

CITY OF COUNTRYSIDE

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



Meeting Minutes

Regular Meeting of the City Council

Wednesday, September 10, 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 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 Von Drasek, Alderman Benson, Alderman Musillami, Alderman Mikolyzk, Alderman Frohlich, City Clerk Kmet, City Treasurer Bolt
Also Present: City Administrator Paul, Police Chief Klimek, City Attorney Peck, Asst. City Administrator Schutter, Deputy Clerk Cordova, City Engineer Sledz
Absent: Alderman Finn

2. **OMNIBUS AGENDA**

- a. Approval of City Council Meeting Minutes of August 13, 2025.
- b. Approval of the Statement of Bills submitted for payment through September 10, 2025: \$547,324.19.

Motion was made by Alderman Musillami, 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

3. **COMMUNICATIONS FROM THE PUBLIC - none**

4. **MAYOR'S REPORT**

- a. Coffee with the Mayor this Saturday at 10 a.m. State Representative Rashid will give an update about what is happening in Springfield. Dave Schutter has agreed to make a presentation about services provided by the Western Springs Park District for Countryside Senior residents.

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

1. Consideration to Contract Pizzo & Associates, Ltd. for a 3-year contract for Native Landscaping and Invasive Species Management in the amount of \$44,970.00.

Motion was made by Alderman Musillami, 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

2. Consideration to purchase a new Ford F-250 Pick Up Truck with Plow in the amount of \$54,119.70 from Westfield Ford.

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

3. Consideration to purchase a new VSI Legacy Series 305 Gallon Tank Unit from Monroe in the amount of \$20,271. This matter will be tabled at present.

Motion was made by Alderman Von Drasek, seconded by Alderman Mikolyzk that this matter be TABLED; 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

4. Consideration of the Municipal Complex TVP-1 Controller Upgrade & WebCTRL Upgrade from Automated Logic in the amount of \$30,910. The equipment is at the end of life; upgrades are included.

Motion was made by Alderman Musillami, 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

5. Consideration to award a contract to Pavement Systems, Inc., for Sealcoating and Restriping Services in the amount of \$11,298.

Motion was made by Alderman Von Drasek, 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

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

1. Consideration of an Ordinance granting a Variance to the Floor Area Lot Coverage of an Accessory Building at 10637 71st Place - Michael Siambanes. On September 2, 2025 the Applicant appeared before the PC/ZBA seeking a Variance to exceed the maximum floor

area of an accessory building from 1,500 sq. ft. to 2,400 sq. ft. After hearing all testimony and evidence, there being no objections, written or oral, it was the recommendation of the PC/ZBA to grant approval to the requested variance subject to the 5 conditions listed in the Planning & Zoning Memorandum dated 9-2-25.

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

City Clerk Kmet declared that this will be known as ORDINANCE 25-27-O.

2. Consideration of an Ordinance amending Special Use Variation Ordinance 20-17-O at 10000 75th Street – Thao Huynh, Duckees Travel Center. This is the joint project with the Village of Hodgkins. The 2020 Ordinance recommended a 12' fence along the lot line to separate the business from the adjacent residences. The Applicant appeared before the PC/ZBA seeking a change to a 6' fence; in the end an 8' fence was required. On September 2, 2025, the Applicant appeared before the PC/ZBA seeking to amend the former 2020 Ordinance to reduce the height of the perimeter fencing from 12' to 6'. At the hearing the PC/ZBA heard all testimony and evidence and it was found that all requirements had been met; there were no objections to the requested Amendment, however, it was the recommendation of the PC/ZBA to agree to a variance and reduce the fence to 8' not the requested 6' along the entire west, south and northern property line to screen residential properties and subject to the four conditions listed in the Planning & Zoning Memorandum dated 9-2-25.

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 25-28-O.

f. SPECIAL EVENTS COMMITTEE – Alderman Musillami

1. FYI – Winterfest will be cancelled this year due to the remodeling of the clubhouse at Flagg Creek; it will return the following year.

g. SUSTAINABILITY COMMITTEE – Alderman Musillami – no report

h. FLAGG CREEK ADVISORY BOARD – Alderman Frohlich

1. Consideration to approve the Profit Sharing Distribution for Fiscal Year 2025 in the amount of \$350,000.

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

8. LEGAL REPORT – no report**9. CITY ADMINISTRATOR**

- a. Consideration of a Proposal for a Comprehensive Asbestos Building Inspection at 5550 East Avenue, Countryside, IL – the old City Hall Building. The actual dollar amount of the contract is unknown until they determine the number of samples needed and the testing involved. The cost estimate is about \$12,000. This is the first step in the process; the results may take a month to determine plus any abatement, which is needed before the building can be demolished.

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. Just a reminder that the Patriot's Day Ceremony will be held outside the Municipal Complex tomorrow beginning at 10 a.m.

10. STAFF REPORTS

a. Police Chief Klimek

1. Request Authorization to enter into an updated Intergovernmental Agreement (IGA) for continued participation in the Major Case Assistance Team (MCAT). MCAT has expanded beyond investigative support and created specialized components that member agencies can request as needed. Countryside would like to continue its participation in this program.

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. Request to waive the formal bidding process and approve the purchase and installation of two Remote Camera Sites at the intersections of 55th Street & East Avenue and Joliet Road & LaGrange Road by Pace Systems, Inc., in the amount of \$45,399.70. The cameras will be integrated into the current system. The cost is partially funded by a grant from the Attorney General, which leaves a net cost of \$15K which was included in this year's budget. This is live view videocameras.

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. City Engineer – Lukasz Sledz

1. Consideration of Supplemental Resolution for improvement by the Municipality under the Illinois Highway Code in the amount of \$280,000 for the MFT Funding for the 2022 Street Rehabilitation project.

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

City Clerk Kmet declared that this will be known as Resolution 25-10-R.

2. Consideration of Engineer's Pay Estimate #6 in the amount of \$142,416.64 to Unique Plumbing Co., Inc. of Brookfield, IL for the 2024 Water Main Replacement.

Motion was made by Alderman Von Drasek, 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

11. MOVE TO EXECUTIVE SESSION

a. To discuss Litigation under Section 2(c)(11), to review the Executive Session City Council Minutes from August 13, 2025 under Section 2(c)(21), and to discuss the purchase of Real Estate under Section 2(c)(5) of the Open Meetings Act.

A Motion was made by Alderman Musillami, seconded by Alderman Mikolyzk, that this meeting be RECESSED; 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 recessed at 7:50 p.m.

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12. RECONVENE TO REGULAR SESSION

The Regular City Council returned to Open Session with the same members present at 8:29 p.m.

13. BUSINESS FROM THE CITY COUNCIL FOR DISCUSSION, CONSIDERATION AND, IF SO DETERMINED, ACTION UPON:

1. Alderman Von Drasek asked the City Engineer – will the restoration going on at Sunset be rolled into the restoration going on in other areas of the City. Mr. Sledz said yes, the contractor and subs will be working on it.

14. ADJOURNMENT

A motion was made by Alderman Von Drasek, 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 8:32 p.m.

APPROVED:

Respectfully Submitted,

/fp

ELIZABETH KMET, CITY CLERK