



CITY OF COUNTRYSIDE
Meeting Agenda
Economic Development Committee

www.countryside-il.org

Wednesday, December 17, 2025

Lower Level Community Room

6:00 PM

1. CALL TO ORDER

2. ROLL CALL

Chairman John Von Drasek

Alderman John Finn

Alderman Mark Benson

3. COMMUNICATIONS FROM THE PUBLIC

4. APPROVAL OF MINUTES

4.a Approval of the November 25, 2025 Economic Development Committee Meeting Minutes.

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

6. MOVE TO EXECUTIVE SESSION

6.a -For the Purpose of Discussing the Sale of Real Estate Under Section 2(c)(6)

7. OTHER COMMITTEE BUSINESS

8. ADJOURNMENT

Elizabeth A. Kmet, City Clerk

At least 24 hours in advance of a scheduled public meeting, any individual with a disability who is in need of a reasonable accommodation in order to participate in the meeting should contact the office of the City Clerk: In person at 803 Joliet Road, Countryside, IL, via telephone at 708-354-7270 or via email at clerk@countryside-il.org

CITY OF COUNTRYSIDE

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



Meeting Minutes

Regular Meeting

Economic Development Committee

November 25, 2025

5:00 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 5:00 p.m.

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

Present: Chairman Von Drasek, Alderman Benson, and Alderman Finn

Also Present: Mayor McDermott, Alderman Frohlich, City Clerk Kmet, Finance Director Schutter, and City Administrator Paul

Chairman Von Drasek stated that the purpose of this meeting is to hear about two proposals that we have before us that were submitted for the purpose and redevelopment of the old City Hall property. No decision will be made this evening. The Committee will bring this information presented under advisement and make a recommendation to the City Council at a later meeting.

3. COMMUNICATIONS FROM THE PUBLIC

None.

4. APPROVAL OF MEETING MINUTES**4.a. Approval of the October 22, 2025 Economic Development Committee Meeting Minutes.**

The minutes of the Regular Meeting of October 22, 2025 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 October 22, 2025 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, and Alderman Finn

Nay: 0

5. BUSINESS FROM THE COMMITTEE FOR DISCUSSION, CONSIDERATION AND IF SO DETERMINED, ACTION UPON:**5.a. Presentation by Westfield Ford for the purchase and development of the Old City Hall property.**

Mr. Scarpace from Westfield Ford stated that they have been doing business in Countryside for forty years and are grateful for the respect the City has given them. In 2013 the City and Westfield Ford put a deal together to rebuild our dealership. We met and exceeded all the expectations of the City. For the future project for East Avenue we took many items into consideration such as tax revenue, benefits for Westfield Ford customers, the residents on 56th Street, and adding 25 to 35 additional jobs.

Our proposal is to purchase the old City Hall property for \$900,000 and develop a heavy duty truck service facility with twenty service bays for service and repair of light to heavy duty trucks. We would also be able to use the lot to stock additional vehicles. The facility would face 55th Street and would not bring additional traffic into the neighborhood.

Mr. Scarpace said that this will increase the tax revenue by enabling Westfield Ford to expand into a commercial truck service facility. Mr. Scarpace also went over all the sales tax numbers.

In conclusion, Mr. Scarpace said he would like to build a state-of-the-art Ford Pro Elite truck center. Increase parts sales, increase retail truck sales, and build and develop a resident-friendly business. Westfield Ford is able to start this project immediately, with no funding issues.

The Committee had many questions, some of the questions were on the business hours, the entrances and exits, what the sales figure revenue would be, increase/decrease some of the landscaping on the property, more vehicles in inventory.

5.b. Presentation by Quickrun for the purchase and development of the Old City Hall property.

My name is Paramvir Singh, I am the business manager with Quickrun. Quickrun plans to purchase the property for \$1.2 million and develop the property with a gas station (no diesel/no trucks), a Hu Hot restaurant and an out lot building for a coffee shop or restaurant. Quickrun is a chain of stores that started about five years ago and we have about fourteen locations. Most of the Quickrun locations have quick service restaurants like Dunkin Donuts, Biggy Coffee, Cousins Subs, Dairy Queen, etc. inside the gas station. We work with BP, Shell, and Citgo.

We believe this would be a good location because of the high traffic corner with retail and commercial businesses nearby. The building will be a little smaller to accommodate for the extra buffer on 56th Street.

Mr. Singh went on to say that Quickrun would generate about \$120,000 in sales tax and \$45,000 in motor fuel tax. As far as the video gaming Quickrun would generate over \$31,500 in municipality tax share. Mr. Singh asked for the City's approval on the gas station, Hu Hot restaurant, drive through quick service restaurant, Class 7B property tax incentive, and beer and liquor license so they can have onsite slot machines. Mr. Singh went over the square footage of the building.

The Committee had many questions, some of the questions were hours of operation, number of pumps, questions about the landscaping, and questions about the restaurant.

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, and Alderman Finn

Nay: 0

Chairman Von Drasek declared the meeting adjourned at 5:41 p.m.

APPROVED:

Respectfully Submitted,

Chairman John Von Drasek

/km