

**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, February 6, 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

ABSENT:

Commissioner Diane Andrews
Commissioner Robert Tantillo
Commissioner Jack Yelnick

ALSO IN ATTENDANCE:

Mayor Tom Hinshaw
Trustee Rita Farell-Mayer

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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 MAYOR HINSHAW:

Chairperson Costelloe invited Mayor Hinshaw to begin his presentation of an update to the Illinois Tollway Interstate 294 project. Mayor Hinshaw began by stating he has an official Tollway map, and disbursed copies to the Commissioners, and the Trustees. He noted that there were some corrections to items noted in the last Tollway discussion. One error last meeting was that the map being referred to was not an official tollway map, the other error was that it was stated the Tollway was not adding more than the existing 4 lanes. Mayor Hinshaw added this is true in Indian Head Park, but some other areas are expanding to 6 lanes. The Tollway Representative informed the Village that they have not completed their final decision pertaining to land acquisition, and when asked about any under or over passes being revamped in Indian Head Park the Tollway Representatives replied that the odds would be slim. Mayor Hinshaw invited all attending to view the large official Tollway map to view what is Indian Head Park specific. Mayor Hinshaw noted that they are still planning on putting in a retention pond coming off the 294 ramp. The Tollway Representatives said they are looking to acquire 20 ft. more of the old 6980-6990 Wolf Road properties. Mayor Hinshaw said he and Administrator DuRocher measured and according to the map, it appears to be more like 50 feet. Mayor Hinshaw added; the Tollway is also interested in acquiring Eleanore Zwolinski's house on Vine Street in order to enlarge and strengthen the berm/wall, and have access to the berm/wall. Mayor Hinshaw said the Tollway is interested in acquiring the entire Mazur property for a

retention pond. The Village has strongly urged the Tollway Authority not to acquire the Mazur property, as it is a key element of the Village's business development. The Mayor said, the Village offered other Indian Head Park property in exchange. Mayor Hinshaw noted the Tollway is installing a new wall by Sacajawea Park on the residential side. The Mayor added; if the property on Vine Street was acquired by the Tollway, the Village will suggest they put in a road there in order to connect Vine Street to Wolf Road. The Tollway will give the Village an opportunity before others, to buy any portion of the acquired property not being utilized by the Tollway. The Mayor and Administrator will continue to communicate with the Tollway through their once a month meetings. Mayor Hinshaw explained the Village requested the Tollway expedite their final acquisition decision by April 2018, since the Village is planning to have a Planned Unit development (PUD) of the business district for approval by then. If the Tollway does not, the Village may lose money and time planning a PUD that would not be possible. It was noted that there is a Tollway 294 project meeting open to the public at the Tollway office in Downers Grove. Commissioner Scovitch suggested that the Village encourage the Tollway to incorporate a trail and natural vegetation for a park like setting around the projected retention pond.

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

Chairperson Costelloe invited the Village Business Development Consultant, Mr. Dan Gardner of Houseal Livigne to begin the business discussion. Mr. Gardner mentioned that the Village enacted a 90 day moratorium in December while they are working on the development of a Planned Unit Development (PUD). The PUD would provide flexibility and the ability for the Village to control what may be a part of the development, allowing the Village to determine a vision, the density, access and uses that they may prefer. Mr. Gardner added that the PUD provides a benefit to the developer reassuring them the Village intends to work with them. This site is the most important site the Village has, so it is important to develop properly in order to gain the

most tax revenue. The consultants are conducting studies to determine what the best businesses for the site would be. Mr. Gardner mentioned that they met with the property owners last week and they are asking for their input as to what they would like to see on the site, and added the conversation went well. Mr. Gardner is requesting input from the Planning and Zoning Commission also.

Mr. Gardner invited the Commissioners and Village Board members to ask questions. Mayor Hinshaw asked if the Consultants were able to estimate the sales tax income for different business options, compared to the present. Mr. Gardner replied yes, they are able to estimate based on the business types and the square footage of the property. They can compare what is there presently to other options of additional square feet and certain types of businesses to determine which options would provide higher tax revenue.

Commissioner Thompson suggested that they consider the site have a place for residents to gather like a coffee house, somewhere for families to go, and would not want to see more slot machine cafes. Commissioner Scovitch agreed with Commissioner Thompson.

Mr. Gardner reiterated that the Commissioners are in favor of casual dining, coffee houses, not fast food, but fast casual. Commissioner Scovitch thinks that a drive thru would be acceptable if it is selling coffee, not fast food.

Chairperson Costelloe stated her suggestion for the site would be a center similar to the Gateway Square Mall in Hinsdale, where you can stop and run errands, like a butcher, cleaners, etc.

Mayor Hinshaw stated that Commissioner Tantillo suggested an Amazon drop off storefront in previous meetings.

Mr. Gardner suggested a CVS Pharmacy or a Speedway for the site, as a possibility.

Commissioner Thompson noted that she would like to see neighborhood shops and restaurants as opposed to a gas station, and believes residents would feel the same. Mr. Gardner replied that it is understandable, but a gas station would supply larger tax revenue. Chairperson Costelloe, Commissioners Scovitch, and Thompson stated that if done right with proper parameters and done tastefully, they would not be opposed.

Administrator DuRocher asked what would need to be done to the outdated look of the Indian Head Park Plaza in order to get the old down town look and businesses. Mr. Gardner replied a facade upgrade would change the look and feel to be more appealing.

Commissioner Anderson said that Tollway can become a hindrance, and added if he was an interested developer he would be concerned with the possibility of a shrinking piece of property. Mayor Hinshaw replied that the Village should know what property the Tollway is looking to acquire in 4 to 6 months. Mr. Gardner added that even if the Tollway acquired the property mentioned earlier, there still is a sizeable amount of business property available. Mr. Gardner reminded the members that it is very important to have a plan in place which raises the probability of the Village receiving more consideration from the Tollway authorities.

Mr. Gardner stated that his goal today was to come away from this discussion with a sense of vision that the Commissioners have in mind for this site, and added what he heard were visions of a community based district with restaurants, coffee houses, and some retailers. Commissioner Scovitch suggested a 7 story building with retail on the bottom floors. Mr. Gardner said that would be possible, since the property has the access and has the size necessary for residential and retail use. Mr. Gardner also noted that the Village can sell the present municipal property and move to the triangle site, taking space within the new development, it is not unprecedented. Mayor Hinshaw asked the group how many floors would be acceptable to them. Trustee Wittenberg mentioned that in the past the Pleasantview district only had ladder capability to service 6 or 7 floors so we would need to verify the floor limitation with the Pleasantview Fire Protection District. Mayor Hinshaw

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asked the Commission if 5, 6, or 7 floors would be acceptable in their mind, in general the commission members were accepting of a 5, 6, or 7 floor building. Trustee Wittenberg suggested the Commission supply a list of items, they prefer not to be included in the PUD.

Chairperson Costelloe asked if there were any further comments, and there were none.

APPROVAL OF BOARD MINUTES

Minutes of the Planning and Zoning/ Public Hearing Meeting- January 9, 2018.

Chairperson Costelloe asked if there were any corrections to the Planning and Zoning minutes from January 9, 2018 as presented. There were no corrections. Commissioner Anderson motioned, seconded by Commissioner Scovitch, to approve the January 9, 2018 Planning and Zoning meeting minutes as presented. Motion carried by unanimous voice vote (4-0-3).

ADJOURNMENT

There being no further business to discuss, Commissioner Thompson motioned, seconded by Commissioner Scovitch, to adjourn the Planning and Zoning Commission meeting at 8:30 p.m. Motion carried by unanimous voice vote. (4-0-3).

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