

**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 May 15, 2018**

**7:30 P.M.**

**CALL TO ORDER –Chairperson, Noreen Costelloe**

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

Commissioner Greg Scovitch  
Commissioner Danielle Svestka  
Commissioner Robert Tantillo  
Commissioner Rachel Thompson

**ABSENT:**

Commissioner David Anderson  
Commissioner Diane Gormely-Barnes

**ALSO IN ATTENDANCE:**

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.

## **PROPOSED TRIANGLE AREA PLANNED DEVELOPMENT ORDINANCE DISCUSSION AND REVISION: (Triangle area- located West of Wolf Road, South of Joliet Road, and East of Interstate 294).**

Chairperson Costelloe began the proposed Triangle Area Redevelopment Plan Vision and Planned Unit Development (PUD) Ordinance discussion.

The following revisions were unanimously decided upon.

### **1. INTENT AND PURPOSE:**

A. The purpose of the regulations, standards, and criteria contained in this chapter is to provide an **alternate alternative** zoning procedure under which land within the Triangle Area Redevelopment plan can be developed or redeveloped with innovation, imagination, and creative architectural design when sufficiently justified under the provisions of this chapter.

1. To stimulate creative approaches to the mixed use, retail, commercial, and residential development of land, **and to provide a ~~be~~-pedestrian friendly environment.**

5. To unify buildings and structures through design and **architectural** coordination.

### **2. GENERAL PROVISIONS:**

D. Buildings and uses or combinations of uses within a planned development shall be limited solely to those approved as part of the ordinance granting a planned development permit. **~~provided, however, that any buildings and uses or combinations of uses in compliance with a development master~~**

**plan approved as part of the ordinance granting a planned development permit may be approved by the Village Board.**

3. STANDARDS FOR REVIEW:

1. Required Findings. No application for a Planned Development shall be approved unless all the following findings are made **about the proposal.**

2. Public Welfare. The Planned Development shall be so designed, located and proposed to be operated and maintained that it will not impair an adequate supply of light and air to adjacent property and will not substantially increase the danger of fire or otherwise endanger the public health **and** safety. **and welfare.**

6. Parking and Traffic. The Planned Development shall have or make adequate provision to safely provide ingress and egress to the proposed use in a manner that minimizes traffic congestion in the public streets, provides appropriate cross access to adjacent properties and parking areas, and provide adequate access for emergency vehicles and small **public transportation transit** vehicles.

8. Signage. Any signage on the site of the Planned Development shall be in conformity with the Village's Zoning Ordinance (Sign Ordinance), or shall satisfy the **standards guidelines** of review for variations set forth therein. All signage shall be consistent with the aesthetic guidelines herein, and shall be subject to Planning and Zoning review process including Village Board approval.

2. Beneficial Common Open Space. ~~Any~~ Common open space in the Planned Development shall be integrated into the overall design. Such spaces shall **be accessible and** have a direct functional or visual relationship to the main building(s) and not be of isolated or leftover character. The following would not be considered usable common open space:

6. APPLICATION REQUIREMENTS:

8. A landscaping plan showing the location, size, character and composition of vegetation and other **material detail.**

***It was determined to use the term guidelines in place of standards throughout the Triangle Area Redevelopment Plan PUD.***

**APPROVAL OF BOARD MINUTES**

*Minutes of the Planning and Zoning April 16, 2018.*

Chairperson Costelloe asked if there were any corrections to the Planning and Zoning minutes from April 16, 2018 as presented. There were no corrections. Commissioner Scovitch motioned, seconded by Commissioner Thompson, to approve the April 16, 2018 Planning and Zoning meeting minutes as presented. Motion carried by unanimous voice vote (5 Ayes-0 Nays-2 Absent).

**APPROVAL OF BOARD MINUTES**

*Minutes of the Planning and Zoning May 1, 2018.*

Chairperson Costelloe asked if there were any corrections to the Planning and Zoning minutes from May 1, 2018 as presented. There was one correction to the spelling of the word esthetic on page four, to be corrected to aesthetic. Commissioner Thompson motioned, seconded by Commissioner Svestka, to approve the May 1, 2018 Planning and Zoning meeting minutes as presented. Motion carried by unanimous voice vote (5 Ayes-0 Nays-2 Absent).

**ADJOURNMENT**

There being no further business to discuss, Commissioner Scovitch motioned, seconded by Commissioner Svestka, to adjourn the Planning and Zoning Commission meeting at 9:15 p.m. Motion carried by unanimous voice vote. (5 Ayes-0 Nays-2 Absent).

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