

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

**MINUTES
VILLAGE OF INDIAN HEAD PARK
PLANNING AND ZONING
COMMISSION MEETING**

January 4, 2022

“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.”

CALL TO ORDER – Chair Costelloe 7:00pm

ROLL CALL: PRESENT (AND CONSTITUTING A QUORUM):

Chair Costelloe, Present
Commissioner Tantillo, absent
Commissioner Svestka, present
Commissioner Gormely-Barnes, present
Commissioner Scovitch, present
Commissioner Halm, present
Commissioner Bruno, present

ALSO IN ATTENDANCE:

Mayor Hinshaw
Trustee Eck
Trustee Farrell-Mayer
Kirk Alexakos
Audiovisual Tech Karaffa
Andy Ferrini, Assistant Village Administrator

PLEDGE OF ALLEGIANCE

Recited

January 4, 2022

Page-2

PUBLIC COMMENTS

1. Mayor Hinshaw had two questions and a comment regarding the floor plan of the proposed Triangle PUD. There was also a public comment emailed to Village Staff regarding the triangle PUD.

OLD BUSINESS

2. Special Use Hearings to be continued in February for 6557 Howard Avenue

Commissioner Bruno made a motion, seconded by Commissioner Svestka. Motion passed unanimously.

NEW BUSINESS

3. Triangle PUD Application Review – 6921 Joliet Road

Nick Reveliotis is a long-time Indian Head Park resident and is interested in building a small retail store at 6921 Joliet Road which is the site of the old Dome restaurant. Kirk Alexakos is the architect for the proposed building and he presented 3 variations of a 3200 square foot retail building as well as answered questions from the Commissioners. The Cook County Wolf Road project was discussed and how that would affect the parcel of land. The Commission also discussed how it would be beneficial for the Village to try and broker a conversation between the two property owners at the Plaza to try and come to an agreement on parking and access. Village Staff will eventually try to broker this conversation.

4. Discussion for Hardship Criteria for Granting Special Uses for Sheds

The Commissioners discussed various factors to be considered when granting a special use for a shed including what should be considered a reasonable item to store in a shed.

Village Staff recommends that the hardship criteria for granting special uses for sheds should be determined by the size of the petitioner's garage. A standard two-car garage is typically 20' x 20' (400 sq. ft). If the garage size does not exceed the standard size, then Village Staff recommends that the Commission grant the special use due to not having enough space to store extra items such as lawnmowers or snowblowers. Going forward, petitioners would be required to provide the size of their garage at the hearings. All decisions will be made on a case-by-case basis.

ADJOURNMENT

There being no further business to discuss, at 8:26 pm Commissioner Svestka made a motion, seconded by Commissioner Gormely-Barnes to adjourn the meeting. Motion passed unanimously.

Respectfully submitted,
Andy Ferrini
Assistant Village Administrator
Recording Secretary