

CITY OF COUNTRYSIDE

803 Joliet Road
Countryside, IL 60525
www.countryside-il.org



Meeting Minutes **Regular Meeting of the City Council** Wednesday, September 25, 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. Ald. Musillami 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,
Also Present: Police Chief Klimek, City Attorney Peck, City Administrator Paul, Asst. City Administrator Schutter, City Engineer Fitzgerald, Deputy Clerk Cordova, Recording Secretary Prokop
Absent: Treasurer Bolt

2. OMNIBUS AGENDA

- a. Approval of the City Council Meeting Minutes of September 11, 2024.
- b. Statement of Bills submitted for payment through September 25, 2024 in the amount of \$592,897.42.

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

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

3. COMMUNICATIONS FROM THE PUBLIC

- a. Cheryl Nelson, 6260 Joliet Road -- has supported Countryside for 35 years; she has used the lot since 1990 with no complaints. She understands current codes will not allow her to store equipment and vehicles on that lot. She can't pave the lot due to heavy use of equipment; the timing isn't right. The containers have vegetable oil -- of no concern. She was willing to put a new fence and landscaping. She knew updating the lot was an obstacle she could not overcome. At present she does not have vehicles to store; she hopes to have some in the future. Thanks for your time and consideration.
- b. Barbara Gleespen, 5416 -- 7th Ave. -- is concerned about the cannabis organization at 430 E. Plainfield and seeks clarification that this is strictly a manufacturing site and not a dispensing site. Neighbors are seeking clarification. Mayor McDermott stated there will be no retail sales at all at that location.
- c. Edward Krzyminski, 6929 S. Lorraine Drive -- neighbors question what's going on along 55th St. from Wolf Road to Jewel? Mayor McDermott stated there is an issue with the ComEd light poles that were incorrectly installed; they are correcting that problem. That is an IDOT project; it has caused significant delay. He also commented on Cheryl Nelson's location -- he sees no problem with the storage. He believes she misunderstood what was required. He also pointed out that the PC/ZBA was short-staffed at that meeting. She has supported Countryside for a very long time; he hopes the Council takes that into consideration.

4. MAYOR'S REPORT

- a. Mayor McDermott sought consideration of a Block Party request from Aaron Silcox, 7106 Pleasantdale Drive on September 28, 2024 from 1-6 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 Mikolyzk, Alderman Von Drasek
Nay: 0

- b. Consideration of an Ordinance amending the Liquor Code to increase the number of Class B Liquor Licenses by one.

Motion was made by Alderman Benson, 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 Mikolyzk, Alderman Von Drasek
Nay: 0

City Clerk Kmet declared that this will be known as ORDINANCE 24-23-O.

- c. Consideration of a Class B Liquor License for Revel Supper Club located at 5403 S. LaGrange Road.

Motion was made by Alderman Benson, 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 Mikolyzk, Alderman Von Drasek
Nay: 0

- d. Consideration of an Ordinance amending the Class E Liquor License.

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 Mikolyzk, Alderman Von Drasek
Nay: 0

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

- e. Consideration of a Class E Liquor License for Revel Supper Club located at 5403 S. LaGrange Road.

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

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

- f. Mayor McDermott welcomed Chief Klimek back.

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

FYI – The Finance Committee met earlier this evening; received a glowing report; revenues trending upward, running a surplus, beginning the audit process. Finance Director Schutter reported that the Police Pension Fund is 97.6% funded. Great news – congratulations!

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 to permit an Adult-Use Cannabis Dispensing Organization at 430 E. Plainfield Road – Carmen Rossi, Craft Grower). On September 3, 2024, the Applicant appeared before the PC/ZBA seeking a Special Use to permit an Adult-Use Cannabis Dispensing Organization at 430 E. Plainfield Road. At that hearing the PC/ZBA heard all testimony and evidence and found that the conditions had been met for the Special Use. There were no objections to the request, therefore it was the recommendation of the PC/ZBA to approve the Special Use subject to 14 conditions – two especially clarified being – 1. that the organization has an Illinois Department of Agriculture license to cultivate, dry, cure and package cannabis, and 2, that the Petitioner and the City enter into an agreement for a Payment in Lieu of Tax (PILOT) Fee for the facility subject to the review and approval of the Finance Director. There are 12 other conditions in this recommendation, but with those conditions it was their recommendation to approve the Special Use.

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

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

Nay: 0

City Clerk Kmet declared that this will be known as ORDINANCE 24-26-O.

