

CITY OF COUNTRYSIDE

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



Meeting Minutes

Regular Meeting of the City Council

Wednesday, January 14, 2026

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. City Attorney Peck 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: Alderman Benson, Alderman Frohlich, Alderman Finn, Alderman Mikolyzk, and Alderman Musillami

Also Present: Mayor McDermott, City Clerk Kmet, Treasurer Bolt, City Administrator Paul, Assistant City Administrator Schutter, Police Chief Klimek, Deputy Chief Stern, Deputy Clerk Cordova, City Attorney Peck, and City Engineer Sledz

Absent: Alderman Von Drasek

2. OMNIBUS AGENDA

- a. Approval of City Council Meeting minutes of December 10, 2025.
- b. Approval of the statement of bills submitted for payment through January 14, 2026: \$1,737,469.99.

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

Aye: 5 Alderman Benson, Alderman Frohlich, Alderman Finn, Alderman Mikolyzk, and Alderman Musillami

Nay: 0

Absent: 1 Alderman Von Drasek

3. COMMUNICATIONS FROM THE PUBLIC

My name is Beatriz Sutkus and my address is 9501 W. 56th Street. I live in front of the old police station and I'd like to discuss the sale of the municipal property at 5550 East Avenue. I don't trust the city representatives in making the right decision for the residents of 56th Street. We do not want a truck stop, gas station, or a bar because these establishments are open late. We would like a family friendly business that would close around 9:00 pm and we don't need any more traffic. The new traffic design from IDOT is a mess and causes a lot of accidents.

4. MAYOR'S REPORT

- a. Swearing in of probationary patrol officer, Daniel J. Szczesny.

Mayor McDermott asked Patrol Officer Daniel J. Szczesny to come forward and be sworn in. After reading the oath Patrol Office Szczesny was congratulated by the room.

- b. Consideration of a fee waiver request from Beds Plus for a liquor and raffle license for their annual Soup and Bread event.

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 Benson, Alderman Frohlich, Alderman Finn, Alderman Mikolyzk, and Alderman Musillami

Nay: **0**

Absent: **1** Alderman Von Drasek

- c. Consideration of a fee waiver request from St. John of the Cross for a liquor and raffle license for their Teacher Recognition Event.

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

Aye: **5** Alderman Benson, Alderman Frohlich, Alderman Finn, Alderman Mikolyzk, and Alderman Musillami

Nay: **0**

Absent: **1** Alderman Von Drasek

- d. Consideration of appointment of Alderman John Von Drasek and Alderman Tom Frohlich to the Flagg Creek Golf Course Advisory Board for calendar year 2026.

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 Benson, Alderman Frohlich, Alderman Finn, Alderman Mikolyzk, and Alderman Musillami

Nay: **0**

Absent: **1** Alderman Von Drasek

5. CITY CLERK'S REPORT – City Clerk Kmet - No report

6. TREASURER'S REPORT – Treasurer Bolt – 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 – No report**
- e. **PLAN COMMISSION/ZONING BOARD OF APPEALS – City Attorney Peck – No report**
- 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 – City Attorney Peck - No report**
- 9. CITY ADMINISTRATOR’S REPORT – City Administrator Paul**
 - a. Consideration to approve a proposal for land surveying and engineering services with Morris Engineering, Inc. in the amount of \$25,000.

City Administrator Paul stated that we have been awarded a grant for a multi-use path along Joliet Road. Our engineers have identified seventeen properties in conflict with the path. This agreement prepares plats of survey that are going to be needed that we can use to send to the property owners and begin negotiations for that easement.

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

Aye: **5** Alderman Benson, Alderman Frohlich, Alderman Finn, Alderman Mikolyzk, and Alderman Musillami

Nay: **0**

Absent: **1** Alderman Von Drasek

10. STAFF REPORTS

- a. **Chief of Police – Chief Klimek - No report**
- b. **City Engineer – Lukasz Sledz**

Consideration of engineer’s pay estimate number 4 and final in the amount of \$42,170.52 to McGill LLC, 21227 S. 80th Avenue, Frankfort, IL 60423 for the Flagg Creek Golf Course Cart Path.

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

Aye: 5 Alderman Benson, Alderman Frohlich, Alderman Finn, Alderman Mikolyzk, and Alderman Musillami

Nay: 0

Absent: 1 Alderman Von Drasek

11. Move to Executive Session

Mayor McDermott sought a motion to move into Executive Session for the purpose of discussing the sale of real estate under Section 2(c)(6).

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

Aye: 5 Alderman Benson, Alderman Frohlich, Alderman Finn, Alderman Mikolyzk, and Alderman Musillami

Nay: 0

Absent: 1 Alderman Von Drasek

Mayor McDermott declared the meeting recessed at 7:51 pm.

12. Reconvene to Open Session

The City Council returned to open session with the same members present at 8:06 pm.

Roll Call: City Clerk Kmet called the roll of those physically present as follows:

Present: Alderman Benson, Alderman Frohlich, Alderman Finn, Alderman Mikolyzk, and Alderman Musillami

Absent: Alderman Von Drasek

Consideration of an Ordinance authorizing the sale of municipal property commonly known as 5550 East Avenue, Countryside, IL 60525.

City Administrator Paul said we are presenting a purchase contract for the Quick Run development and they will be paying \$1.2 million for the property. Their plan is to put a Quick Run gas station at 55th Street and East Avenue at the corner. At the other end of the lot near 56th Street they are planning to put a Hu Hot restaurant which is a Mongolian grill. They are going to also have a third end user. The reason we are presenting this contract to you is he needs it to secure the third end user, that he does have control of the property. I want to make it clear that this is all dependent upon the staff negotiating a re-development agreement with the group and that it will be presented to the Economic Development Committee for their approval and then ultimately to the City Council. Anything that will need approval such as if they decide to put in a drive through in the third tenant it will go to the Plan Commission. We will not close on the property until all of that is completed.

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 Benson, Alderman Frohlich, Alderman Finn, Alderman Mikolyzk, and Alderman Musillami
Nay: **0**
Absent: **1** Alderman Von Drasek

City Clerk Kmet declared that this will be known as Ordinance 26-01-O.

13. ADJOURNMENT

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

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

Mayor McDermott declared the meeting adjourned at 8:12 pm.

APPROVED:

Respectfully Submitted,

Elizabeth Kmet, City Clerk

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