

**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 September 4, 2018

7:30 P.M.

CALL TO ORDER –Chairperson, Noreen Costelloe

ROLL CALL: PRESENT (AND CONSTITUTING A QUORUM):

Commissioner David Anderson
Commissioner Diane Gormely-Barnes
Commissioner Danielle Svestka
Commissioner Robert Tantillo
Commissioner Rachel Thompson (present 7:30pm till 8:15)

ABSENT:

Commissioner Greg Scovitch

ALSO IN ATTENDANCE:

Mayor Tom Hinshaw
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.

70TH PLACE REDEVELOPMENT DISCUSSION CONTINUATION:

Chairperson Costelloe began the discussion by stating Administrator DuRocher requested the Planning and Zoning Commission visit the 70th Place area referred to as the Supersite, review the B5 business zoning code language and share their ideas and thoughts on the redevelopment of the Supersite. Chairperson Costelloe read aloud Commissioner Scovitch's review and comments sent in his absence. Chairperson Costelloe and Administrator DuRocher concurred that the overall goal is to work on appropriate zoning uses and a new Vision Plan for the Supersite.

Discussion ensued and the following facts were mentioned; the inability of 70th Place to go all the way thru with a right and left turn onto Joliet Road, the intention to annex the unincorporated parcel of property on 70th Place, a portion of the property is located in a flood plain, and the site is isolated from the residential area of the Village. Administrator DuRocher noted currently the Supersite consists mostly of truck service and storage, providing property taxes only; however it is the intent of the Village to receive tax revenue from this Supersite business district totaling just less than ten acres. Administrator DuRocher noted that the Village owns only the property by Public Works, and one individual owns about half of this Supersite area. Administrator DuRocher added the possibility of a TIF district would have to be approved by the Village Board.

The Commission discussed the following possibilities; Amazon locker, an entertainment district, with sports, bowling, theatre, indoor skydiving, an adult social club including drinks, food and game entertainment, hotel or a park , possibly utilizing the Flagg Creek green space like a walking path which would go along with the entertainment theme, truck or car sales lot, industrial warehouse

with onsite invoicing, a manufacturing facility, building material showroom that can be seen from the toll road, or create a series of billboards providing rent revenue.

Chairperson Costelloe asked if the type of businesses should be similar in the area as it would not be favorable for industry to be right next to an entertainment facility, and asked the Commission what uses would be preferable. While reviewing the B5 allowed uses, Commissioner Tantillo suggested that most of the uses are out dated and it would be more efficient to start from scratch by just listing major categories like retail sales, etc. and the Commission agreed. Administrator DuRocher suggested the Commission work on a business vision for example; entertainment, hotel and park, or industry, manufacturing, warehouse and truck sales. Then the Commission shall present their vision of choice to the Supersite property owners. Administrator DuRocher will eventually pursue marketing for this Super Site area after the Triangle Redevelopment.

APPROVAL OF BOARD MINUTES

Minutes of the Planning and Zoning August 7, 2018 meeting.

Chairperson Costelloe asked if there were any corrections to the Planning and Zoning minutes from August 7, 2018 as presented, and there were none. Commissioner Svestka motioned, seconded by Commissioner Gormely-Barnes, to approve the August 7, 2018 Planning and Zoning meeting minutes as presented. Motion carried by unanimous voice vote (*5Ayes-0 Nays-2Absent*). *5-0-2.*

ADJOURNMENT

There being no other business to discuss, Commissioner Anderson motioned, seconded by Commissioner Svestka, to adjourn the Planning and Zoning Commission meeting at 8:50 p.m. Motion carried by unanimous voice vote. (*5 Ayes-0 Nays-2 Absent*). *5-0-2.*

P/Z Minutes
9/4/2018

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