

**Village of Indian Head Park  
201 Acacia Drive  
Indian Head Park, IL 60525  
MINUTES  
VILLAGE OF INDIAN HEAD PARK  
PLANNING AND ZONING COMMISSION  
PUBLIC HEARING/MEETING**

*“Pursuant to 5 ILCS 120/2.06 (3) minutes of public meetings shall include, but need not be limited to: a general description of all matters proposed, discussed, or decided, and a record of votes taken.”*

**Tuesday, January 9, 2018**

**7:30 P.M.**

**CALL TO ORDER – Acting Chairperson, Commissioner Diane Andrews**

**ROLL CALL: PRESENT (AND CONSTITUTING A QUORUM):**

Commissioner David Anderson  
Commissioner Greg Scovitch  
Commissioner Rachel Thompson  
Commissioner Jack Yelnick

**ABSENT:**

Commissioner Robert Tantillo  
Chairperson Noreen Costelloe

**ALSO IN ATTENDANCE:**

Mayor Tom Hinshaw

Trustee Chris Metz

Trustee Amy Wittenberg  
Village Administrator John DuRocher

## **PLEDGE OF ALLEGIANCE TO THE FLAG**

Chairperson Costelloe and the Planning and Zoning Commission members recited the Pledge of Allegiance to the Flag.

## **TOLLWAY DISCUSSION PRESENTED BY ADMINISTRATOR DUROCHER:**

Commissioner Andrews invited Administrator John DuRocher to begin his presentation pertaining to the Illinois Tollway Interstate 294 project. Administrator DuRocher began by explaining that Commissioner Anderson gave him a link to the Tollway authority website. Administrator DuRocher went on to say it appears the Tollway may add lanes within the already existing foot print, basically for modernization. Administrator DuRocher shared a project map with the Commission and audience. Mayor Tom Hinshaw stated the Village and the tollway have had several meetings discussing what is going to be expected and added that they will be meeting again on January 30, 2018. Mayor Hinshaw also noted the Tollway footprint was not widening. Administrator DuRocher stated that the Tollway is planning on adding sound walls and making drainage improvements. Administrator DuRocher went on to add that the Tollway is looking for some land acquisition near the Indian Head Park Plaza, and the Village strongly urged the tollway not to acquire the property since it is an important element in the commercial development of the Village's limited business district. Administrator DuRocher also noted the Village's objections to the land acquisition were made known to some State officials. Administrator DuRocher stated the Tollway is adding and improving sound walls from Cochise to Joliet Road, and the southside of the Tollway near Roofers Road. Commissioner Andrews asked if the Tollway had plans for a sound wall in the Chestnut on the Green area which is located near the 294 ramp. Mayor Hinshaw noted that the Chestnut on the Green area near the on ramp was tested for noise level by the Tollway and he believes it is included in sound wall plans. Mayor Hinshaw

added that the Tollway is planning on adding a retention pond on the left of the ramp.

**PUBLIC COMMENTS:**

Commissioner Andrews invited the audience to comment. Mrs. Janet Dimoff, owner of the Flagg Creek Center, stated due to concern with her business property located in the Triangle, she had a conversation with a Senior Project Manager from the toll road. During their conversation, Mrs. Dimoff noted that the trees just south of her property and the area known as the Mazure property were tagged. (The Mazure property is a B3 zoning district area West of Vine Street, South of Joliet Road, and East of the Tollway). Mrs. Dimoff asked the Project Manager if the land was going to be acquired. The Project Manager replied, the only properties being considered for acquisition are to the south of the Flagg creek Center, along with the Zalinski and Mazure property. Administrator DuRocher noted that the Village voiced their concerns and objection to an acquisition of the Mazure and Zalinski properties and that the Surveyors must have tagged the trees prematurely.

Brian Bailey of 6612 Osceola Trail, stated that his property is most affected by the project since he backs up to both the Triangle and the 294 Tollway. He and his wife Julie have been researching this project since last April, and the back of their property has been marked with JULIE locates. Mr. and Mrs. Bailey added that it is their understanding the Tollway was expanding two lanes, and per the project map, it looks as though the back of the Baileys property would possibly be acquired. Mrs. Bailey shared her concern and other residents that they receive pertinent information regarding their property and the Tollway plans. Mayor Hinshaw stated that he did not see the Tollway map being referred to during this evening's discussion while attending the two Tollway meetings, and it was determined the map is not an official Tollway map. Mayor Hinshaw reiterated that during the meetings he attended, the Tollway authorities stated there would be no more than four lanes. Discussion ensued.

