CITY OF COUNTRYSIDE

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

Meeting Minutes

Regular Meeting

Economic Development Committee

Wednesday, September 23, 2026

7:00 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 7:00 p.m.

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

Present: Alderman Benson and Alderman Finn

Absent: Chairman Von Drasek

Also Present: Mayor McDermott, Treasurer Benton, City Clerk Kmet, Alderman Frohlich, Alderwoman Bolt, 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 July 8, 2026 Economic Development Committee Meeting Minutes.

The minutes of the Regular Meeting of July 8, 2026 were previously distributed to the Board Members. There being no changes, the minutes of July 8, 2026 were approved as presented.

Alderman Benson made a motion to approve the July 8, 2026 regular meeting minutes, seconded by Alderman Finn. The motion carried unanimously.

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

5.a. Consideration to approve a payment in lieu of tax (PILOT Fee) Agreement between the City and Countryside IL Fitness LLC/Pinnacle Service Brands Holdings LLC (Planet Fitness).

Assistant City Administrator Schutter said that in an effort to preserve the City's Sales Tax Base, Ordinance 10-54-O. entitled "Amending Zoning to Create the La Grange Road Arterial Road Corridor (ARC) Overlay District" was adopted on October 27, 2010. This Ordinance requires that any business within the ARC, that generates sales tax on less than 50% of its revenue, will be deemed a special use and thus require approval from the City's Plan Commission/Zoning Board of Appeals and City Council.

In October of 2025 the Plan Commission/Zoning Board and the City Council have conditioned its approval of a special use in the ARC Corridor on an acceptable and contractual payment in lieu of tax (PILOT) agreement between the business and/or property owner and the City. The PILOT fee provides economic

consideration to the City that otherwise would not be achieved from proposed non-confirming uses in the La Grange Road ARC District.

The calculation has historically been based on the adjacent properties pilot fees that we have on neighboring properties as well as a calculation like a rule of thumb calculation of the amount of sales taxes that would be generated on comparable square footage.

Alderman Benson made a motion to approve a payment in lieu of tax (PILOT Fee) Agreement between the City and Countryside IL Fitness LLC/Pinnacle Service Brands Holdings LLC (Planet Fitness), and bring it to City Council tonight, seconded by Alderman Finn. The motion carried unanimously.

6. OTHER COMMITTEE BUSINESS

None.

7. ADJOURNMENT

Alderman Finn 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.

Alderman Finn adjourned the meeting at 7:06 pm.

APPROVED:

Respectfully Submitted,

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Alderman Finn

/km