

CITY OF COUNTRYSIDE

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



Meeting Minutes

Regular Meeting

Economic Development Committee

Wednesday, June 10, 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, Alderman Musillami, City Administrator Paul, Assistant City Administrator Schutter, City Attorney Peck, and Deputy Clerk Cordova

3. COMMUNICATIONS FROM THE PUBLIC

None.

4. APPROVAL OF MEETING MINUTES**4.a. Approval of the May 27, 2026 Economic Development Committee Meeting Minutes.**

The minutes of the Regular Meeting of May 27, 2026 were previously distributed to the Board Members. There being no changes, the minutes of May 27, 2026 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. Consideration of an Ordinance authorizing the sale of municipal property commonly known as 5550 East Avenue, Countryside, Illinois.**

Assistant City Administrator Schutter said this item was on the agenda for the January 14, 2026 meeting. At that meeting, we only had five votes and we need three quarters majority of the body to approve the sale of real estate, which would be six affirmative votes. We have to put this back on the agenda. If you want to move this item forward, we can have the City Council vote on it tonight.

Alderman Benson made a motion to approve an Ordinance authorizing the sale of municipal property commonly known as 5550 East Avenue, Countryside, Illinois, seconded by Alderman Finn. The motion carried unanimously.

5.b. 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.

City Administrator Paul stated that the City has been working for quite some time on this parcel with the Quick Run group. The developer has agreed to purchase the property for \$1.2MM as is. The property will be redeveloped into a QuickRun gas station with an auto canopy having 10 fueling stations, a convenience store with quick serve restaurant with a drive through, and a Mongolian restaurant.

Construction timeline is within ninety days of acquisition and construction to commence within thirty days of receiving the permits. The final Certificates of Occupancy to be obtained within twenty-four months of receiving the last permit. Within three months after completion of construction, they are to obtain a Certificate of Project completion and the City has buyback rights if the aforementioned timelines are not met.

Assistant City Administrator Schutter stated that the developer has submitted the site geometry, proposed building plans, and detailed elevations for the project building including design standards similar to the Countryside City Hall. The design standards should be approved at the sole discretion of the City's EDC and City Council. Developer obtained the necessary zoning and it has sufficient economic resources to construct the project.

The economic incentive structure is a "pay as you go" rebate of sales taxes only. The sales taxes generated from the project are to be rebated at 75% for the first three years, 70% for the next four years, and 65% for the last three years. The incentives are capped at \$1.95MM or ten years whichever comes first. The City will retain gaming, restaurant, and local fuel taxes generated from the project. The City receipts from these taxes are projected at \$450K in the early years with 3% projected annual growth. The projected receipt in 2043, the final year of the TIF is estimated at just over \$962K.

The developer cannot appeal its property tax assessment to a level that falls below the minimum EAV. The RDA provides for a license agreement which will permit the City to maintain security cameras and other equipment on the development site.

Alderman Benson, seconded by Alderman Finn, that this matter be APPROVED, as presented. The motion carried unanimously.

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 6:50 pm.

APPROVED:

Respectfully Submitted,

Chairman John Von Drasek

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