

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

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

February 1, 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, Present
Commissioner Halm, Present
Commissioner Bruno, Present
Commissioner Svestka, Present
Commissioner Gormely-Barnes, Present
Commissioner Scovitch, Present

ALSO IN ATTENDANCE:

Trustee Farell Mayer
Trustee Eck
Audiovisual Tech Karaffa
Andy Ferrini, Assistant Village Administrator

PLEDGE OF ALLEGIANCE TO THE FLAG

Recited

1. Approval of Minutes December 7, 2021

Motion made by Commissioner Svestka, seconded by Commissioner Tantillo to approve. Motion passed by a roll call vote. Voting Aye; Chair Costelloe; Commissioners; Bruno, Svestka, Tantillo, Barnes, Scovitch, and Halm. No Nay votes.

2. Approval of Minutes January 4, 2022

The minutes were corrected to mark Commissioner Bruno present and a few sentences regarding the effort to invite the Village to get the owners of the properties at Indian Head Plaza together to discuss access and easements. Motion made by Commissioner Svestka, seconded by Commissioner Barnes to approve. Motion passed by a roll call vote. Voting Aye; Chair Costelloe; Commissioners; Bruno, Svestka, Tantillo, Barnes, Scovitch, and Halm. No Nay votes.

3. 6921 Joliet Road PUD Application

Assistant Village Administrator Ferrini explained that the developer is still working through the traffic study and tenant attraction and that their application will come back before the Commission when ready.

4. Public Hearing 11320 70th Place PUD

Assistant Village Administrator Ferrini explained that this potential development would be for a small truck parking facility. Specifically the property would be used by truck drivers to keep their personal vehicles or empty semi trucks. This facility would be for empty trucks so road wear and tear should be minimum. Additionally the development is expected to produce roughly \$1000 annually for the Village, which is not a substantial amount. Staff recommended approval because due to the shape and size of this small lot there is not enough room for more substantial development.

Kate Duncan, the attorney representing the applicant spoke about the property and development. She explained that most of the trucks that would be parked would be empty, as the site would be for storage of personal vehicles or empty trucks.

Commissioner Tantillo asked if there was any need for a soil test. He also asked if there was any plan for a structure to be built on the site. Ms. Duncan explained that there is no intention to build a building there.

Commissioner Barnes mentioned that there is a utility property on the hill behind the lot. Commissioner Barnes also mentioned the need to consider the power lines on the site when construction is under way. Ms. Duncan explained that construction would be done in a way to take those into account.

Ms. Duncan explained that the developer has other sites of this nature, primarily in Indiana. Commissioner Barnes asked about the storage of hazardous material. Ms. Duncan explained that only empty trucks will be stored on the lot.

Commissioner Scovitch asked about the possibility of charging an impact fee. Assistant Village Administrator Ferrini explained that Impact fees may be worth investigating for larger developments in the future, and that impact fees are most often used for developments requiring new utility connections.

Motion to recommend approval of this application was made by Commissioner Scovitch and seconded by Commissioner Bruno. Voting Aye; Chair Costelloe; Commissioners; Bruno, Svestka, Tantillo, Barnes, Scovitch, and Halm. No Nay votes.

5. Zoning Workshop

Village Attorney Brankin gave a presentation to the Commission explaining the criteria of special uses and variances in the Village Code of Ordinances. he also stated that the Commission's process so far, regarding the Bartlett Homes, has been handled in an appropriate manner that is in line with the Village Ordinances. Village Attorney Brankin mentioned that it might be helpful to modify the application so that the form contains sections related to the petitioners narrative, providing facts of interest for the Commission.

6. Public Hearing 1524 65th Place

Ms Muniz presented her petition for a special use for a fence. She explained that many people go through her backyard to cut across to Walgreens. Due to this Ms Muniz would like a fence to prevent trespassers. Assistant village Administrator Ferrini explained that due to the current restriction in the code fences are generally not allowed and the petitioner does meet the criteria. The Commission also discussed the possibility of the Village putting a fence up along 65th Street as a possible solution. This is a decision the Board of Trustees will consider.

The Commission voted to recommend that the Board of Trustees not grant a special use for a fence. Voting Aye; Chair Costelloe; Commissioners; Bruno, Svestka, Tantillo, Barnes, Scovitch, and Halm. No Nay votes.

7. Public Hearing 6506 Howard Avenue

There was discussion regarding this petition having to do with the placement of new sheds in the buildable area. The Shed Ordinance passed by the Village Board requires new sheds to be placed in the buildable area. the petitioner does not want to place the shed in the buildable area as it would block a window facing her backyard. After some discussion it was agreed to continue the hearing until the next meeting. The motion passed to continue the hearing. Voting Aye; Chair Costelloe; Commissioners; Bruno, Svestka, Tantillo, Barnes, Scovitch, and Halm. No Nay votes.

8. Special Use Hearing 6500 Howard Avenue

The petitioner at 6500 Howard had a similar concern as the one from 6506 Howard Avenue with the only space left in their buildable area being right next to their patio and house. Assistant Village Administrator Ferrini stated that he would call the owners of 6500 Howard and 6506 Howard to discuss the issue more at length. The Commission voted to continue this hearing until the next meeting. Voting Aye; Chair Costelloe; Commissioners; Bruno, Svestka, Tantillo, Barnes, Scovitch, and Halm. No Nay votes.

9. Special use Hearing 1724 Acacia lane

This petitioner wanted a new shed that would be placed in the buildable area. The Commission voted to recommend approval of the shed with the conditions that it be placed in the buildable area and that it be subject to a screening inspection. Voting Aye; Chair Costelloe; Commissioners; Bruno, Svestka, Tantillo, Barnes, Scovitch, and Halm. No Nay votes.

10. Special Use Hearing 6527 Laurel Avenue

The owners of 6527 Laurel Avenue submitted a petition for a special use permit for a new shed and a fence. Due to the fact that the property is a corner lot and that the home was built prior to annexation to the Village, the home has a very unique and small buildable area. Due to this a variance was needed to place a shed outside of the buildable area. The Commission voted to recommend approval of a variance and special use for the shed. Voting Aye; Chair Costelloe; Commissioners; Bruno, Tantillo, Scovitch, and Halm. Commissioner Svestka, and Barnes voted nay.

The Commission also evaluated the petitioner's application for a fence. Since the petitioner did not meet the requirements for a fence special use the Commission voted to recommend that the Board of Trustees not approve a special use permit for a fence. Voting Aye; Chair Costelloe; Commissioners; Bruno, Svestka, Tantillo, Barnes, Scovitch, and Halm. No Nay votes.

With no further business to discuss the meeting adjourned at 9:13 p.m.

Respectfully submitted,
Andy Ferrini
Recording Secretary
Assistant Village Administrator