

**Village of Indian Head Park
201 Acacia Drive
Indian Head Park, IL 60525**

**MINUTES
VILLAGE OF INDIAN HEAD PARK
PLANNING AND ZONING COMMISSION
WORKSHOP 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, December 3, 2013
7:30 P.M.**

CALL TO ORDER – CHAIRMAN DENNIS SCHERMERHORN

A Planning and Zoning Commission workshop meeting was hosted by the Village of Indian Head Park Planning and Zoning Commission on Tuesday, December 3, 2013, at the Municipal Facility, 201 Acacia Drive. The meeting was convened at 7:30 p.m. by Chairman Dennis Schermerhorn.

ROLL CALL: PRESENT (AND CONSTITUTING A QUORUM):

Chairman Dennis Schermerhorn
Commissioner Noreen Costelloe
Commissioner Timothy Kyzivat
Commissioner Earl O’Malley

NOT IN ATTENDANCE:

Commissioner Diane Andrews
Commissioner Robert Tantillo
Commissioner Jack Yelnick

ALSO PRESENT:

Tom Hinshaw, Zoning Trustee
Amy Wittenberg, Zoning Trustee

PLEDGE OF ALLEGIANCE TO THE FLAG

Chairman Dennis Schermerhorn and the Planning and Zoning Commission members recited the Pledge of Allegiance to the Flag as follows: ***"I Pledge Allegiance to the Flag of the United States of America and to the republic for which it stands, one nation under God indivisible with liberty and justice for all"***.

ZONING AGENDA ITEMS:

1. Commission Discussion Regarding Revisions to the Indian Head Park Zoning Ordinance.

The meeting was convened by Chairman Dennis Schermerhorn at 7:30 p.m. He noted the Zoning Board will be reviewing two topics this evening which includes discussion about updates to Title 17, Zoning as well as the Village's Comprehensive Plan. Chairman Schermerhorn stated he distributed a blacklined version to the Zoning Board members of the Indian Head Park Comprehensive Plan for reference purposes without addressing the content of the document other than to remove outdated information that does not apply.

2. Commission Discussion Regarding Revisions to Indian Head Park Planning Documents.

Chairman Schermerhorn stated the census data information for Indian Head Park needs to be updated in the Comprehensive Plan. He asked if anyone is interested in helping to update that information. Zoning Trustee Amy Wittenberg stated she is willing to help update the census data to be incorporated in the Comprehensive Plan to reflect the current statistics. Chairman Schermerhorn stated the last update to the Comprehensive Plan was 1991, most of the census information is outdated and he appreciated the willingness of Trustee Wittenberg to help.

Chairman Schermerhorn stated the commercial district on Joliet and Willows Springs Road (Brookside Plaza) is a fairly new development with a successful business area so that area will need to be incorporated for reference as a commercial district.

Chairman Schermerhorn stated if meetings are held with business owners possibly those business owners could share how their businesses have been successful in the commercial district and possibly more business could be attracted to other areas.

Trustee Amy Wittenberg stated the Brookside Plazas was partially successful because the Village entered into an economic development incentive agreement at that time with the developer to share 50% of their sales tax for a period of ten years or up to a certain dollar amount. She further stated we have to look at the numbers in the business district areas because there are "A" rated retailers as well as "B" and "C" rated retailers that generate different types of revenue. Trustee Wittenberg stated she is interested in gathering data for the next meeting to understand the sales tax generated per square foot in the business districts for comparison purposes because one business may be generating a much higher amount of sales tax than others. She noted once that data is compiled the Village can possibly discuss with those business owners any incentives that could be offered.

Chairman Schermerhorn stated there may be some downside to discussing tax relief to an existing business owner because there are different types of businesses within the same zoning district that may want the same arrangement for an incentive. Trustee Tom Hinshaw asked if the Brookside Development property was previously zoned for retail business and if the intention was to change the use of the land. Chairman Schermerhorn stated prior to the development of the Brookside Plaza there was a trailer park and Citgo Gas Station. Commissioner Costelloe stated the developer at that time presented a proposed plan to redevelop the land with certain types of businesses. Chairman Schermerhorn stated he recalled there were many meetings when the project was being planned including how parking would be configured for the plaza, emergency vehicle access to the site, type of businesses and proposed landscaping.

Commissioner O'Malley stated the Zoning Board did meet extensively at the time the Brookside Plaza was being considered including the types of business uses that were planned, number of parking spaces that would be needed, how the development would fit into the zoning district and the incentives that would be beneficial to the Village.

Chairman Schermerhorn stated water and sewer service infrastructure was installed at 70th Place several years ago for future development purposes, that area receives water from the Village but there are also some commercial and residential areas of the Village that do not get water and sewer from Indian Head Park but from the LaGrange Highlands District. He noted that information should also be incorporated in the Comprehensive Plan.

Commissioner O'Malley complimented Chairman Schermerhorn for his efforts to provide a blacklined version of the Comprehensive Plan. He noted there are other references in the document that need to be updated such as the school reference to a junior high which should be middle school, there are also mentions of the Village's main water supply from Chicago via McCook to Countryside coming from two water interconnections from Burr Ridge and the LaGrange Highlands Sanitary District and that needs to be updated as well. Chairman Schermerhorn stated references that do not apply should be removed from the document. Commissioner O'Malley stated the wording defined about the Interstate access in the Comprehensive Plan is helpful. Commissioner Costelloe stated the information about the school districts is good information to include in the plan.

