

# CITY OF COUNTRYSIDE

803 Joliet Road  
Countryside, IL 60525  
[www.countryside-il.org](http://www.countryside-il.org)



## **Meeting Minutes** **Regular Meeting of the City Council**

Wednesday, July 10, 2024

7:30 PM

City Hall

### **City Council Members**

Mayor, Sean R. McDermott

City Clerk, Elizabeth Kmet

Treasurer, Courtney Bolt

Aldermen Thomas Mikolyzk, Scott Musillami, John Finn  
John Von Drasek, Mark Benson and Tom Frohlich

1. **CALL TO ORDER** –The meeting was called to order at 7:30 p.m. by Mayor McDermott, who led the audience in the Pledge of Allegiance to the Flag.

**Roll Call:** City Clerk Kmet called the Roll of those physically present as follows:  
**Present:** Mayor McDermott, Alderman Finn, Alderman Von Drasek, Alderman Benson, Alderman Frohlich, Alderman Musillami, Alderman Mikolyzk, City Clerk Kmet, Treasurer Bolt  
**Also Present:** Police Chief Klimek, City Attorney Peck, City Administrator Paul, Assistant City Administrator Shutter, City Engineer Fitzgerald, Deputy Clerk Cordova, Recording Secretary Prokop

## 2. OMNIBUS AGENDA

- a. Approval of the City Council Meeting Minutes of June 12, 2024.
- b. Statement of Bills submitted for payment through July 10, 2024 in the amount of \$1,171,587.88.

**Motion was made by Alderman Musillami, seconded by Alderman Von Drasek that this matter be APPROVED as presented; motion carried by the following vote:**

**Aye:** 6 Alderman Benson, Alderman Frohlich, Alderman Musillami,  
Alderman Finn, Alderman Von Drasek, Alderman Mikolyzk  
**Nay:** 0

## 3. COMMUNICATIONS FROM THE PUBLIC – none

## 4. MAYOR'S REPORT

- a. Mayor McDermott sought consideration of a Block Party Request from Susan Picek on August 24, 2024 from 12 noon to 11 p.m.

**Motion was made by Alderman Von Drasek, seconded by Alderman Mikolyzk that this matter be APPROVED as presented; motion carried by the following vote:**

**Aye:** 6 Alderman Benson, Alderman Frohlich, Alderman Musillami,  
Alderman Finn, Alderman Von Drasek, Alderman Mikolyzk  
**Nay:** 0

## 5. CITY CLERK'S REPORT - no report

## 6. TREASURER'S REPORT – no report

## 7. COMMITTEE AND COMMISSION REPORTS FOR DISCUSSION, CONSIDERATION AND, IF SO DETERMINED ACTION UPON:

- a. **ECONOMIC DEVELOPMENT** – Alderman Von Drasek – no report
- b. **FINANCE COMMITTEE** – Alderman Finn - no report
- c. **HUMAN RESOURCES COMMITTEE** – Alderman Mikolyzk – no report
- d. **INFRASTRUCTURE COMMITTEE** - Alderman Benson – no report

### e. **PLAN COMMISSION/ZONING BOARD OF APPEALS** - City Attorney Peck

1. Consideration of an Ordinance Granting Special Use Variations to permit a Banquet Facility/Meeting Hall and Outdoor Patio (Noto Event Center) at 6420 Joliet Road. At the Public Hearing held on June 11, 2024, the Applicant appeared before the PC/ZBA and presented the request for a Special Use Variation to permit construction of a banquet facility/meeting hall and an outdoor patio at the property commonly known as 6420 Joliet Road. The PC/ZBA found that

all conditions were met and that there were no objections, written or oral, to the request. After hearing all the testimony and evidence, the PC/ZBA recommendation was to approve the special use variations subject to the conditions presented in the Staff Memo dated 6-11-24.

**Motion was made by Alderman Von Drasek, seconded by Alderman Mikolyzk that this matter be APPROVED as presented; motion carried by the following vote:**

**Aye: 6** Alderman Benson, Alderman Frohlich, Alderman Musillami,  
Alderman Finn, Alderman Von Drasek, Alderman Mikolyzk

**Nay: 0**

**City Clerk Kmet declared that this will be known as ORDINANCE 24-14-O.**

2. Consideration of an Extension Request for Approved Variances at 6562 Joliet Road – (Willow Plaza) - Molis-Bozzi – Caraways. Attorney Peck stated that the parties originally received approval at the December 13, 2023 PC/ZBA meeting to construct a three-season patio. Unfortunately, due to personal medical reasons, they have not commenced construction on the site and are requesting an extension for six months, which would bring the date to December 2024.

**Motion was made by Alderman Von Drasek, seconded by Alderman Mikolyzk that this matter be APPROVED as presented; motion carried by the following vote:**

**Aye: 6** Alderman Benson, Alderman Frohlich, Alderman Musillami,  
Alderman Finn, Alderman Von Drasek, Alderman Mikolyzk

**Nay: 0**

3. Consideration of an Ordinance Approving a Variation to 6717 S. Sunset Avenue. At the PC/ZBA hearing held July 2, 2024, the Applicant, Mr. James McDonnell, presented the request to construct a detached structure -- gazebo/play house/pool equipment cover – on the above property seeking a variance from the minimum required 10' to 6' from the existing pool. The PC/ZBA found that all the conditions were met and no objections, written or oral, were presented. After hearing all the testimony and evidence, the PC/ZBA recommendation was to approve construction of the detached structure in the R-1 Zoning District at the subject property of 6717 S. Sunset Avenue subject to the conditions as stated in the Staff Memo dated July 2, 2024.

