

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, 2026

7:00 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**

The meeting was called to order at 7:00 p.m. by Chairman Schwarz.

Roll Call: Secretary Grotzke called the roll of members physically present:

Present: Robert Schwarz, Tom Geraghty, Marco Gutierrez, Tina Grotzke, Jon Gertsmeier, Ronald Ward, Steve Kehr, Jack Benton, Danielle Edenfield

Also Present: City Attorney Erik Peck, Planning Manager Richard Trent

Approval of Minutes – The regular meeting minutes of January 6, 2026, were previously distributed to Board members.

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

Aye: 9 Schwarz, Geraghty, Gertsmeier, Grotzke, Gutierrez, Ward, Kehr, Benton, Edenfield

Nay: 0

Chairman's Comments – Chairman Schwarz reminded Board members to complete the Cook County Statement of Ethics filings, noting there is a \$50 fine for not doing so by the deadline.

Action Items:

1. CASE #PSU26-0001: Consideration of a Special Use

- a. To consider and recommend a Special Use to permit a banquet facility/meeting hall (Noto Event Center) in the B-3 Zoning District at the subject property of 6420 Joliet Road; and
- b. To consider and recommend a Special Use to permit an outdoor patio in front of the proposed business (Noto Restaurant) in the B-3 Zoning District at the subject property of 6420 Joliet Road.

Mr. Gutierrez moved to open the public hearing on this matter, seconded by Ms. Edenfield, and carried by unanimous voice vote. Planning Manager Trent confirmed that the required notices were sent.

Mr. Trent noted that the project was previously reviewed and approved in 2024, but the Petitioner's client had insufficient funds for the project, and the Special Use permit expired. The Petitioner's client now has the funds and is reapplying with minor changes. Mr. Trent summarized the portions of the project that have not changed. The subject property is approximately 3.18 acres in size. The proposed banquet facility/meeting hall would be approximately 14,716 square feet, the proposed outdoor patio would be approximately 2,833 square feet, and the proposed restaurant would be approximately 5,322 square feet (for a total of 24,071 square feet).

The proposed Floor Plan has changed in layout and configuration with a one-story addition of approximately 1,383 square feet on the west side of the building. The proposed area would encompass an event room, reception area, gaming, coat rooms, event bars, lounge room, storage areas, and offices. The proposed facility would have a seating capacity of approximately 350 occupants.

The configurations of the outdoor seating area and restaurant have also changed. The proposed outdoor patio would have 8 rectangular or square tables, 8 round tables, and 2 self-contained fireplace units. There would be a covered portion and an uncovered portion. The Landscape Plan is unchanged aside from the addition of three (3) new landscape islands. In addition, a series of windows have been removed at the rear of the building.

The proposed Site Plan shows approximately 187 parking spaces for the facility, seven (7) of which would be Americans with Disabilities Act (ADA) compliant. A minimum of 70 parking spaces would be required for the proposed facility based on its seating capacity. A minimum of 47 parking spaces would be required for the proposed restaurant. Comments from the Staff Engineer and Building Commissioner have been included in the staff report.

At the request of staff, the Petitioner has submitted a proposed Project Schedule. If all goes as planned, the proposed facility would open in January of 2027.

Staff recommended approval of a Special Use permit for the banquet facility/meeting hall project, subject to the fourteen (14) conditions as presented in the Planning & Zoning Memorandum dated March 3, 2026. Staff also recommended approval of the Special Use permit for the outdoor patio, subject to the fourteen (14) conditions as presented in the Planning & Zoning Memorandum dated March 3, 2026.

Mr. Benton inquired regarding cross-access to the neighboring site. Mr. Trent responded that it was inadvertently added in the original proposal but was later withdrawn. A recommended condition in the Staff Report states that, if the applicant decides to provide cross-access in the future, it would be subject to the review and approval of the Staff Engineer and Community Development Department.

Randall King, the Petitioner (representing his client), was sworn in by Chairman Schwarz. He noted that the area where the windows were removed had been a mezzanine, which was removed from the current plan. After the project was previously approved, it was discovered that the plumbing required replacement. The bathroom locations were changed to make this project more cost-effective. Some changes were made to the kitchen preparation and storage areas. The outside appearance has not changed since the previous permit was granted (in 2024).

Ms. Edenfield inquired regarding changes to the outdoor patio area. Mr. King responded that the outdoor area, including the entrances and exits, is unchanged, aside from the elimination of the corner fireplaces.

Multiple Board members noted that the design looks nice.

Mr. Trent noted that the existing charging stations (at the rear of the building) would be relocated to the front of the property, along Joliet Road.

A Board member inquired regarding the charging stations' hours of operation. Mr. King responded that they would be available at all hours.

