

CITY OF COUNTRYSIDE

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



Meeting Minutes

Regular Meeting of the City Council

Wednesday, July 8, 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. Mayor McDermott 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, 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 June 10, 2026.
- b. Approval of the statement of bills submitted for payment through July 8, 2026: \$1,667,676.97.

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

- a. Consideration of a block party request from Susan Picek at 6908 Parkside Avenue from 12:00 pm to 12:00 am on Saturday, August 15, 2026.

Motion was made by Alderman Von Drasek, 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

- b. Consideration of a block party request from Revel Supper Club at 5403 S. La Grange Road (Bobolink Drive and 6th Avenue to be closed) from 8:00 am to 4:00 pm on Saturday, August 15, 2026.

Motion was made by Alderman Benson, 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

Mayor McDermott said that we have two items that are not on the agenda but would like to vote on them tonight and revote at the August meeting.

The first is a request from the Center for Independence. They submitted a block party request for August 7th which would be before the next City Council meeting. The Mayor said he would like to entertain a motion to approve the block party. We will also revote on this at the August meeting.

Motion was made by Alderman Finn, 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

Mayor McDermott said that we also received a request from Harley Davidson for a special event permit for Saturday, July 25th. They also requested a liquor license that we are not going to entertain. However, we would like to vote on the special event permit so they can have their event. We will also revote on this at the August meeting.

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

Alderman Musillami said so there is no liquor license but they will be able to drink at this event. Mayor McDermott said no because they will not be able to sell liquor. Alderman Musillami asked about the day the City and Harley had their celebrations did they have liquor licenses then. Mayor McDermott said yes both of the events had liquor licenses.

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

Nay: 0

- c. Consideration of a motion to accept the resignation of Alderman Mikolyzk, effective July 31, 2026.

Alderman Mikolyzk said his resignation is due to his health and nothing else. Alderman Mikolyzk said that he has been fortunate to be elected with the Mayor. We have completed many good things for the City and it is because of the leadership. Mayor McDermott told Alderman Mikolyzk that we are fortunate to have him as part of our team. Alderman Von Drasek said that he will be sadly missed.

Motion was made by Alderman Musillami, 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**

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 a Resolution determining the appropriateness for Class 6b renewal status for certain real estate owned by Danshershire Holdings, LLC located at 5401 Dansher Road, Countryside, Cook County, IL.

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**

City Clerk Kmet declared that this will be known as Resolution 26-04-R.

Consideration of a Development Agreement between the City and Danshershire Holdings, LLC for the approval of a Cook County Class 6B real estate tax incentive.

Motion was made by Alderman Finn, 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**

Consideration of a Resolution 26-05-R in support of a Class 7b renewal status designation for the commercial development located at 6704 Joliet Road.

Motion was made by Alderman Mikolyzk, 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**

City Clerk Kmet declared that this will be known as Resolution 26-05-R.

Consideration of a Development Agreement between the City and IG Capital LLC for the approval of a Cook County Class 7b real estate tax incentive.

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**

b. FINANCE COMMITTEE – Alderman Finn – No report

Alderman Finn thanked Alderman Mikolyzk for his service. When I became an Alderman, it was nice to get to know him and work with him. You will be missed.

c. HUMAN RESOURCES COMMITTEE – Alderman Mikolyzk – No report

d. INFRASTRUCTURE COMMITTEE – Alderman Benson – No report

Alderman Benson said he would like to thank Alderman Mikolyzk for his dedication and years of service for the residents of Countryside. We will all miss you on the City Council.

e. PLAN COMMISSION/ZONING BOARD OF APPEALS – City Attorney Peck – No report

f. SPECIAL EVENTS COMMITTEE – Alderman Musillami – No report

Alderman Musillami said that it has been a pleasure sitting next to Alderman Mikolyzk for the last eleven years.

g. SUSTAINABILITY COMMITTEE – Alderman Musillami – No report

h. FLAGG CREEK ADVISORY BOARD – Alderman Frohlich – No report

Alderman Frohlich wished Alderman Mikolyzk all the best and that he will be missed.

8. LEGAL REPORT – City Attorney Peck - No report

9. CITY ADMINISTRATOR'S REPORT – Assistant City Administrator Schutter

- 9.a.** Consideration of a Resolution supporting the Illinois Department of Transportation requirements for construction and maintenance on state highways.

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 Resolution 26-06-R.

- 9.b.** Consideration to approve pay estimate #1 in the amount of \$55,424.25 to Dale, Inc.

Motion was made by Alderman Mikolyzk, 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**

10. STAFF REPORTS

a. Chief of Police – Chief Klimek

Request to approve the purchase of a five year Genetec Software Maintenance Agreement (SMA) from Pace Systems, Inc. in the amount of \$22,486.75.

Motion was made by Alderman Von Drasek, 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. City Engineer – Lukasz Sledz

Consideration of engineer's pay estimate number 1 in the amount of \$615,562.65 Martam Construction Inc., of Elgin, IL for the 55th Street Water Main Relocation Project.

Motion was made by Alderman Finn, 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**

Consideration of engineer's pay estimate number 3 in the amount of \$69,053.98 to Schwartz Construction Group Inc., of Countryside, IL for the proposed Larry Robb Park.

Motion was made by Alderman Mikolyzk, 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:

Alderman Musillami said that he realizes that Brainard is not our street, but is there something that can be done with the potholes. Mayor McDermott said that they filled in the potholes yesterday.

12. ADJOURNMENT

A motion was made by Alderman Benson, seconded by Alderman Mikolyzk 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

/km