



**AGENDA**

**Meeting of the Economic Development Committee  
Village of Indian Head Park  
201 Acacia Drive  
Indian Head Park, IL 60525**

**Notice and Agenda  
Regular Meeting  
6:30 p.m. April 19, 2022**

- I. Call to Order and Roll Call**
- II. Review January, 2022 Meeting Minutes**
- III. New Business**
  - a. IHP Plaza Façade Improvement Update**
  - b. Cannabis Dispensary Attraction**
  - c. Other Items**
  - d. Public Comments**

**To:** Chair Donnersberger and Members of the Economic Development Committee  
**From:** Andy Ferrini, Assistant Village Administrator  
**Subject:** Facade Improvement Quotes Update  
**Date:** 04/15/22

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## **Background**

On February 22, Chair Donnersberger, Mayor Hinshaw, Committee Member Merrion, Village Administrator DuRocher, and I met with Raul Aguilar, the owner of Indian Head Plaza. One of the things we agreed to was to obtain quotes for the facade to give Raul an estimate of the costs as well as the Village. Another aspect that was agreed upon is to have pictures or renderings of what the facade would look like.

## **Update on Quote Gathering Process**

Village staff has reached out to 6 construction companies so far to obtain quotes. Unfortunately, we have run into a few challenges along the way and are looking for insight and guidance from the Economic Development Committee on how to proceed.

First, of the 6 we have reached out to 4 have declined for various reasons. The two common themes were that any quote provided would not be accurate to the cost a year or so from now and with the uncertainty of prices currently the companies were reluctant to put in the work for an offer that would go nowhere in the short term. The other issue was the uncertainty of whether the project will occur in general. Finally, the request that the company provides renderings or photos is difficult since providing those materials is a cost for the companies and they expect the Village to pay for the expense. This is a reasonable request since some of these construction companies do not have architects or visual designers on staff, and typically go off drawings/designs that are provided to them.

Of the two companies that said they would be interested in providing quotes one of them said that they would be able to provide a quote in 6-8 weeks (that was 3 weeks ago), and the other said that they would be able to with a rendering provided or paid for by the Village.

## **Staff Recommendation**

Staff recommends that the village pays for an architect to design a facade rendering that the Village and the owner of the Plaza would be happy with. This rendering can be provided for construction companies and would remove one of the hurdles we are facing in the process. Staff believes that providing the rendering of the Doohry Insurance building as an example of the style we would like to have for the facade.

Village staff is still looking into what the cost for this would be.

**Doorhy Building Design**



**To:** Chair Donnersberger and Members of the Economic Development Committee  
**From:** Andy Ferrini, Assistant Village Administrator  
**Subject:** Revenue from IHP Plaza and Cannabis Dispensary Attraction  
**Date:** 04/15/22

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### **Indian Head Park Plaza Revenue**

Attached to this memo is a spreadsheet with the revenue that the Village receives from Indian Head Plaza. In total, the Village receives roughly \$115,000 in annual revenue from the plaza. This sum includes gaming taxes/fees, sales taxes, property taxes, and business license fees. This sum is what the Village has available for any tax sharing agreement that the Village may enter into to finance a facade program.

### **Cannabis Dispensary Attraction**

Committee Member Jim Merrion was able to obtain a list of the LLCs that were granted dispensary licenses from the state. Currently, Village staff is compiling contact information for these businesses and will be sending them a letter informing them that the Village allows dispensaries as a special use and that there is a vacant property in the Village that would be a possible location for a dispensary. A copy of the draft for the letter is attached to this memo.

Estimated Revenue Amounts From Revenue Sources At Indian Head Plaza		
Mar-22		
Sales Tax Revenue		
Total Sales Taxes From IHP Plaza		\$36,812.32
Gaming Revenue		
Total Gaming Revenue from IHP Plaza		\$59,250.00
Property Tax Revenue		
Total Property Tax Revenue from IHP Plaza		\$12,500.00
Business License Revenue		
Total Business License Revenue from IHP Plaza		\$6,967.50
ANNUAL TOTAL OF ALL IHP PLAZA REVENUE SOURCES		
		\$115,529.82



April 8, 2022

**RE: Village of Indian Head Park Potential Cannabis Dispensary Location**

To Whom It May Concern,

The Village of Indian Head Park would like to inform you as a holder of an Adult Use Dispensing Organization License to inform you that there is a property available for purchase within the Village of Indian Head Park that would be an excellent location for a Cannabis Dispensary to locate. The property is 6980 Wolf Road, a location right next to the intersection of I-55 and I-294. At this location, I-294 has a daily traffic count of 162,200 vehicles and I-55 has a traffic count of 136,400 vehicles every day.