Mrs. Bailey asked for the Village to be cognitive and plan ahead for future Tollway improvement plans, and mentioned other communities have hosted

information meetings for residents. Commissioner Andrews suggested the Tollway conduct an open meeting for all residents to be better informed.

**BUSINESS DEVELOPMENT DISCUSSION CONTINUATION: (Triangle, located West of Wolf Road, South of Joliet Road, and East of Interstate 294).**

Commissioner Andrews invited Administrator DuRocher to begin the Business Development discussion. Administrator DuRocher started by conveying the three homes on Wolf Road, and the Old Dome Restaurant were demolished, which provides business development opportunities for the Village. Administrator DuRocher added that he solicited proposals from three firms and the Village Board chose the firm, Houseal Livigne, to assist in creating a vision of economic development for the Village triangle. Administrator DuRocher explained that the Village placed a 120 day moratorium on new business development in the Triangle to allow time for the Village to determine the best options for the area. Administrator DuRocher noted the property owners in the Triangle are going to be invited to an Economic Development meeting with Village Officials and the Village Economic Development Consultant. Administrator DuRocher introduced the Village business Development Consultant, Mr. Dan Gardner, of Houseal Livigne.

Mr. Gardner began the discussion by explaining the existing Triangle B3 Zoning codes would allow for many types of uses. However certain new businesses, depending on where they are located, can hinder the possibility of a greater vision for the area as a whole which is why hence the Village has placed a moratorium on new business in the Triangle. Mr. Gardner explained his firm and the Village will be coming up with several conception plans which will include business, and community member's input. Mr. Gardner explained that they will be creating a PUD (Planned Unit Development) Ordinance, which provides flexibility, fair certainty for Developers, stays consistent with redevelopment plans, and allows transparency with community involvement through Public Hearings. Mr. Gardner explained that during the coming week

they will be writing some community level questionnaires for the Village website homepage.

Mr. Bailey asked why the Village would create a detailed plan for the Triangle, if the Tollway may possibly acquire some of the property and the funds spent on the Consultants would be wasted. Administrator DuRocher replied there is a better chance of the Tollway not attempting to acquire some of the Triangle property if the Village has a valid economic plan for the Triangle. Mr. Gardner added the Tollway Authority has been more likely to compromise with municipalities and their improvement plans when involving vital business district property. Commissioner Andrews stated that there are residential condominiums in the Triangle and asked if the plans will still provide RI zoning to accommodate the condo owners. Mr. Gardner replied yes. Trustee Amy Wittenberg remarked that the Triangle site has been an eye soar and the community is looking for a better use for the property. Instead of an ad hock business area. Commissioner Scovitch asked Administrator DuRocher how much the Consultant contract will cost. He replied that phase one and two will cost \$38,000, and \$30,000 for phases three and four. Discussion ensued.

#### **PUBLIC COMMENTS FROM THE AUDIENCE:**

Commissioner Andrews asked if there were any further comments from the presenter or the audience, there were no further comments or questions.

#### **APPROVAL OF BOARD MINUTES**

*Minutes of the Planning and Zoning/ Public Hearing Meeting- November 7, 2017.*

Commissioner Andrews asked if there were any corrections to the Planning and Zoning minutes from November 7, 2017 as presented. There were no corrections. Commissioner Anderson motioned, seconded by Commissioner Thompson, to approve the November 7, 2017 Planning and Zoning meeting minutes as presented. Motion carried by unanimous voice vote (5-0-2).

#### **ADJOURNMENT**

P/Z Minutes  
1/9/2018

There being no further business to discuss, Commissioner Thompson motioned, seconded by Commissioner Yelnick, to adjourn the Planning and Zoning Commission meeting at 8:25 p.m. Motion carried by unanimous voice vote. (5-0-2).

Minutes prepared and submitted by:  
Mary Crowley,  
Recording Secretary  
Planning and Zoning Commission