Chairman Schwarz asked whether the Petitioner had any objection to the petition being "Exhibit 1" of the hearing, or to Mr. Trent's presentation being "Exhibit 2." Mr. King responded that he did not.

Mr. Geraghty moved to close the evidentiary portion of the public hearing, seconded by Mr. Gertsmeier, and carried by unanimous voice vote.

A motion was made by Mr. Ward, seconded by Ms. Grotzke, that a Special Use to permit a banquet facility/meeting hall at the subject property be APPROVED subject to the fourteen (14) staff recommendations as stated in the Planning & Zoning Memorandum dated March 3, 2026. The motion carried by the following vote:

Aye: 9 Schwarz, Geraghty, Gertsmeier, Grotzke, Gutierrez, Ward, Kehr, Benton, Edenfield
Nay: 0

A motion was made by Ms. Grotzke, seconded by Ms. Edenfield, that a Special Use to permit an outdoor patio in front of the proposed business at the subject property be APPROVED subject to the fourteen (14) staff recommendations as stated in the Planning & Zoning Memorandum dated March 3, 2026. The motion carried by the following vote:

Aye: 9 Schwarz, Geraghty, Gertsmeier, Grotzke, Gutierrez, Ward, Kehr, Benton, Edenfield
Nay: 0

Chairman Schwarz stated that this recommendation will be presented to the City Council at its regular meeting on March 25, 2026, at 7:30 p.m.

Mr. Trent inquired whether the two (2) items would be joined under one (1) Ordinance or reviewed separately. Mr. Peck responded that they would be reviewed separately.

2. CASE #PTA26-0001: Consideration of a Text Amendment

- a. To consider and recommend an Amendment to the Official Zoning Map under Section 10-4-2 of the Code to reflect updates and corrections to the map through December 31, 2025.

Ms. Grotzke moved to open the public hearing on this matter, seconded by Mr. Geraghty, and carried by unanimous voice vote.

Mr. Trent listed the amendments proposed to the Official Zoning Map, which comprised of three (3) 2025 cases and thirteen (13) map corrections and/or errors, as described in the Staff Report.

Staff recommended granting an Amendment to the Official Zoning Map under Section 10-4-2 of the Code.

Mr. Ward inquired regarding the lot owned by the City that was intended as a parking lot (purchased by Helping Hand). Mr. Trent responded that it was rezoned to P-1 in 2024, and the amendment took effect in 2025 (with the 2024 Zoning Map).

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

Aye:	9	Schwarz, Geraghty, Gertsmeier, Grotzke, Gutierrez, Ward, Kehr, Benton, Edenfield
Nay:	0	

Chairman Schwarz stated that this recommendation will be presented to the City Council at its regular meeting on March 25, 2026, at 7:30 p.m.

Public Comments – There were no public comments.

Other Business

Ticket Statistics (for January & February 2026) – In January, 15 tickets were issued in total, compared to 10 in January 2025. Ten (10) tickets were issued for parking and storing tractors and trailers compared with five (5) in 2025; and five (5) tickets were issued for trucks parked on property not registered to the business compared to four (4) in 2025.

In February, 14 tickets were issued in total, compared to 10 in February 2025. Seven (7) tickets were issued for parking and storing tractors and trailers compared with four (4) in 2025; and six (6) tickets were issued for trucks parked on property not registered to the business compared with six (6) in 2025. The year-to-date total was 29 tickets, compared to 20 for the same time period in 2025.

2018-26 Zoning Cases – The list of past cases was updated.

Next Meeting – The next meeting is scheduled for April 14, 2026. A Text Amendment regarding front yard setback requirements in the R-1 Zoning District will be on the agenda. A Variance request for improvements to an older house that includes a covered porch that encroaches into the front yard setback may also be on the agenda.

Update – A new owner purchased the former City Hall property. Staff received a Concept Plan on March 3, 2026. The proposal is similar to the original project, with some changes, such as the removal of the grocery store and the truck fueling station. Automobile fueling, a restaurant, a coffee shop, and a mini mart are proposed, as well as additional green space.

Elliott Jamison, with Jamison Commercial Partners, who presented a potential Concept Plan for a medical clinic at the December, 2025, meeting, has been in contact with the Finance Director regarding the

Payment in Lieu of Taxes (PILOT) fee, which will be high due to its location along LaGrange Road. Mr. Trent will call Mr. Jamison on March 4, 2026, to further discuss the proposal.

ADJOURNMENT:

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

Chairman Schwarz declared the meeting adjourned at 8:05 p.m.

APPROVED:

Respectfully Submitted,



ROBERT SCHWARZ, CHAIRMAN

/ms