

**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**

*“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 6, 2016**

**7:30 P.M.**

**CALL TO ORDER – CHAIRPERSON COSTELLOE**

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

Interim Chairperson Noreen Costelloe  
Commissioner Jack Yelnick  
Commissioner Timothy Kyzivat  
Commissioner Earl O’Malley

**ABSENT:**

Chairman Dennis Schermerhorn  
Commissioner Diane Andrews  
Commissioner Robert Tantillo

**ALSO IN ATTENDANCE:**

Village Mayor Tom Hinshaw  
Village Trustee Rita Farrell-Mayer  
Village Administrator John DuRocher

**PLEDGE OF ALLEGIANCE TO THE FLAG**

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

Chairperson Costelloe began the Planning and Zoning meeting and noted a motion is needed to close the Planning and Zoning meeting of September 6, 2016 in order to open into a public hearing. Commissioner Kyzivat moved, and seconded by Commissioner Yelnick. Motion carried by voice vote (4-0-3).

Commissioner O'Malley moved, seconded by Commissioner Kyzivat to open the public hearing of September 6, 2016, hosted by the Village of Indian Head Park Planning and Zoning Commission at the Municipal Facility, 201 Acacia Drive, to consider a zoning petition for the property located at 172 Cascade Drive. Zoning Petition #187 was submitted to the Commission by owners Joe and Courtney Hish, whom are present this evening.

**ZONING AGENDA ITEM: (discussion and a possible vote may take place)**

- 1). Zoning Petition #187 – To consider a Variance and a Special Use to allow for the construction of a deck at the property 172 Cascade Drive.**

Chairperson Costelloe began by noting that the first item on the agenda is a petition to allow for a deck to be constructed at 172 Cascade Drive. Chairperson Costelloe read the list aloud of the 5 exhibits presented to the Commissioners in their document packets for Petition #187. Chairperson Costelloe stated that the petitioners were in the audience and invited them to introduce themselves. Joe and Courtney Hish stood up and stated that they were the petitioners and explained that they have been going through this

process for several months and that it has been frustrating. Chairperson Costelloe noted that the Acacia Association has submitted a letter of approval for the deck construction at 172 Cascade Drive.

Chairperson Costelloe explained to the Commissioners that this is a common situation, since the Acacia subdivision is a PUD (Planned Unit Development) which needs a special use variance for any construction which is not in the original footprint.

### **AUDIENCE COMMENTS**

Chairperson Costelloe invited comments from the audience.

The perspective builder for the deck noted that the new deck is a standard 15x15 basic deck. He has built a similar deck at 183 Cascade drive.

Chairperson Costelloe asked the Commissioners if they had any questions for the Petitioners or builder.

Commissioner O'Malley noted that he viewed the area earlier that day and that it looked good to him, he did notice that when you walk around to the southwest corner it is high then comes down, and wondered if soil will be moved. The builder replied that he will be backfilling some of that area. He also noted that he is using 6x6's instead of 4x4's and that the bottom of the steps will land on a concrete pad onto the existing patio.

Chairperson Costelloe entertained a motion to close the public hearing of September 6, 2016, moved by Commissioner Tim Kyzivat, seconded by Commissioner Yelnick. Motion carried by voice vote (4-0-3).

### **Audience was excused by the Chairperson.**

Chairperson Costelloe entertained a motion to reopen to the Planning and Zoning meeting of September 6, 2016, moved by Commissioner O'Malley, seconded by Commissioner Kyzivat. Motion carried by voice vote (4-0-3).

Chairperson Costelloe entertained a motion to send The Village Board of Trustees a report noting that it is the Planning and Zoning Commission's opinion to support a positive recommendation for a variance for petition#187 that would grant a special use to allow the construction of a new deck at 172 Cascade Drive. Moved by Commissioner Kyzivat, seconded by Commissioner O'Malley. Motion carried by voice vote (4-0-3)

### **APPROVAL OF BOARD MINUTES**

*Minutes of the Planning and Zoning Public Hearing Meeting- July 5, 2016 meeting.*

After review of the Planning and Zoning minutes, Commissioner Kyzivat moved, seconded by Commissioner O'Malley, to approve the July 5, 2016 Planning and Zoning Public Hearing and meeting minutes. Motion carried by voice vote (4-0-3).

Discussion ensued by the Commission, Village Administrator DuRocher, and Mayor Hinshaw in regard to an amendment to the Village Ordinance to allow for the new construction of Acacia subdivision Decks without obtaining a special use.

Mayor Tom Hinshaw announced that the Village Board of Trustees will be acknowledging former Chairman Dennis Schermerhorn, and announcing the appointment of Noreen Costelloe to Planning and Zoning Chairperson at the October 13, 2016 Village Board of Trustees meeting.

### **ADJOURNMENT**

There being no further business to discuss, Commissioner Kyzivat moved, seconded by Commissioner Yelnick, to adjourn the Planning and Zoning Commission meeting at 7:50 p.m. Motion carried by voice vote. (4-0-3).

P/Z Minutes  
9/6/2016

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