

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, March 22, 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, Marco Gutierrez, Jonathan Gertsmeier
Also Present: Planning Manager Richard Trent, Recording Sec. Prokop

Chairman's Comments - None

Approval of Minutes - None

Action Items

1. **CASE #PTA22-0001: Consideration of a Text Amendment**
 - a. **To consider approving the Official Zoning Map reflecting the Map Amendments through December 31, 2021**

Mr. Ward moved to open the Public Hearing in this matter, seconded by Mr. Gutierrez and carried by unanimous voice vote. PM Mr. Trent presented the Staff report and stated that every year the Board goes through the exercise of updating the Zoning Map. The Text Amendment before the Board tonight is to update the Zoning Map to reflect the 2021 Zoning Map detailing all changes that have occurred through 2021 and anything that may have been cited as errors or corrections this past year.

Mr. Trent summarized the graph showing the 2021 Cases taken up by the Board throughout the year:

1. 600 W. Plainfield Road – Special Uses for the Bank;
2. Kiddie Academy, 1023 W. 55 Street – Special Use for day care center / nursery school; and
3. Former City Hall, 5500 East Avenue – Plat of Resubdivision and Map Amendment (Rezoning).

Corrections and Errors were noted as follows:

1. Update Census Count – Population increased to 6,420 individuals;
2. 7157 Willow Springs Road – change of address;
3. 10525 74th Street (Hoffmann Development Project) – remove “Special Use/PUD” designation; and
4. 6575 Joliet Road (former bank abandoned) – remove “Special Use/PUD” designation.

Staff recommends that the PC/ZBA recommend approval of the updated Official Zoning Map of the City of Countryside, prepared in concert with Novotny Engineering. There was no further discussion.

Ms. Edenfield moved to close the evidentiary portion of this Hearing, seconded by Mr. Gutierrez and carried by unanimous voice vote.

Ms. Grotzke moved to approve the updated Official Zoning Map of the City of Countryside as presented, seconded by Mr. Anderson; motion carried by unanimous Roll Call vote.

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: 9 Fullmer, Ward, Grotzke, Anderson, Edenfield, Kehr, Schwarz
Gutierrez, Gertsmeier**

Nay: 0

Public Comment - None

Other Business

The Regular Meeting of April 5, 2022 will see the return of the project at 5550 East Avenue. There will be a revised site plan for review. Chairman Fullmer asked that Novotny Engineering attend the April 5th meeting if possible and/or provide comments concerning the proximity of the fueling center to the quarry, the City water supply, and Helping Hand. Also included is the request for another Dance School at 915 W. 55th St. (The Ballet Tutor LLC) – there is space available.

The 2022 Case Log from 2018-2022 is included in the Board packets.

Comprehensive Plan Update

Mr. Trent stated that the Steering Committee met on Tuesday, February 22, 2022 at 6:30 p.m. with members of the Houseal Lavigne team. In addition, they have identified eight individuals/business people (Key Stakeholders) and interviews were conducted in person and some virtual. The next step is to arrange a meeting with the Countryside Chamber of Commerce – we are not sure of their status today. Our consultant would like to hold a meeting before the business owners and ramp up to a community-wide meeting. Those are the upcoming tasks scheduled for after the first week of April.

Further discussion ensued re: land ownership changes occurring at Countryside Plaza. Also, discussion of trucks still parking at Holiday Inn unhinged from trailers; Mr. Trent will follow-up with the Police Department on it.

ADJOURNMENT

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

**Aye: 9 Fullmer, Ward, Grotzke, Anderson, Edenfield, Kehr, Schwarz
Gutierrez, Gertsmeier**

Nay: 0

Chairman Fullmer declared the meeting adjourned at 7:50 p.m.

APPROVED:

Respectfully Submitted,


By: RICHARD FULLMER, JR., CHAIRMAN

/fp