Commissioner O'Malley stated after reviewing Title 17, Zoning and Title 15, the Building Code, there is some updating that needs to be done. He noted much of the Village at one time was golf courses prior to development. Commissioner O'Malley stated Western Springs, Burr Ridge, Addison and other towns all have their codes on line and in comparison to other towns Indian Head Park has been conservative when granting variances of 5%, 10% or 15% based on the situation and some things should not change. Commissioner O'Malley stated the height in a residential district of twenty-five feet (25') is established but the Village has granted some variances to allow up to twenty-seven feet (27') on Hiawatha Lane since most of the lots are long and narrow. He noted maybe that requirement should remain the same and consider zoning matters on a case by case basis based on the structure. Commissioner O'Malley stated higher heights of houses may not always fit into the demographic area of all zoning districts. Chairman Schermerhorn stated the code does not need to be rewritten but maybe to look at each section and determine what needs to be changed or modified.

Commissioner Costelloe stated possibly another option would be instead of Hiawatha Lane being designated R-1 District maybe a different zoning designation district could be established for that street to set guidelines to build on a lot of that size. Most new construction has required some type of variance based on particular circumstances with the lot size. She noted perhaps more could be given on the side yard setback requirement such as five more feet in the side yard. Chairman Schermerhorn stated he agrees it would be difficult to build a new home on Hiawatha Lane in the buildable area with the constraints of the current zoning regulation in place due to the long narrow lots.

Commissioner O'Malley asked if the boundary information could be updated and also to include the Edgewood Valley Country Club in the Comprehensive Plan that is not in Indian Head Park but is in close proximity to Indian Head Park properties along the tollway as well as other unincorporated areas that might be close to Indian Head Park. Chairman Schermerhorn stated the reference to the development of Timber Trails is now in Western Springs and should not be referenced in the Indian Head Park Comprehensive Plan. Trustee Wittenberg stated she recalled reading minutes of a meeting when Edgewood Valley Golf Course was discussed previously and there was some contact between the Village and representatives of the golf course. Chairman Schermerhorn stated former President Rich Pellegrino may have had prior contact with representatives of Edgewood Valley Country Club about the possibility of annexing the golf course to Indian Head Park a few years ago.

Chairman Schermerhorn asked Commissioner members to review both Title 17 Zoning as well as the Comprehensive Plan for possible updates to be considered. He suggested the meeting to review Title 17, Zoning and the Comprehensive Plan discussions to be continued to the January Zoning Board meeting since there are three zoning Commissioners absent from the meeting this evening.

Trustee Hinshaw stated the reference in the Village's Comprehensive Plan to the Archdiocese of Chicago property reference is now known as the Clock Tower property close to the Walgreens. He suggested that section be updated. Trustee Hinshaw also asked the Commission to consider updating the section of the Comprehensive Plan regarding pedestrian and bicycle traffic.

He noted during his time on the Highlands School Board safe routes to school was discussed. He asked the Commission if as a long term plan sidewalks along Wolf Road and Joliet Road could be mentioned in the Comprehensive Plan, he understands there are costs that would be involved and who would pay for it but putting it in the plan even if it would not be considered for many years is a good idea. Trustee Hinshaw stated the addition of a sidewalk along Plainfield Road was a fantastic addition to the community. Trustee Hinshaw stated he recalled a sidewalk study that may have been done about fifteen years ago about sidewalks in Indian Head Park.

Chairman Schermerhorn stated a sidewalk along Joliet Road may not be safe with the volume of traffic on that road. Commissioner O'Malley stated it was a tremendous improvement along Plainfield Road when the sidewalk was installed from the corner of Plainfield and Wolf Road to the tollway bridge. He mentioned the owners of Dartmoor Development at the time funded the cost of the sidewalk and Jack Yelnick also contributed to the project for the sidewalk.

Tom Hinshaw stated he helped to get the crosswalk at the Heritage Center installed and it took months before it was finalized. Commissioner Costelloe stated she has a friend who was interested in buying property in Indian Head Park in another area of town but the only objection was that children could not walk to school. However, she has a contract on a property on Hiawatha and children can cross at the Heritage Center to get to school.

PUBLIC COMMENTS FROM THE AUDIENCE

There were no public comments from the audience.

APPROVAL OF PLANNING AND ZONING COMMISSION MEETING MINUTES

Since three members were not in attendance, the draft minutes from the last regular scheduled meeting held November 5, 2013, were deferred for approval to the January 7, 2014 meeting.

PZC Minutes
December 3, 2013

ADJOURNMENT

There being no further business to discuss before the Commission, Commissioner Kyzivat moved, seconded by Commissioner O'Malley, to adjourn the meeting at 8:20 p.m. Carried by unanimous voice vote (4/0/3).

Minutes prepared and submitted by,
Kathy Leach, Recording Secretary
Planning and Zoning Commission