

CITY OF COUNTRYSIDE

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



Meeting Minutes

Regular Meeting of the City Council

Wednesday, August 13, 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 Pro Tem Musillami. City Clerk Kmet 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 Pro Tem Musillami, Alderman Von Drasek, Alderman Benson, Alderman Mikolyzk, Alderman Frohlich, Alderman Finn, City Clerk Kmet, City Treasurer Bolt
Also Present: City Administrator Paul, Police Chief Klimek, City Attorney Peck, Deputy Clerk Cordova, City Engineer Brandstedt, Recording Secretary Prokop
Absent: Mayor McDermott, Asst. City Administrator Schutter

2. **OMNIBUS AGENDA**

- a. Approval of City Council Meeting Minutes of July 9, 2025.
- b. Approval of the Statement of Bills submitted for payment through August 13, 2025: \$1,402,164.87.

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

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

Nay: 0

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

4. **MAYOR'S REPORT**

- a. Consideration of an Ordinance Increasing the Class B Liquor Licenses by One.
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 Von Drasek, Alderman Musillami, Alderman Frohlich, Alderman Benson, Alderman Mikolyzk, Alderman Finn

Nay: 0

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

- b. Consideration of an Ordinance granting a Class B Liquor License to El Alebrije located at 10050 55th St.

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

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

Nay: 0

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

1. FYI – Ald. Von Drasek reminded everyone that this Friday a Pedestrian Count will be taken at Soehrman Park. There will also be a “Back to School” event taking place. The City is trying to get the flashing crosswalk which is very much needed. He asked for resident support. Thanks to John Fitzgerald for his assistance.

b. FINANCE COMMITTEE – Alderman Finn — no report

c. HUMAN RESOURCES COMMITTEE – Alderman Mikolyzk – no report

d. INFRASTRUCTURE COMMITTEE – Alderman Benson – no report

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

1. Consideration of an Ordinance granting Text Amendments to permit Temporary or “Pop Up” Seasonal Retail Stores as a Special Use in the B-1 Zoning District. On August 5, 2025, the PC/ZBA heard the request for a Text Amendment to make Temporary or Pop Up Seasonal Stores a Special Use in the B-1 Zoning District. At the hearing all testimony and evidence was presented and no objections were made. It was their recommendation to approve the Text Amendment to amend the Zoning Code by adding temporary or Pop Up Stores as a Special Use in the B-1 Zoning +District.

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

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

Nay: 0

City Clerk Kmet declared that this will be known as ORDINANCE 25-26-O.

f. SPECIAL EVENTS COMMITTEE – Alderman Musillami

1. Blues and Brew Fest starts Saturday from 1-9 p.m.

g. SUSTAINABILITY COMMITTEE – Alderman Musillami – no report

h. FLAGG CREEK ADVISORY BOARD – Alderman Frohlich

1. Consideration to award a Contract to Beverly Environmental, LLC, in the amount of \$37,174 to complete the Proposed Hole #1 Drainage Area Improvements.

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 Von Drasek, Alderman Musillami, Alderman Frohlich,
Alderman Benson, Alderman Mikolyzk, Alderman Finn

Nay: 0

8. LEGAL REPORT – no report

9. CITY ADMINISTRATOR

a. Consideration of a Resolution approving an Intergovernmental Agreement with the Village of LaGrange, Village of McCook and the City of Countryside for the Reimbursement of Electricity Costs. Ms. Paul stated that the streetlights on East Avenue go through three towns; they are all on one circuit. When that occurs ComEd requires one community to be the lead agency; in this case it is LaGrange since they have the most streetlights. They volunteered to be the lead

for agency. ComEd will bill them for the entire amount; they will invoice McCook and Countryside their proportionate share; estimated cost is \$350.

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

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

Nay: 0

City Clerk Kmet declared that this will be known as Resolution 25-09-R.

10. STAFF REPORTS

- a. Deputy Police Chief – no report
- b. City Engineer – Tom Brandstedt

1. Consideration of awarding a contract to Schwartz Construction Group, Inc., in the amount of \$809,379.16 for the Proposed Larry Robb Park – 10701 5th Avenue Cutoff.

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 Von Drasek, Alderman Musillami, Alderman Frohlich,
Alderman Benson, Alderman Mikolyzk, Alderman Finn

Nay: 0

11. MOVE TO EXECUTIVE SESSION

- a. To discuss the purchase or lease of Real Estate under Section 2(c)(5), and to discuss Litigation under Section 2(c)(11) of the Open Meetings Act; and to Review the Executive Session City Council Minutes from 4/10/24, 5/8/24, 8/14/24, 12/11/24, 3/12/25, 5/28/25 and 6/11/25 under Section 2(c)(21) of the Open Meetings Act.

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

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

Nay: 0

Mayor Pro Tem Musillami declared the meeting recessed at 7:40 p.m.

* * * * *

12. RECONVENE TO REGULAR SESSION

The Regular City Council returned to Open Session with the same members present at 8:03 p.m.

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

14. ADJOURNMENT

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

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

Nay: 0

Mayor Pro Tem Musillami declared the meeting adjourned at 8:05 p.m.

APPROVED:

Respectfully Submitted,

/fp

ELIZABETH KMET, CITY CLERK