

CITY OF COUNTRYSIDE

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



Meeting Minutes

Regular Meeting of the City Council

Wednesday, July 9, 2025

7:30 PM

City Hall

City Council Members

Mayor, Sean R. McDermott
City Clerk, Elizabeth Kmet
Treasurer, Courtney Bolt

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

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 Musillami, Alderman Von Drasek, Alderman Benson, Alderman Mikolyzk, Alderman Frohlich, City Clerk Kmet, City Treasurer Bolt
Also Present: City Administrator Paul, Deputy Chief Stern, City Attorney Peck, Deputy Clerk Cordova, City Engineer Sledz, Recording Secretary Prokop
Absent: Alderman Finn, Asst. City Administrator Schutter

2. **OMNIBUS AGENDA**

- a. Approval of City Council Meeting Minutes of June 11, 2025.
- b. Approval of the Statement of Bills submitted for payment through July 9, 2025: \$887,791.95.

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

Aye: 5 Alderman Von Drasek, Alderman Musillami, Alderman Frohlich, Alderman Benson, Alderman Mikolyzk
Nay: 0
Absent: 1 Alderman Finn

3. **COMMUNICATIONS FROM THE PUBLIC - none**
4. **MAYOR'S REPORT**

- a. Consideration of a Block Party request from Hilda Gamboa at 5637 S. Edgewood Avenue on August 16, 2025 from 10 a.m. to 11 p.m.

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

Aye: 5 Alderman Von Drasek, Alderman Musillami, Alderman Frohlich, Alderman Benson, Alderman Mikolyzk
Nay: 0
Absent: 1 Alderman Finn

- b. Consideration of an Ordinance increasing the Class B Liquor Licenses by One.
Motion was made by Alderman Von Drasek, seconded by Alderman Musillami that this matter be APPROVED as; motion carried by the following vote:

Aye: 5 Alderman Von Drasek, Alderman Musillami, Alderman Frohlich, Alderman Benson, Alderman Mikolyzk
Nay: 0
Absent: 1 Alderman Finn

City Clerk Kmet declared that this will be known as ORDINANCE 25-19-O.

- c. Consideration of an Ordinance granting a Class B Liquor License to Wing Snob located at 19 Plainfield Road.

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: 5 Alderman Von Drasek, Alderman Musillami, Alderman Frohlich,
Alderman Benson, Alderman Mikolyzk

Nay: 0

Absent: 1 Alderman Finn

City Clerk Kmet declared that this will be known as ORDINANCE 25-20-O.

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

FYI – Looks like Jack in the Box hopes to open by month-end.

b. FINANCE COMMITTEE – Alderman Finn – (absent) - no report

c. HUMAN RESOURCES COMMITTEE – Alderman Mikolyzk

1. Consideration of a Resolution approving the Collective Bargaining Agreement between the City of Countryside and the Illinois Fraternal Order of Police (FOP), Labor Council, representing Countryside Lodge #37 – Sergeants Bargaining Unit.

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

Aye: 5 Alderman Von Drasek, Alderman Musillami, Alderman Frohlich,
Alderman Benson, Alderman Mikolyzk

Nay: 0

Absent: 1 Alderman Finn

City Clerk Kmet declared that this will be known as RESOLUTION 25-07-R.

2. Consideration of a Resolution approving the Collective Bargaining Agreement between the City of Countryside and the Illinois Fraternal Order of Police (FOP), Labor Council, representing Countryside Lodge #37 – Patrol Officer Bargaining Unit. The Mayor thanked Gail Paul and the Bargaining Team that worked on this; they are fair contracts.

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

Aye: 5 Alderman Von Drasek, Alderman Musillami, Alderman Frohlich,
Alderman Benson, Alderman Mikolyzk

Nay: 0

Absent: 1 Alderman Finn

City Clerk Kmet declared that this will be known as RESOLUTION 25-08-R.

d. INFRASTRUCTURE COMMITTEE – Alderman Benson – no report

e. **PLAN COMMISSION/ZONING BOARD OF APPEALS** –Attorney Peck

1. Consideration of an Ordinance granting Variances to the Front Setback, Cumulative Area and number of Accessory Structures at 9608 W. 57th St. – Freddie & Susana Leon. On July 1, 2025, the Applicants appeared before the PC/ZBA (and they are here tonight). They sought three variances on the property at the above address; those variances are:

(1) to reduce the front yard setback from 30' to 16.84' for the addition of a second floor;

(2) to exceed the permitted cumulative area for accessory structures from 720 sf. to 1,785 sf;

