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, October 6, 2026

7:00 P.M.

City Hall

Board Members

Chairman Robert Schwarz, Secretary Tina Grotzke,
Marco Gutierrez, Ronald Ward, Steve Kehr, Ted Vernon,
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, Tina Grotzke, Steve Kehr, Ted Vernon
Also Present: City Attorney Erik Peck, Associate City Attorney Colleen Regas, Planning Manager Richard Trent
Absent: Marco Gutierrez, Ronald Ward, Jon Gertsmeier, Danielle Edenfield

Approval of Minutes – The regular meeting minutes of September 1, 2026, were previously distributed to Board members.

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

Aye: 5 Schwarz, Geraghty, Grotzke, Kehr, Vernon
Nay: 0

Chairman's Comments – Chairman Schwarz welcomed Mr. Vernon as a new member to the Board.

Action Items:

1. **CASE #PSU26-0003: Consideration of a Special Use Amendment**
    a. To consider and recommend an Amendment to the existing Special Use (Ordinance No. 12-75-O) to permit an expansion of the restaurant (Texas Roadhouse) with a four hundred eighty (480) square foot addition to provide additional dining room space at the subject property of 9960 Joliet Road in the B-3 Zoning District.

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

Mr. Trent confirmed that the required notices for the case were sent. The Petitioner, Emily Bernahl of Bernahl Development Services LLC, representing Texas Roadhouse, is requesting an Amendment to the existing Special Use to permit an expansion of Texas Roadhouse with a four hundred eighty (480) square foot addition to provide additional dining room space.

Mr. Trent shared elevations of the subject property. Although not identified in any of the three (3) Subarea Plans detailed in the 2024 Comprehensive Plan, the subject property does fall under the "Commercial and Industrial Areas", as described under Chapter 5. The subject property's Land Use Designation is "*Community Corridor Commercial*". Under Chapter 5, there are two (2) goals and three (3) recommendations that are relevant to the subject property, as noted in the Planning & Zoning Memorandum dated October 6, 2026.

Mr. Trent shared the floor plan of the proposed addition, which is designed to accommodate up to forty (40) additional seats. The façade materials would match those of the existing restaurant. With the proposed addition, the restaurant would be required to provide a minimum of thirty eight (38) parking spaces; there are currently over one hundred (100) spaces on the site. The proposed addition would be built on an area that is currently a green space; the Petitioner is proposing additional perimeter landscaping and a landscape island to offset the loss of landscaping. The proposed landscape island would also break up a line of twenty three (23) parking spaces, allowing the parking lot to comply with the current Code. A bench and bicycle racks within the existing green space would be relocated on site.

The Building Commissioner and Fire Department have provided comments, included in an attachment (Attachment E) to the Planning & Zoning Memorandum dated October 6, 2026.

Staff recommended approval of the Amendment to the existing Special Use (Ordinance No. 12-75-O), subject to the thirteen (13) conditions as presented in the Planning & Zoning Memorandum dated October 6, 2026.

Chairman Schwarz inquired regarding the number of existing parking spaces the proposed landscape island would occupy. Mr. Trent responded that it would likely occupy one (1) space, possibly two (2). The proposed island would be strategically placed to line up with other islands and provide an ideal traffic flow. The proposed addition would not occupy any existing parking spaces.

Emily Bernahl, the Petitioner, was sworn in by Chairman Schwarz.

Ms. Grotzke inquired regarding the number of additional tables the proposed addition would accommodate. Ms. Bernahl responded that it would accommodate forty (40) additional diners, divided among booths. Mr. Trent added that the addition was proposed to accommodate five (5) booths that could seat four (4) to six (6) diners each, two (2) booths that could seat two (2) to four (4) diners each, and two (2) tables that could seat two (2) to four (4) diners each and provide Americans with Disabilities Act (ADA) compliant seating.

Mr. Vernon requested additional information regarding the ADA compliant seating. Mr. Trent noted several seating areas on the existing and proposed floor plans that can accommodate a wheelchair.

Chairman Schwarz requested confirmation that the proposed addition would accommodate dining rather than gaming. Ms. Bernahl responded that it would only accommodate dining and added that the addition would require no modifications to plumbing fixtures or the kitchen.

There were no members of the public present to comment on the case.

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.” Ms. Bernahl responded that she did not.

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

A motion was made by Ms. Grotzke, seconded by Mr. Vernon, to approve CASE #PSU26-0003, Consideration of a Special Use Amendment, subject to the thirteen (13) conditions as presented in the Planning & Zoning Memorandum dated October 6, 2026. The motion carried by the following vote:

Aye: 5 Schwarz, Geraghty, Grotzke, Kehr, Vernon
Nay: 0

Chairman Schwarz noted that this recommendation will be presented to the City Council at its regular meeting on October 28, 2026.

Public Comments – There were no public comments.

Other Business

Ticket Statistics (for September 2026) – In September, eighteen (18) tickets were issued in total, compared to eleven (11) in September 2025. Seven (7) tickets were issued for parking and storing tractors and trailers, compared with three (3) in 2025; and ten (10) tickets were issued for trucks not registered to the business, compared to seven (7) in 2025. The year-to-date total was 156 tickets, compared to 103 for the same time period in 2025.

Mr. Trent noted that the majority of tickets appear to have been issued at the Best Western and William Tell Hotels. The Police Department indicated that very few tickets have been issued at Duckee's Travel Center.

In response to an inquiry from the Board, Mr. Trent agreed to research the percentage of tickets that have been paid and the revenue generated for the City from tickets.

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

Proposed 2027 Meeting Dates – Mr. Trent noted that the proposed 2027 meeting dates were included in the meeting packet and that the April meeting would be held on April 13, 2027, due to elections scheduled here at City Hall, rather than on April 6, 2027.

Next Meeting – The next meeting is scheduled for November 10, 2026. At this time, the agenda may include a case involving up to three (3) Variance requests, provided the required documentation is submitted on time (by October 7th). If the documentation is not submitted, the meeting will either be canceled or a training session by Mr. Peck and Mr. Trent may be considered.

ADJOURNMENT:

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

Chairman Schwarz declared the meeting adjourned at 7:40 p.m.

APPROVED:

Respectfully Submitted,

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ROBERT SCHWARZ, CHAIRMAN

/ms

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