

CITY OF COUNTRYSIDE

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



Meeting Minutes

Regular Meeting

Economic Development Committee

Wednesday, May 27, 2026

6:30 PM

City Hall

BOARD MEMBERS

Chairman, John Von Drasek
Alderman Mark Benson
Alderman John Finn

1. CALL TO ORDER

Chairman John Von Drasek called the meeting to order at 6:30 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, Treasurer Bolt, City Clerk Kmet, Alderman Frohlich, Alderman Mikolyzk, Assistant City Administrator Schutter, Chief Klimek and Deputy Clerk Cordova

3. COMMUNICATIONS FROM THE PUBLIC

None.

4. APPROVAL OF MEETING MINUTES**4.a. Approval of the December 17, 2025 Economic Development Committee Meeting Minutes.**

The minutes of the Regular Meeting of December 17, 2025 were previously distributed to the Board Members. There being no changes, the minutes of December 17, 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 unanimously.

5. BUSINESS FROM THE COMMITTEE FOR DISCUSSION, CONSIDERATION AND IF SO DETERMINED, ACTION UPON:**5.a. Presentation and discussion for a 6B renewal request for the property located at 5401 Dansher Road – ILLCO Inc.**

Assistant City Administrator Schutter clarified the difference between a Class 6B and Class 7B. The Class 6B is more for industrial property and the Class 7B is more for retail property. ILLCO, Inc. was awarded a Class 6B incentive approximately ten years ago. The tax burden without the incentive would be approximately \$157,000 annually. The current tax liability under the Class 6B incentive is approximately \$63, 000 annually.

The principals of the holding company who are the sole shareholders in ILLCO are requesting a renewal of their Class 6B incentive so that they can continue to invest back in the business to facilitate growth. ILLCO and Perfect Aire collectively employ over 64 employees at the Countryside location in the Dansher Road Industrial Park. ILLCO, Inc. is a sales tax producing entity with annual revenues at the Countryside locations; they are equivalent to a small car dealership. During the initial ten-year incentive period, they doubled their sales tax production to the City.

As long as the committee agrees to move this item forward to the City Council then we will do that. Mr. Schutter said he will write up a Resolution in support and we will also put together an agreement specifying the specific improvements and a timeline when they have to have all these items finished.

Alderman Benson made a motion/recommendation to move this item forward to the City Council with those items that Assistant City Administrator Schutter has stated, seconded by Alderman Finn, that this matter be APPROVED, as presented. The motion carried unanimously.

5.b. Presentation and discussion for a 7B renewal request for the property located at 6704 Joliet Road – Tony’s Fresh Market.

Assistant City Administrator Schutter said this property was awarded a Class 7B incentive approximately ten years ago. The tax burden without the incentive would be approximately \$295,845 annually. The current tax liability under the Class 7B incentive is approximately \$118,338 annually or 40% of the fair market burden. This nets the business approximately \$177,507 in annual savings through the property tax incentive.

The applicant has indicated that they spend up to \$350,000 per year on improvements. In the next few years the applicant plans on upgrading the HVAC system and improving the signage and flooring at an estimated cost of \$800,000. They also plan on growing the operations by adding a tortilleria, bakery cases, deli islands, and floral fixtures at an estimated cost of \$700,000. The applicant is requesting a renewal of their Class 7B property tax incentive to help facilitate these improvements and growth of their business at this property.

Staff recommends moving this agenda item forward for consideration of the City Council at its next meeting subject to entering into an agreement to do the aforementioned property improvements with a defined and structured timeline.

Alderman Benson made a recommendation to move this item forward to the City Council with those items that Assistant City Administrator Schutter has stated.

5.c. Consideration to enter into a Redevelopment Agreement with Lucky Supercenter, Inc. for the sale and redevelopment of the old City Hall Property.

Assistant City Administrator Schutter went over all the development terms, construction timeline, economic incentives, and other terms for the Redevelopment Agreement with Lucky Supercenter. If the committee decides to move forward, an Ordinance approving the agreement will be drafted to accompany the final RDA to the next City Council meeting.

Mr. Paramvir Singh, Quick Run said that they have obtained two franchises, Shell and Genghis Mongolian Grill.

Chairman Von Drasek asked if the rendition of the site was still the same. Mr. Singh said yes but the size of the buffer is larger.

Alderman Finn said we were adamant about not having an entrance on 56th Street. Mr. Singh said that the only entry would be for the Pump House because it wouldn't go all the way through.

Mayor McDermott asked if the Genghis Mongolian Grill restaurant is the same quality as the Hu Hot restaurant. Mr. Singh said that everything between the two restaurants is the same.

Chairman Von Drasek asked for a motion to approve the Redevelopment Agreement. Assistant City Administrator Schutter said that we do not need a motion tonight. We are going to bring this back to the City Council with the Resolution to adopt the RDA.

6. OTHER COMMITTEE BUSINESS

None.

7. ADJOURNMENT

Chairman Von Drasek asked for a motion to adjourn the meeting.

Alderman Benson made the motion to adjourn the meeting, seconded by Alderman Finn. The motion carried unanimously.

Chairman Von Drasek adjourned the meeting at 7:02 pm.

APPROVED:

Respectfully Submitted,

Chairman John Von Drasek

/km