2. Consideration of an Ordinance granting a Variance to reduce the required number of Off-Street Parking Spaces from 219 to 60 spaces at 430 E. Plainfield Road – Carmen Rossi, Craft Grower. On September 3, 2024, the Applicant appeared before the PC/ZBA seeking that Variance. At that hearing the PC/ZBA heard all testimony and evidence and found that the conditions had been met for the Variance. There were no objections to the request, therefore it was the recommendation of the PC/ZBA to approve the variance subject to 3 conditions – 1. – that the parking lot shall be resurfaced; 2, all construction is in conformity with the City Codes, and 3, that the Variance be established within six months.

Motion was made by Alderman Benson, 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 Mikolyzk, Alderman Von Drasek

Nay: 0

City Clerk Kmet declared that this will be known as ORDINANCE 24-25-O.

3. Consideration of an Ordinance granting a Special Use to permit the Expansion of the Automobile Retail Sales Dealership at 6161 & 6163 Joliet Road. On September 3, 2024, the Applicant appeared before the PC/ZBA seeking a Special Use to permit the expansion of the automobile retail sales dealership (Autobarn Volkswagen) in the B-3 Zoning District at the property commonly known as 6161 & 6163 Joliet Road. At that hearing the PC/ZBA heard all testimony and evidence and found that the conditions had been met for the Special Use. There

were no objections to the request, therefore it was the recommendation of the PC/ZBA to approve the Special Use subject to 12 conditions, which are set forth in the recommendations.

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

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

Nay: 0

City Clerk Kmet declared that this will be known as ORDINANCE 24-27-O.

4. Consideration of an Ordinance granting a Variance to reduce the required Off-Street Parking Space Width at 6131 Joliet Road – Autobarn Volkswagen. On September 3, 2024, the Applicant appeared before the PC/ZBA seeking a Variance reducing the width of off-street parking spaces from 9' to 8 ½' for the storage of car inventory at the automobile retail sales dealership (Autobarn Volkswagen) at the address commonly known as 6131 Joliet Road. At that hearing the PC/ZBA heard all testimony and evidence and found that the conditions had been met for the Variance. There were no objections to the request, therefore it was the recommendation of the PC/ZBA to approve the variance subject to 4 conditions: 1. Any exterior improvements shall require the submittal of a Building Permit, subject to review & approval of the Building Commissioner; 2. The proposed car inventory parking lot shall be resurfaced; 3. All construction and operation permitted by such zoning variation shall be subject to all applicable City Codes; 4. Said Variation be established within six months.

Motion was made by Alderman Finn, 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 Mikolyzk, Alderman Von Drasek

Nay: 0

City Clerk Kmet declared that this will be known as ORDINANCE 24-28-O.

5. Consideration of a Special Use to permit a Contractor Office and Shop at 6260 Joliet Road – Cheryl Nelson, Meade Electric. This is a request for a Special use and 3 Variance requests. Attorney Peck read the three Variance requests aloud – 1, Waive the requirement for the contractor office & shop, that all storage of equipment along with trailers will be stored entirely within buildings or storage containers, 2, Waive the requirement that all commercial or public open off-street parking areas shall be improved with either 6" of cement or concrete; and 3, waive the requirements of perimeter parking lot landscaping that includes minimum 5' wide landscape area. The PC/ZBA denied in part and approved in part. On September 3, 2024, the Applicant appeared before the PC/ZBA seeking a Special Use and three Variances. At that hearing the PC/ZBA heard all testimony and evidence and it was their recommendation to deny in part and approve in part as follows:

The PC/ZBA recommended TO DENY the Special Use request; it was their recommendation to approve in part the following Variances: 1. Approve the granting of the Variance waiving the requirement for the contractor office; 2, Denial for the paving of the property; 3, approval for a Variance of the perimeter parking lot landscaping being waived. In further explanation, the Special Use and the Variances were such that the City Council does not need to concur with the PC/ZBA. If you decide to make a motion to approve the Special Use, then the Variances would be relevant to the recommendation. If the City Council concurs with the PC/ZBA in Denying the Special Use, the Variances become moot.

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

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

- f. SPECIAL EVENTS COMMITTEE – Alderman Musillami – no report**
- g. SUSTAINABILITY COMMITTEE - Alderman Musillami – no report**
- h. FLAGG CREEK ADVISORY BOARD – Alderman Frohlich**

1. Consideration to approve the Profit Sharing Distribution for FY2024 in the amount of \$668,795.80. Mayor McDermott stated this may be a record for the golf course; they are doing an outstanding job. The golf course had 8,000 rounds in August. The course is in nice shape.

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

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

- 8. LEGAL REPORT – City Attorney Peck – no report**
- 9. CITY ADMINISTRATOR'S REPORT – no report**
- 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 SO DETERMINED, ACTION UPON: none**

12. ADJOURNMENT

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

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

Mayor McDermott declared the meeting adjourned at 7:54 p.m.

Respectfully Submitted,

/fp

ELIZABETH KMET, CITY CLERK