**Motion was made by Alderman Mikolyzk, seconded by Alderman Von Drasek that this matter be APPROVED as presented; motion carried by the following vote:**

**Aye: 6** Alderman Benson, Alderman Frohlich, Alderman Musillami,  
Alderman Finn, Alderman Von Drasek, Alderman Mikolyzk

**Nay: 0**

**City Clerk Kmet declared that this will be known as ORDINANCE 24-15-O.**

4. Consideration of an Ordinance Granting Special Use Variation at 909 W. 55<sup>th</sup> Street, (Fluffheads Dog Grooming) – David Horenberger. At the PC/ZBA Hearing held on July 2, 2024, the Applicant appeared and requested the Special Use Variation to permit the operation of a dog grooming business. After hearing all the testimony and evidence, the PC/ZBA found that all conditions were met and there were no objections, written or oral, to the Variation. It was the PC/ZBA recommendation to grant the Special Use subject to the following conditions:

1. No overnight boarding of animals shall be allowed,
2. The proposed "porch potty" shall be located indoors for clients to relieve their pets,

3. A Business License Application shall be filed with the Clerk's Office subject to review and Approval of the Community Development Department,
4. If any interior renovations are proposed, a Building Permit shall be submitted subject to the review and approval of the Building Commissioner,
5. Any signage proposed pursuant to Section 8-5-9 of the Code shall require a Sign Permit,
6. All construction and operation permitted by such special use variations shall be subject to all applicable codes, ordinance and regulations of the City,
7. Said use be established within one year from the effective date of any ordinance granting the same.

**Motion was made by Alderman Musillami, seconded by Alderman Benson that this matter be APPROVED as presented; motion carried by the following vote:**

**Aye: 6** Alderman Benson, Alderman Frohlich, Alderman Musillami,  
Alderman Finn, Alderman Von Drasek, Alderman Mikolyzk

**Nay: 0**

**City Clerk Kmet declared that this will be known as ORDINANCE 24-16-O.**

- f. **SPECIAL EVENTS COMMITTEE – Alderman Musillami – no report**
  1. FYI - Concerts in the Park -- very well attended.
- g. **SUSTAINABILITY COMMITTEE - Alderman Musillami – no report**
- h. **FLAGG CREEK ADVISORY BOARD – Alderman Frohlich – no report**

**8. LEGAL REPORT – City Attorney Peck – no report**

**9. CITY ADMINISTRATOR'S REPORT**

- a. Ms. Paul sought consideration to sell the 2020 Ford Fusion Plug-In Hybrid under the Statutory Refund Program for an estimated amount of \$25,530. The City purchased this vehicle in 2022 with very low mileage. In 2023 a Safety Recall was issued by the company regarding the electric battery and possibility of fire damage while charging. The City has been using gas in the vehicle since that time. Now a second Important Safety Recall has been issued regarding loss of power in the vehicle. The City has gained no advantage from the hybrid use and believe the best option is to sell the car back to The Ford Company under their Refund Program in the amount of \$25,530.

**A motion was made by Alderman Finn, seconded by Alderman Frohlich, that this matter be APPROVED as presented; motion carried by the following vote:**

**Aye: 6** Alderman Benson, Alderman Frohlich, Alderman Musillami,  
Alderman Finn, Alderman Von Drasek, Alderman Mikolyzk

**Nay: 0**

- b. Consideration to enter into an Agreement with Good Karma Brands (ESPN) for Bears Game Day Advertising in the amount of \$46,950. The City has been contracting with White Sox Radio for nine years. Now Bears Radio Network has a similar program which would include: One-30-second pre-game commercial for 21 games; one 30 second in-game commercial for 7 games; 30 post-game commercials for 14 games; one 30 second pre and post-game commercial for 63 games. In addition the Bears will include one pair of Bears tickets for five games and tickets to two experiences at Guarantee Rate Club.

**A motion was made by Alderman Finn, seconded by Alderman Frohlich, that this matter be APPROVED as presented; motion carried by the following vote:**

**Aye:**     **6**     Alderman Benson, Alderman Frohlich, Alderman Musillami,  
Alderman Finn, Alderman Von Drasek, Alderman Mikolyzk

**Nay:**     **0**

**10. STAFF REPORTS**

- a. Chief of Police – no report
- b. City Engineer Fitzgerald – no report

**11. BUSINESS FROM THE CITY COUNCIL FOR DISCUSSION, CONSIDERATION AND, IF DETERMINED, ACTION UPON: none**

**12. ADJOURNMENT**

**A motion was made by Alderman Von Drasek, seconded by Alderman Benson that this meeting be ADJOURNED; motion carried by the following vote:**

**Aye:**     **6**     Alderman Musillami, Alderman Von Drasek, Alderman Finn,  
Alderman Mikolyzk, Alderman Benson, Alderman Frohlich

**Nay:**     **0**

**Mayor McDermott declared the meeting adjourned at 7:46 p.m.**

Respectfully Submitted,

/fp

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ELIZABETH KMET, CITY CLERK