

CITY OF COUNTRYSIDE

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



Meeting Minutes

Regular Meeting of the City Council

Wednesday, June 10, 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 Mikolyzk, Alderman Von Drasek, Alderman Frohlich, Alderman Benson, Alderman Finn, and Alderman Musillami

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

2. OMNIBUS AGENDA

- a. Approval of City Council Meeting minutes of May 27, 2026.
- b. Approval of the statement of bills submitted for payment through June 10, 2026: \$1,043,933.23.

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

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

Nay: 0

3. COMMUNICATIONS FROM THE PUBLIC - None

4. MAYOR'S REPORT – Mayor McDermott

Mayor McDermott said that we had a great Route 66 centennial car show event. Bill Narod got first place in his class. I would like to thank Deputy Clerk Cordova, Public Works, Chief Klimek, and all the volunteers. Everyone had a great time.

- a. Consideration of reappointment of Michael Wilson to the Board of Fire and Police Commission.

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

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

Nay: 0

- b. Consideration of reappointment of Brandon Edenfield to the Police Pension Board.

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

Nay: 0

- c. Consideration of a block party request from Hilda Gamboa on August 15, 2026 from 11:00 am to 10:00 pm.

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

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

Nay: 0

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

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

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

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

Nay: 0

City Clerk Kmet declared that this will be known as Ordinance 26-12-O.

Consideration of an Ordinance approving and authorizing the execution of a Redevelopment Agreement between the City of Countryside and Lucky Supercenter, Inc. for the old City Hall development comprising part of the 55th Street commercial tax increment-financing district of the City of Countryside, Illinois.

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

Alderman Von Drasek said this property is selling for \$1.2MM during the course of this loan, the incentives and the ten-year process, we stand to make roughly \$12,698,000. With the tax sharing incentive there is a lot of performance based issues in this agreement that have to come into play in order for the developer to

qualify. Great job by City Administrator Paul and Assistant City Administrator Schutter.

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

Nay: **0**

City Clerk Kmet declared that this will be known as Ordinance 26-13-O.

b. FINANCE COMMITTEE – Alderman Finn – No report

c. HUMAN RESOURCES COMMITTEE – Alderman Mikolyzk

Consideration to hire an Executive/HR Assistant contingent upon successful completion of a pre-employment exam and background check.

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

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

Nay: **0**

d. INFRASTRUCTURE COMMITTEE – Alderman Benson – No report

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

Consideration of an Ordinance granting text amendment to front yard setback requirements (Case #PTA26-0002).

Alderman Finn asked if residents will still have the opportunity to go to the Plan/Zoning Commission if there are special circumstances. City Attorney Peck said yes, they will be allowed to request a hearing for a variance.

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: **6** Alderman Mikolyzk, Alderman Von Drasek, Alderman Frohlich, Alderman Benson, and Alderman Finn

Nay: **1** Alderman Musillami

City Clerk Kmet declared that this will be known as Ordinance 26-14-O.

f. SPECIAL EVENTS COMMITTEE – Alderman Musillami – No report

g. SUSTAINABILITY COMMITTEE – Alderman Musillami – No report

h. FLAGG CREEK ADVISORY BOARD – Alderman Frohlich

Consideration to ratify 2026 greens fee rates.

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

Nay: 0

8. LEGAL REPORT – City Attorney Peck - No report

9. CITY ADMINISTRATOR'S REPORT – City Administrator Paul

9.a. Consideration to purchase AV equipment from the lowest responsible bidder, Frequency AV in the amount of \$117,313.53.

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

Nay: 0

10. STAFF REPORTS

a. Chief of Police – Chief Klimek – No report

b. City Engineer – Lukasz Sledz

Consideration of engineer's pay estimate number 2 in the amount of \$87,596.69 to Schwartz Construction Group, Inc., of Countryside, Illinois for the proposed Larry Robb Park.

Alderman Mikolyzk stated that he talked with City Engineer Sledz about this project. I think it is outrageous that this park has not been completed yet. They have asked for another extension to the end of June. City Engineer Sledz said that estimate #2 certified that the work was completed. The second pay estimate includes the assembly and construction of all the playground equipment and substantial completion of all the sidewalks and curb work. That is all we are paying for in this pay estimate, which is 29% of the project.

Alderman Mikolyzk asked when the sewer work was going to be completed. City Engineer Sledz said they were supposed to complete the sewer work under the parking lot last week or the week before. The culvert work is one of the last items they are doing because they are working their way from the inside of the site out.

Alderman Mikolyzk asked if we had a new schedule. City Engineer Sledz said that we will be requesting a new schedule from them.

Alderman Von Drasek said as far as what you're saying on this topic, I urge you to stop out and talk to them. I stopped out several times in the spring when we did have all the rain. Now since things are drying out it seems things are moving along, right, City Engineer Sledz? City Engineer Sledz said that they are moving along, but they have slowed down as of this week. They completed the concrete work and assembled all the equipment last week. This week I have not seen any activity over there. We have had rain, but it was at night. I will give them a call and discuss the park. Mayor McDermott said that City Administrator Paul can express our concerns to the Schwartz Company about the length of time it has taken to complete this job.

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

Nay: 0

Consideration of engineer's pay estimate number 2 and semi-final in the amount of \$45,220.00 to Lyons & Pinner Electric Company, Inc. of La Grange, Illinois for the Flagg Creek Golf Course parking lot lighting project.

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

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

Nay: 0

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

Mayor McDermott said he had a conversation with Building Commissioner Wagner to take a look at our local Ordinances with our neighboring communities regarding the parking of RV's and boats on properties. It seems our Ordinance is a lot stricter than our neighboring communities. We've had a number of situations with the RV's and they are becoming more prevalent in the community. I'd like to take a look at amending our Ordinance to allow one vehicle or one boat on each residential property. If the City Council would agree with that, I'd like to have another conversation with Building Commissioner Wagner and bring it back to the City Council.

12. ADJOURNMENT

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

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

Nay: **0**

Mayor McDermott declared the meeting adjourned at 7:53 pm.

APPROVED: `

Respectfully Submitted,

Elizabeth Kmet, City Clerk

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