(3) to exceed the maximum number of accessory buildings or structures from three to six. At that hearing the PC/ZBA heard all testimony and evidence and it was their finding that all the conditions have been met for the requested variances. There were no objections, written or oral, to the variances and it was the recommendation of the PC/ZBA to approve the three variances subject to three conditions:

(1) That a Building Permit shall be submitted for each building/structure not on record to the Community Development Department;

(2) All construction and operation permitted by such zoning variation shall be subject to all applicable codes and ordinances

(3) That said Variances be established within six months from the effective date of the Ordinance granting the same. That matter is before the Board this evening

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

Aye: 5 Alderman Von Drasek, Alderman Musillami, Alderman Frohlich, Alderman Benson, Alderman Mikolyzk

Nay: 0

Absent: 1 Alderman Finn

City Clerk Kmet declared that this will be known as ORDINANCE 25-21-O.

2. Consideration of an Ordinance Granting Text Amendments to Hot Tub and spa Location – Section 10-2-17. On July 1, 2025, the PC/ZBA also examined the above Section of the City Code with regard to placement of hot tub/spa systems. The Code currently requires that such items be set back at least 10 feet from the residence. The PC/ZBA reviewed that and it was their recommendation to make a Text Amendment which would permit the hot tub or spa on the property without a setback requirement, however, they should not be located within an easement.

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: 5 Alderman Von Drasek, Alderman Musillami, Alderman Frohlich, Alderman Benson, Alderman Mikolyzk

Nay: 0

Absent: 1 Alderman Finn

City Clerk Kmet declared that this will be known as ORDINANCE 25-22-O.

f. **SPECIAL EVENTS COMMITTEE** – Alderman Musillami – no report

g. **SUSTAINABILITY COMMITTEE** – Alderman Musillami – no report

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

8. LEGAL REPORT

a. Consideration of an Ordinance Amending Section 1-12-7 Regarding Encroachment of Judgments in Adjudications. This is a housekeeping matter inasmuch as the current Code does not specifically state that a request for a new Hearing date has to be filed with the City Clerk. There was some confusion apparently, so this Text Amendment states that if you request a Hearing date, you must file it with the City Clerk.

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

Aye: 5 Alderman Von Drasek, Alderman Musillami, Alderman Frohlich,
Alderman Benson, Alderman Mikolyzk

Nay: 0

Absent: 1 Alderman Finn

City Clerk Kmet declared that this will be known as ORDINANCE 25-23-O.

9. CITY ADMINISTRATOR

a. Consideration to approve an Intergovernmental Agreement (IGA) by and between the City of Countryside and the Metropolitan Water Reclamation District of Greater Chicago (MWRDGC) for the Design, Construction, Operation and Maintenance of the 5th Avenue Cutoff Park in Countryside, Illinois. The City Council authorized Staff to seek a grant from MWRD for the permeable paver parking lot. The City received the grant; it will be approximately \$60K. The Actual Grant is calculated once the improvements are built and they determine the exact amount of water going through the permeable pavers rather than going into the sewer system. Your packet contains the IGA by and between the City and the MWRD.

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: 5 Alderman Von Drasek, Alderman Musillami, Alderman Frohlich,
Alderman Benson, Alderman Mikolyzk

Nay: 0

Absent: 1 Alderman Finn

a. Deputy Police Chief – no report

b. City Engineer – Lukasz Sledz

1. Consideration of awarding a contract to Nardulli Construction Company of Chicago, IL in the amount of \$645,919.98 for the 2025 MFT/CDBG Street Rehabilitation Project.

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

Aye: 5 Alderman Von Drasek, Alderman Musillami, Alderman Frohlich,
Alderman Benson, Alderman Mikolyzk

Nay: 0

Absent: 1 Alderman Finn

2. Consideration of Engineer's Pay Estimate #5 in the amount of \$142,416.64 to Unique Plumbing Co., Inc., of Brookfield, IL for the 2024 Water Main Replacement. The contractor is completing the job and doing site restoration.

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: 5 Alderman Von Drasek, Alderman Musillami, Alderman Frohlich,
Alderman Benson, Alderman Mikolyzk

Nay: 0

Absent: 1 Alderman Finn

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

14. ADJOURNMENT

A motion was made by Alderman Benson, seconded by Alderman Musillami that this meeting be ADJOURNED. The motion carried by the following vote:

Aye: 5 Alderman Von Drasek, Alderman Musillami, Alderman Frohlich,
Alderman Benson, Alderman Mikolyzk

Nay: 0

Absent: 1 Alderman Finn

Mayor McDermott declared the meeting adjourned at 7:45 p.m.

APPROVED:

Respectfully Submitted,

/fp

ELIZABETH KMET, CITY CLERK