

# CITY OF COUNTRYSIDE

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



## **Meeting Minutes**

### **Regular Meeting**

### **Economic Development Committee**

October 7, 2024

6:15 PM

City Hall

### **Board Members**

**Chairman, John Von Drasek**

**Aldermen Mark Benson**

**Alderman John Finn**

**1. CALL TO ORDER**

The meeting was called to order by Chairman John Von Drasek at 6:15 p.m.

**2. ROLL CALL** City Administrator Paul called the Roll of Members physically present:

**Present:** Chairman Von Drasek, Alderman Mark Benson, Alderman John Finn

**Also Present:** Mayor McDermott, Alderman Mikolyzk, Alderman Frohlich, City Administrator Paul, and Finance Director Schutter

**3. COMMUNICATIONS FROM THE PUBLIC**

None.

**4. APPROVAL OF MEETING MINUTES**

The minutes of the Regular Meeting of July 12, 2023 were previously distributed to the Board Members. Chairman Von Drasek asked if there were any corrections to be made to said minutes. There being no changes, the minutes of July 12, 2023 were approved as presented.

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

**Aye: 3** Chairman Von Drasek, Alderman Benson, Alderman Finn

**Nay: 0**

**5. BUSINESS FROM THE COMMITTEE FOR DISCUSSION, CONSIDERATION AND IF SO DETERMINED, ACTION UPON:**

**5.a.** Consideration of a Redevelopment Agreement with Illinois Motorcycle Ventures, LLC d/b/a Illinois Harley Davidson.

City Administrator Paul introduced Mr. Anthony "Ozzie" Giglio, principal for ILHD. Mr. Giglio stated that he appreciates all the effort the City has put into this project and all the progress that has been done in the last twelve months.

Ms. Paul stated that Phase 1 has already been completed. They have the acquisition and closure of Heritage Harley Davidson that operated at 2595 Ogden Avenue, Lisle Illinois paying the sum of \$6,500,000. That transaction closed in late June, 2023 and enabled the expansion of the Illinois Harley Davidson Dealer Assigned Territory, which has expanded Illinois Harley Davidson's business base opportunity.

Ms. Paul stated that Phase 2 will be the purchase of the Aldi building. Ms. Paul asked if Harley Davidson had an estimated closing date. Mr. Giglio stated that once the closing of Aldi's happens we will have a better timeframe of when we can acquire the building.

Ms. Paul stated that Phase 3 is improvements to the parking lot by reconditioning the catch basin and manhole remediation, grading, resurfacing, stripe installation, light pole and head replacement. It is anticipated that the scope will be performed over two seasons with an approximate budget of \$225,000 broken down as follows: parking lot \$223,000; lighting \$22,000 and catch basin/manhole \$10,000.

Ms. Paul stated that Phase 4 would be the cleanup and renovation of the interior of the Aldi's property to enable a motorcycle rental business and a portion of the building for storage, approximate budget of \$175,000. The estimated completion time would be twenty-four months of taking title to the property and receiving all necessary approvals from HDMC.

Ms. Paul stated that Phase 5 would be roof removal, replacement, flashing, and termination bar at an approximate budget of \$156,000. Roof top HVAC units to be replaced over a three year program, an approximate budget of \$52,000. The estimated completion time would be thirty-six months after taking title to property.

Ms. Paul stated that the final phase which is Phase 6 is the completion of additional improvements as directed and mandated by Harley Davidson Motor Company (HDMC) for compliance with the H-D Fuel Facility Program (FUEL) and all upgrade standards required. These are national standards that will require all Harley Davidson dealers in the United States to complete facility upgrades within the next five years.

Finance Director Schutter said that the lawyers, Ms. Paul, and I have been working on this project just over a year. In the end it would be a \$550,000 incentive, which will be phased over time. Mr. Schutter went over a schedule with the completion dates and the payment amounts. Harley Davidson will have to operate the dealership for at least ten years after all the phases are completed. Mr. Schutter then went over a chart with percentages of prior amounts received by Illinois Harley Davidson to be repaid to the City. Mr. Schutter also gave a report on uncured default by Illinois Harley Davidson the City shall be entitled to repayment of the Sales Tax Incentive Payments.

After the presentation by Ms. Paul and Mr. Schutter was complete the meeting was opened up for discussion.

**Chairman Von Drasek asked for a motion to send this to the City Council for approval. Alderman Benson made the motion and Alderman Finn seconded the motion. The motion carried by the following vote:**

**Aye: 3      Chairman Von Drasek, Alderman Benson, Alderman Finn**  
**Nay: 0**

**6. OTHER COMMITTEE BUSINESS**

None.

**7. ADJOURNMENT**

**A motion was made by Alderman Benson, seconded by Alderman Finn, to ADJOURN the meeting. The motion carried by the following vote:**

**Aye: 3      Chairman Von Drasek, Alderman Benson, Alderman Finn**  
**Nay: 0**

**Chairman Von Drasek declared the meeting adjourned at 6:33 p.m.**

APPROVED:

Respectfully Submitted,

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Chairman John Von Drasek

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