

**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 three 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, March 7, 2017

7:30 P.M.

CALL TO ORDER – Chairperson Noreen Costelloe

ROLL CALL: PRESENT (AND CONSTITUTING A QUORUM):

Commissioner David Anderson
Commissioner Timothy Kyzivat
Commissioner Robert Tantillo

ABSENT:

Commissioner Diane Andrews
Commissioner Earl O’Malley
Commissioner Jack Yelnick

ALSO IN ATTENDANCE:

Mayor Tom Hinshaw
Village Trustee Rita Farrell-Mayer

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.

DISCUSSION- Continuation of the Village of Indian Head Park B3-B6 Zoning Classification review:

Chairperson Costelloe stated that the March 7, 2017 Planning and Zoning meeting discussion is a continuation from the February 7, 2017 Planning and Zoning meeting B3 thru B6 Zoning Classification review.

Chairperson Costelloe noted that the topic of discussion will include the business districts of the Village, and the goal is to brainstorm possible ideas to best utilize these areas of the Village. Chairperson Costelloe noted that there were guests in the audience and invited them to introduce themselves. They were John and Janet Dimoff owners of the Salon suites in Indian Head Park.

Chairperson Costelloe and Administrator DuRocher displayed an aerial map of the business district on the wall monitor while stating the type of businesses and the owners in the business districts.

Chairperson Costelloe then began a discussion pertaining to the future goals for the business district, and asked what the areas assets are. Chairperson Costelloe noted that the business district is conveniently located to Interstate 55, and the 294 Tollway. Commissioner Tantillo mentioned the previously discussed idea, introduced at the February 7, 2017 meeting, was to relocate the Village Hall and Police Department at the vacant triangular lot on Joliet and Vine Streets, referred to as the "Triangle", and sell the current Administrative building property for condo development. Discussion ensued between the Commission, Mayor, Administrator, and Trustee. Administrator DuRocher stated that utilizing the Triangle for the Village Administrative building, may take away future potential business tax revenue. Commissioner

Tantillo added that the revenue from the present Village Hall property as condos may be more lucrative than business revenue at the Triangle property. Commissioner Anderson added that it may be better for the Police Department to be located at the Triangle, better visibility and access. Commissioner Tantillo added that they may be able to construct retail suites on lower level of administrative building for additional revenue. Mayor Hinshaw noted that the Triangle property is a smaller footprint than the present Administrative building property. Mayor Hinshaw added that the pump house is located on the Village Administrative building property which stores a water tank supplying water in case of emergency, and he believes the replacement cost would be around \$700 thousand dollars, and not sure if you can move the well, but can move the tank to the Public Works property . Commissioner Tantillo asked the Mayor and Administrator if it would be more lucrative for the Village to receive income from the sale of the Administrative property, real estate taxes for condos, and possible business rental of a lower floor of an Administrative building on the Triangle property, verses taxes and income if the Triangle property was solely businesses. Commissioner Kyzivat added that real estate taxes from condos may be more steady and lucrative than revolving businesses sales taxes. Administrator DuRocher noted that The Village's entire property tax Levy is \$1.2 million dollars; state shared revenue is about \$800-\$900 thousand dollars. Administrator DuRocher stated that the Village receives about \$700 dollars per condo in real estate taxes.

Chairperson Costelloe suggested that the Commission, Mayor, Trustee, and Administrator discuss strategies that would attract new businesses into the Village.

Mrs. Dimoff asked if the Village has received any inquiries or interest in a hotel since the hotel located in the Burr ridge Town Center is always filled to capacity, and the William Tell Inn is outdated. Chairperson Costelloe replied that our location seems ideal for a hotel since the business district is right near the highway. Chairperson Costelloe and Mrs. Dimoff both stated that it is their opinion specialty shops will draw customers to the area. Commissioner Tantillo replied that he has heard retail sales have gone down, but online sales have grown. Commissioner Kyzivat suggested that they look at the businesses offered in the nearby communities and see what we can offer that would be

different. Commissioner Tantillo stated that the Amazon pick up stations are becoming popular in store fronts, and Chairperson Costelloe added that they have the industrial site to possibly house an Amazon warehouse.

Commissioner Tantillo noted that the Village can host electric stations for revenue. Trustee Farrell-Mayer suggested a Trader Joes store. Chairperson Costelloe asked resident and Developer, Mr. Greg Scovitch 6447 Thunderbird Drive, what his input is in regard to the possibilities of the Village business district. Mr. Scovitch explained that the Village had a high level of traffic at Joliet and Wolf Road, which would be great for quick stop business, for example a Starbucks, located where the Dome Restaurant is attracting people to purchase coffee before getting on the highway. Mr. Scovitch added that the supersite is challenging because of the restricted access over the creek, any business would have to be of little traffic. Mayor Hinshaw noted that per the Illinois map of daily traffic counts, the Village traffic count on Joliet was 18,000, Wolf Road was 11,000, and Lagrange Road near the Starbucks in Countryside was 27,000. Mayor Hinshaw believed that a franchise like a Dunkin Donuts would require a minimum of about 20,000 cars. Commissioner Kyzivat stated that there seems to be a lot of medical, and M.R.I facilities opening toward the Village area, and maybe that would be a good business prospect. Mayor Hinshaw added that the doctors owning the properties on Wolf Road may be interested in medical offices. Commissioner Anderson stated his opinion that the Village has needs besides revenue, and the Village is in need of a Village center for residents to have a place to go and see other residents/friends. Commissioner Anderson added that having a down town area would be great for residents, and having a Village hall there would add to the down town area. Mrs. Dimoff asked why Indian Head Park does not offer TIF's. Mayor Hinshaw noted that he believed the Village granted a tax break for the Brookside Plaza when they were developed, and any rebate or TIF would be a Village Board of Trustees decision.

Chairperson Costelloe requested that we view other municipality business district formats to use as a guideline towards the revision of our own business zoning code, this will be helpful for Commissioner Tantillo, who is working on the revision.

Chairperson Costelloe concluded the discussion by stating that they will continue the goal of business zoning revision, attracting new business, and suggested that the Village pursue professional advice, possibly a study for assistance. There being no further comments Chairperson Costelloe excused the audience members.

APPROVAL OF BOARD MINUTES

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

Chairperson Costelloe asked if there were any corrections to the Planning and Zoning minutes from February 7, 2017, and noted that there were none. Commissioner Anderson motioned, seconded by Commissioner Kyzivat, to approve the February 7, 2017 Planning and Zoning/ Public Hearing meeting minutes. Motion carried by unanimous voice vote (4-0-3).

ADJOURNMENT

There being no further business to discuss, Commissioner Tantillo motioned, seconded by Commissioner Kyzivat, to adjourn the Planning and Zoning Commission meeting at 9:05 p.m. Motion carried by unanimous voice vote. (4 -0-3).

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