

CITY OF COUNTRYSIDE

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



Meeting Minutes Regular Meeting of the City Council

Wednesday, March 27 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. Alderman Von Drasek 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, City Clerk Kmet
Also Present: City Administrator Paul, Police Chief Klimek, City Attorney Peck, Assistant City Administrator Schutter, City Engineer Fitzgerald, Deputy Clerk Saucedo, Planning Manager Trent
Absent: Treasurer Bolt

2. OMNIBUS AGENDA

- a. Approval of the City Council Meeting Minutes of March 13, 2024.
- b. Statement of Bills submitted for payment through March 27, 2024 in the amount of \$355,456.09.

A 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

a. Jacqueline Walter, Meadows Apartments, re: senior citizens – she is in the medical field, comes to the building twice a month. The Mayor noted that the facility is run by Mercy Housing and is not affiliated with the City or any governmental entity. Her client is an 81-year-old female who is being harassed by another person, her children are abusing her; she wonders what to do about it. She has notified the Chief of Police and other non-profit organizations and nothing is being done about it. The Mayor thanked her for sharing her concerns. Chief Klimek will meet with her after tonight's meeting.

b. Barbara Gleespen, 5416 – 7th Avenue, has the date been set for the Spring Clean-Up Week this year? Ms. Paul stated that items should be put out by May 20 and they will be picked up through May 22. The Spring Newsletter will come out shortly including all the details.

4. MAYOR'S REPORT – no report

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

1. FYI – Easter Egg Hunt this Saturday.

b. FINANCE COMMITTEE – Alderman Finn – no report

c. HUMAN RESOURCES COMMITTEE – Alderman Mikolyzk - no report

d. INFRASTRUCTURE COMMITTEE - Alderman Benson

1. FYI – A meeting was held earlier this evening; discussion re: Dog Parks was passed through Committee and will come before the full Council at the next meeting.

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

1. Consideration of an Ordinance adopting the 2023 Zoning Map. The City is required by State law to publish an Official Zoning Map showing all zoning uses in Districts for the preceding calendar year. On March 5, 2024 such a map was presented to the PC/ZBA and it was their recommendation to adopt the map for the calendar year January 1, 2023 to December 31, 2023. A copy of the 2023 map showing all changes is included herein.

A motion was made by Alderman Benson, 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 Von Drasek, Alderman Mikolyzk

Nay: 0

City Clerk Kmet declared that this will be known as ORDINANCE 24-07-O.

2. Consideration of an Ordinance amending Chapter 14 (Official Comprehensive Plan) for the City of Countryside. On March 5, 2024 The City brought the Comprehensive Plan before the PC/ZBA. Planning Manager Mr. Trent is here tonight to introduce Mr. Joshua Koonc. Mr. Trent stated that tonight is the culmination of over two years of work beginning in the Fall of 2021. A thorough investigative process took place during this time involving the business community, residents of Countryside and the Steering Committee.

Mr. Joshua Koonc of Houseal Lavigne made a PowerPoint presentation. He stated that this process has had good public participation. The final document is a foundation for decision-making going forward. Houseal Lavigne followed a seven-step process including establishing a baseline of existing conditions in the City; defining where the City wants to go in the future (the visionary-aspirational core); and ultimately creating the roadmap to achieve those goals -- What will the community look like in 20 years -- by 2045 -- and how to get there. A Comprehensive Plan has all these components in various sections that we will briefly review.

Mr. Koonc provided a list of meetings that were conducted -- Department Heads, Coffee with the Mayor, Key stakeholder interviews, conducted both Visioning and Business Workshops and Sub-Area Visioning Workshop. They had consistent participation throughout the entire process; the Steering committee guided the way and continued to provide good feedback -- which helped in making this process successful. The final document shares that aspirational vision and will be something to use in evaluating development proposals and in considering updates to the Zoning Code for land uses. It will help coordinate with local entities and outside the municipal boundaries, e.g., County and Regional entities and Regional initiatives. It can be a tool in considering short-term capital improvements and budgeting; this document is directed at the entire community; all residents should be able to understand it in plain English, along with the maps and graphics, in understanding where the community is headed in the future. At its core it is a foundation for decision making; it does all these things.

This document has ten sections; at the center is the Aspirational Vision and Goals. The chapters are core elements of the Plan -- taking overall land use and breaking it down into smaller sections that provide additional detail. The Sub-Area Section hones in even further. The Implementation Section describes how the projects could be funded and who will take the lead in developing these projects. The centerpiece of the Plan is the Future Land Use Map -- what do you envision for Countryside in 2045.

Each Chapter opens with an introduction stating the relevant goals for that section and provides detailed policies and recommendations that assist in working toward those goals. Most Chapters are paired with framework maps showing how and where. The Sub-Areas include smaller details like crosswalks and street scale improvements; the Joliet Road example shows the 3-D concept for what a build-out could look like on a key opportunity site. Lastly, the Plan has a well-thought out implementation strategy (checklist for evaluating the Comp Plan on a yearly or bi-yearly basis). He thanked the City Council on behalf of Houseal Lavigne for the opportunity to work on this project with City Staff, the Steering Community and community participants. They are very proud of this document and anxious to see it in action in the future. Mayor McDermott asked for a Motion in this matter.

A motion was made by Alderman Musillami, 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 24-08-O.

Mayor McDermott thanked Josh Koonc and Houseal Lavigne for doing an outstanding job; many thanks to Rich Trent who has taken the lead in this project and spent a great deal of time on it. The City appreciates the professionalism shown in completing this project; the last Plan was completed 20 years ago – this was badly needed. We thank you very much.

f. SPECIAL EVENTS COMMITTEE – Alderman Musillami

1. Consideration of a Proposal from Designer Event Chicago in the amount of \$30,390.00 for the 2024 Summer Concert Series.

A 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 Von Drasek, Alderman Mikolyzk

Nay: 0

g. SUSTAINABILITY COMMITTEE - Alderman Musillami

1. No Mow till Mothers' Day -- signup for the event will begin now.

h. FLAGG CREEK ADVISORY BOARD – Alderman Frohlich – no report

8. LEGAL REPORT – City Attorney Peck – no report

9. CITY ADMINISTRATOR'S REPORT

a. City Administrator Ms. Paul presented the Request to approve Emergency Purchase Order No. 0021158 for the purchase of a 2024 Ford Explorer in the amount of \$40,766 from Westfield Ford. Supt. Jesse Serna's car died the day of the Parade; this item was in next year's budget for a replacement but the City needs to buy one now. Formal approval is requested for emergency purchase of this vehicle from Westfield Ford, who matched the State bid price.

A motion was made by Alderman Finn, 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

10. STAFF REPORTS

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

1. The 2024 Street Rehabilitation Project is out for bid; Cook County approved all items. Bids will be opened on April 4 at 2:00 p.m. Bid Tabulation will be prepared along with a recommendation for award at the next meeting on April 10, 2024.

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 7:52 p.m.

Respectfully Submitted,

/fp

ELIZABETH KMET, CITY CLERK