seeking to expand the building. There were discussions re: parking and the current businesses in the building. They plan to reconfigure the parking to create some additional parking along the east side of the building and extend parking south of 55th Street – to create an additional 5-8 stalls. One (1) access drive may be eliminated.

The Old Speedway property – Mr. Paul Shukis, Shukis Development, is planning to sell that property to a developer called GW Properties. They have proposed a new building, somewhat similar to the 2018 proposal, but smaller and eliminating the need for any variances. They are proposing a “medical facility”; there is no revenue generated with these types of uses. They are being steered toward retail, to generate sales tax; if they persist, a PILOT tax will be applied, -- “Payment In Lieu of Tax” – for sales tax lost during the life of that property. GW Properties will be submitting a Building Permit in the near future.

Chairman Fullmer asked if the developers of the old City Hall have developed other properties. Mr. Trent stated they have not; this would be their first venture. Raising Cane’s has submitted a Building Permit and Demolition Permit. There are no further comments on this project.

ADJOURNMENT

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

Aye: 7 Fullmer, Ward, Grotzke, Anderson, Edenfield, Kehr, Schwarz

Nay: 0

Absent: 2 Gutierrez, Gertsmeier

Chairman Fullmer declared the meeting adjourned at 8:00 p.m.

APPROVED:

Respectfully Submitted,

By:



RICHARD FULLMER, JR., CHAIRMAN

/fp