

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, August 5, 2025

7:15 P.M.

City Hall

Board Members

**Chairman Robert Schwarz, Secretary Tina Grotzke,
Marco Gutierrez, Ronald Ward, Steve Kehr, Jack Benton,
Tom Geraghty, Danielle Edenfield, Jonathan Gertsmeier**

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

Roll Call: Secretary Grotzke called the Roll of Members physically present:
Present: Chairman Robert Schwarz, Tom Geraghty, Jack Benton, Marco Gutierrez, Danielle Edenfield, Tina Grotzke, Jon Gertsmeier
Also Present: City Attorney Erik Peck, Planning Manager Richard Trent, Recording Secretary Prokop
Absent: Ronald Ward, Steve Kehr

Approval of Minutes - The Regular Meeting Minutes of July 1, 2025 were previously distributed to Board Members. There were no corrections; motion made to approve the minutes as presented.

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

Aye:	7	Schwarz, Geraghty, Gertsmeier, Benton, Edenfield, Grotzke, Gutierrez
Nay:	0	
Absent:	2	Ward, Kehr

Chairman's Comments - Committee members had a brief discussion re: possibility of moving the meeting time from 7:15 to an earlier time. Mr. Schwarz asked everyone to think about that idea and bring it up next month when the other two Commissioners are present for discussion.

Action Items:

1. CASE #PTA25-0005: Consideration of a Text Amendment

- a. To consider amending Zoning Code Section 10-6A-2 (Special Uses) to include temporary or "pop up" seasonal retail stores as a Special Use in the B-1 Zoning District.

Mr. Gertsmeier 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 regarding a "use" that was in the Code prior to 2013. The change in the Code restricted temporary or "pop up" seasonal retail stores as a permitted use/special use in some of the commercial/business districts. The Economic Development Committee is concerned about the number of vacancies in the Plaza and other properties throughout the City. Staff was approached by such a business and advised them that the "use" is **only** allowed in the B-3 District. That began the discussion to re-evaluate the Code and review why that change was made in 2013. At that time, there was a user at a location that was not able to accommodate the volume of traffic and it became a big problem for the City. Ordinance No. 13-25-O was created as a result of that business. The City Council now would like to amend the Code in order to change it back to allow this particular "use" by Special Use in all Commercial/Business Districts (B-1, B-2 and B-3).

Attorney Peck stated that 15-20 years ago "pop up" stores usually referred to Christmas Tree stores in the winter and snow cone stores in the summer. The Halloween Store came in and the City was unequipped for the volume of cars, approximately 150, which overwhelmed the immediate area. The site was not adequate for the volume of cars. That is why Ordinance No. 13-25-O was created. The City

now has the oversight to review, on a case-by-case basis, whether a particular site has the ability to handle the potential “use”. It created a real problem at that time. City Council would now like to update Title 10, Chapter 6, Section 10-6A-2 of the Code to **add** that language back – temporary or “pop up” seasonal retail stores as a Special Use in the B-1 Zoning District, which would carry over into the B-2 and B-3 Zoning Districts as well, as a use by Special Use subject to the review of the PC/ZBA on a case-by-case basis and City Council approval. The proposal would update Title 10, Chapter 6, Section 10-6A-2 to **add** language under Special Uses and update Title 10, chapter 6, Section 10-6C-2 to **delete** language under Special Uses.

Ms. Edenfield asked if there would be any formal oversight requiring the type of businesses involved? Mr. Trent stated that language already exists (in the Code) regarding certain criteria to be met for some “uses” – such as in allowing a dispensary or massage parlor to exist. The Spirit Halloween type of establishment is typically open for three (3) months and then gone. Prior to 2013, that type of use was permitted but the volume of traffic was not anticipated. Parking was the main problem. There were no other questions from Board members. Mr. Geraghty moved to close the Evidentiary Portion of the Public Hearing, seconded by Mr. Gutierrez; motion carried by unanimous voice vote.

Mr. Gertsmeier moved to approve the proposed amendments as presented above by Staff (in the Planning & Zoning Memorandum dated August 5, 2025), seconded by Mr. Geraghty; motion carried by unanimous Roll Call vote.

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

Aye:	7	Schwarz, Geraghty, Gertsmeier, Benton, Edenfield, Grotzke, Gutierrez
Nay:	0	
Absent:	2	Ward, Kehr

Public Comments - None

Other Business

Ticket Statistics (for July 2025) - In July, 22 tickets were issued in total; 9 tickets were for parking/storing tractor/trailers; and 13 tickets were for trucks parked on property not registered to the business. The City Council should be aware of these numbers and discussing this problem. The fine for these tickets is \$150 – the amount may not be enough to deter these activities. Trucks/trailers or heavy equipment should not be parked anywhere but in the commercial / manufacturing districts within loading docks. Mr. Peck stated that if they appear at Adjudication, the Hearing Officer should be aware if they had prior tickets, in which case the fine could go up to \$750; that should get their attention. Mr. Gertsmeier would like to see a “year-by-year comparison” to better judge the parking statistics to determine whether certain months are busier than others. In addition, he suggested adding this information to the quarterly Newsletter to better inform City residents.

2018-25 Zoning Cases - The list of past cases was updated.

Next Meeting - September 2, 2025 - Two (2) items are on the agenda for next month. Mr. Trent stated that the proposed banquet hall development (Noto Event Center) at 6420 Joliet Road has expired; the parcel is back on the market. The property owner did not have the secondary funding necessary to bring this project to fruition. One possibility may be the City purchasing the property for a new Public Works facility; they would need 3 acres.

Upcoming Cases - A Variance for 10637 71st Place, Zoned R-7, a large property with another large parcel adjacent to it – seeking to build a detached accessory building that exceeds the square footage requirements. Also, a Special Use Amendment for 10000 75th Street, the Duckees TC project, formerly the Hoffman Hodgkins Development, with various uses; was approved with several conditions including the height of perimeter fencing. A 12' fence (under Condition #2 of the Ordinance) was approved for the west and north boundaries; the new owners are requesting a lower height. The new owners/developer have assumed all of the approvals – representatives of Ducky's Travel Center will be at the upcoming meeting to present their case.

ADJOURNMENT:

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

Aye:	7	Schwarz, Geraghty, Gertsmeier, Benton, Edenfield, Grotzke, Gutierrez
Nay:	0	
Absent:	2	Ward, Kehr

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

APPROVED:

Respectfully Submitted,



ROBERT SCHWARZ, CHAIRMAN

/fp