

CITY OF COUNTRYSIDE

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



Meeting Minutes

Regular Meeting

Economic Development Committee

Wednesday, July 8, 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: Chairman Von Drasek, Alderman Benson, and Alderman Finn

Also Present: Treasurer Bolt, City Clerk Kmet, Alderman Frohlich, Alderman Mikolyzk, Assistant City Administrator Schutter, City Attorney Peck, Police Chief Klimek, and Deputy Clerk Cordova

3. COMMUNICATIONS FROM THE PUBLIC

None.

4. APPROVAL OF MEETING MINUTES**4.a. Approval of the June 10, 2026 Economic Development Committee Meeting Minutes.**

The minutes of the Regular Meeting of June 10, 2026 were previously distributed to the Board Members. There being no changes, the minutes of June 10, 2026 were approved as presented.

Alderman Benson made a motion to approve the June 10, 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 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.**

Assistant City Administrator Schutter stated that this item was brought to the last Economic Development Committee meeting. Building Commissioner Wagner and I went out and completed a site review of the property. We have a list of specific improvements for them to do within a specified timeline. The items are listed in 5.b. agenda item under the Development Agreement for the property at 5401 Dansher Road. I am looking first for consideration of 5.a. which is a Resolution supporting a Class 6b renewal for the real estate owned by Danshershire Holdings located at 5401 Dansher Road.

Alderman Finn made a motion to approve 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. seconded by Alderman Benson. The motion carried unanimously.

5.b. 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.

There was no discussion on this item.

Alderman Benson made a motion to approve a Development Agreement between the City and Danshershire Holdings, LLC for the approval of a Cook County Class 6b real estate tax incentive, seconded by Alderman Finn. The motion carried unanimously.

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

Assistant City Administrator Schutter said that this is similar to 5.a. except it is 7b instead of 6b. Class 6b is for commercial/retail property and 7b is for retail property. This item is for Tony's at 6704 Joliet Road. Building Commissioner Wagner and I went out and completed a site review of the property. We specified several improvements that we would like to see done at the property under specific timelines. The items are listed in 5.d. agenda item under the Development Agreement between the City and the real estate holding company.

Alderman Finn asked if they agreed to fixing these items. Assistant City Administrator Schutter said that the City reviewed the site with the principles. We told Tony's that we would support the Resolution but they were going to have to do A, B, C, D, and E and then we'll come up with a formal agreement to set the timeline for completion. City Attorney Peck helped me draft the development agreement.

Alderman Finn made a motion to approve Resolution 26-05-R in support of a Class 7b renewal status designation for the commercial development located at 6704 Joliet Road, seconded by Alderman Benson. The motion carried unanimously.

5.d. 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.

There was no discussion on this item.

Alderman Finn made a motion to approve the development agreement between the City and IG Capital LLC for a Cook County Class 7b real estate tax incentive, seconded by Alderman Benson. 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 7:08 pm.

APPROVED:

Respectfully Submitted,

Chairman John Von Drasek

/km