In addition to the excellent location, the Village of Indian Head Park's Board of Trustees is supportive of a dispensary location within the Village. The Village has already passed an ordinance allowing Cannabis Dispensaries as a special use, and Village staff would be able to help expedite any development and permitting process. The Village is also supportive of the construction of a billboard at the location or elsewhere near the Interstate intersection that would advertise the dispensary.

If you are interested in this opportunity please contact the Village Administrator, John DuRocher, at 708-246-3080 Ext. 104 or at [jdurocher@indianheadpark-il.gov](mailto:jdurocher@indianheadpark-il.gov). If you are interested in contacting the owner of the property for sale please call 630-887-0599 to speak with the owner.

Sincerely,

Tom Hinshaw  
Mayor of Indian Head Park

Village of Indian Head Park  
201 Acacia Drive  
Indian Head Park, IL 60525  
Phone: 708-246-3080 Fax: 708-246-7094  
[www.indianheadpark-il.gov](http://www.indianheadpark-il.gov)

## Survey Results Related to IHP Plaza

-Village needs a social center independent of Acacia. Should be considered when vacancies open up in offices at Plaza.

-Our village buildings are very dated looking and could benefit from improvements. This also applies to our restaurants and stores.

-Feel that the improvements to village property has been positive. Village signage at Plainfield and Wolf and the Heritage Center are property improvements! Cutting the grass & brush back at Wolf & Joliet is also a plus

-I wish some property owners would consider facelifts to the exterior of their properties - Village Hall, Acacia, Indian Head Plaza, homes generally are in far better condition and updated, maintained than these properties.

-Poor commercial zoning/planning in regards to the triangle at Wolf & Joliet Roads. Poor enforcement of crowds at public businesses - ie Driftwood

-Safety is a topic on everyone's mind. Police precense on Joliet Rd is important particularly at the various strip centers - has neighborhood watch's been discussed?

-Please advocate for pedestrian crosswalks at Joliet/Wolf and Joliet/Willow Springs. Very dangerous to bike/walk to Tony's or IH Plaza.

The plaza needs a facade refresh regardless of future development.

-Overall I like to live here. I miss more sidewalks in Acacia Dr and in Acacia subdivision. I miss a little downtown, outdoor cafes or resting areas. I don't see stores in IHP if there are, WHERE ARE THEY?

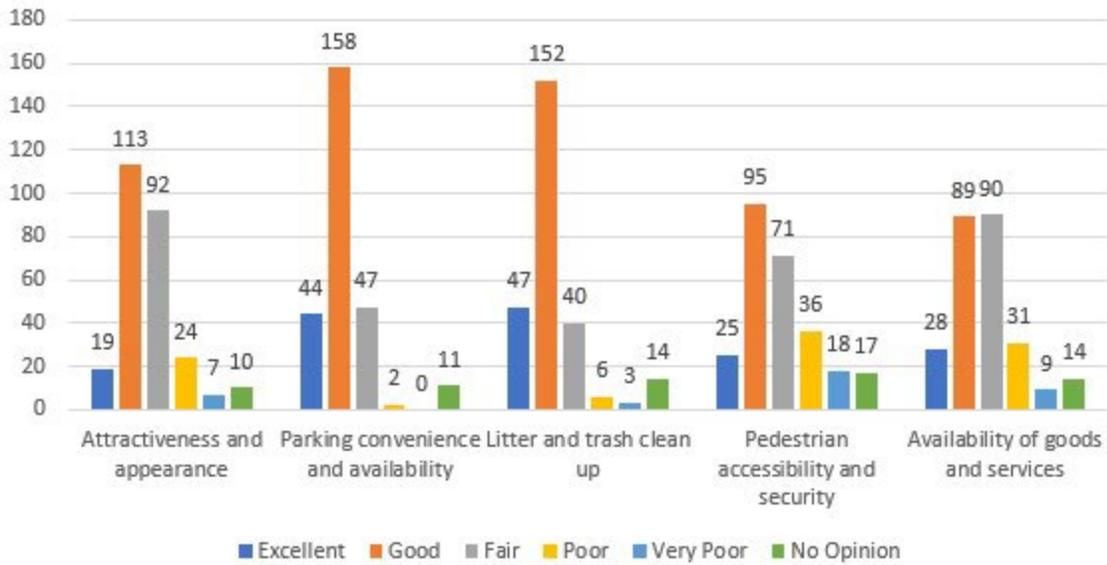
Don't add stores - just make the shopping area at the corner of Wolf and Joliet ATTRACTIVE. S.W. corner of Wolf & Joliet and the empty areas are an eyesore for years!!

-Our Village needs retail, restaurant and a park district.

-Crossing Joliet Rd with children is difficult please make intersection safer. Please improve Triangle Shopping Center. I would gladly walk there for coffee or ice cream, etc.



Please rate the following aspects of IHP's shopping areas:



How often do you or members of your family shop in IHP?  
(268 responses)

