

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

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

February 7, 2023

“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.”

I. CALL TO ORDER – Commissioner Svestka 7:00 p.m.

ROLL CALL: Present (and constituting a quorum):

Commissioner Svestka, present
Commissioner Gormely-Barnes, present
Commissioner Scovitch, present
Commissioner Tantillo, present
Commissioner Lucente, present

ABSENT:

Chair Costelloe, absent
Commissioner Halm, absent

ALSO IN ATTENDANCE:

Assistant Village Administrator Ferrini
Audiovisual Tech Karaffa
Administrative Clerk Bujak
Ed Tombari, Foxpoint Media
Jim Reiger, Foxpoint Media (present via phone)
3 Residents

PLEDGE OF ALLEGIANCE

Recited

II. APPROVAL OF JANUARY, 2023 MEETING MINUTES

Commissioner Tantillo moved to approve the meeting minutes from January, 2023; seconded by Commissioner Barnes. Motion carries unanimously.

III. UPDATE ON PUD PROPOSED DUNKIN DONUTS DEVELOPMENT AT 6921 JOLIET ROAD

AVA Ferrini updated the Commission that the Developer has been working with Strand, The Village's Engineering Firm on the proposed plans for the Dunkin Donuts. Strand is still reviewing the plans which take the Wolf Road improvements into account, but the first look appears acceptable so far.

Commissioner Tantillo expressed his concerns about the possibility of queued traffic. AVA Ferrini confirmed that part of the review includes a complete traffic study, and Strand's report will be provided to the Commissioners as soon as it is received. AVA Ferrini also mentioned that although the Village is eager to welcome the new business, the process won't be rushed and all of the details will be examined. More details will be shared as soon as they become available.

IV. BILLBOARD SPECIAL USE PETITION AT 7045 JOLIET ROAD

Per the Commission's request from the January meeting, Ed Tombari from Foxpoint Media presented the Commission with additional information on the proposed electronic billboard. LED lighting is a newer technology and does not have many studies showing the impact on native wildlife. Tombari shared a study from the UK that shows lighted billboards have a minimal impact on urban wildlife and sometimes can be beneficial by providing additional light for foraging.

Commissioner Svestka shared information with the Commissioners ahead of the meeting that included source studies, indicating billboards can be detrimental to birds and bats. Foxpoint explained their billboards emit .3 footcandles over ambient light, can be turned off overnight and can be adjusted remotely at any time.

Commissioner Tantillo asked Foxpoint if the Village would be impacted financially if it requested the billboard to be darkened. Foxpoint indicated they are happy to honor the Village's requests, as long as they're reasonable and reminded the Commissioners that their billboards are highly adaptable and can be adjusted remotely almost immediately at any time.

Commissioner Tantillo inquired what recourse the Village has if there are many wildlife deaths due to the billboard. Foxpoint hasn't encountered any issues with wildlife yet but want to be "good neighbors" and will adapt to the situation. Commissioner Tantillo also asked if Foxpoint would be agreeable to weeks or months of a "blackout" period due to migratory seasons. Foxpoint would like to know more details about a blackout timeframe, they would not be agreeable to a months long period of time but would be willing to compromise to a reasonable request. Foxpoint has never been asked about wildlife concerns in their 20 plus years of being in business.

Commissioner Svestka shared information that certain communities in Illinois are banning billboards due to increased traffic incidents and decreased property values. Foxpoint shared information from a 2012 study that showed billboards do not cause a distraction level that would be cause for concern.

Commissioner Svestka indicated that the study she provided is from 2015 and asked again about decreased property values. Foxpoint agreed that billboards and signage in general can be a tough sell but the benefits are that it promotes local businesses and would generate revenue for the Village. The tree canopy would assist in shielding the billboard from the residents' view, but only for half the year while the trees still have their leaves.

Commissioner Tantillo asked if Foxpoint had contacted the DNR of Cook or DuPage counties or Openlands of Chicago. He expressed that the wildlife concerns may be a non-issue but should get confirmation from one of those resources. Foxpoint indicated they are willing to contact the suggested organizations and are interested in learning more about the subject, but would like a recommendation for approval tonight.

Commissioner Scovitch asked Foxpoint who is the permitting authority for billboards. IDOT has the final say, but it's contingent on approval from the Village. The permit process can be lengthy and delays will impact Foxpoint's viability and profitability which is why they are seeking a recommendation now.

Commissioner Barnes suggested to Foxpoint that they check out public information that may be currently available from the ongoing tollway project. There may be readily available information on noise, light and wildlife studies.

AVA Ferrini mentioned that he took an early flight last week and noticed that most if not all of the billboards along I-55 were turned off. Commissioner Barnes mentioned they may need to be dimmed to not disrupt the circadian rhythm of the native wildlife.

Commissioner Svestka inquired if cyber security issues are a concern due to the remote capabilities. Foxpoint has a licensed IT person on staff and has not heard of any issues. Commissioner Svestka requested additional information on their concerns before they make a recommendation.

Commissioner Scovitch asked Foxpoint what their investment is in the Village to which Foxpoint responded about \$1.5 million.

Commissioner Tantillo asked AVA Ferrini what other Villages charge for billboard companies, who responded that he was surprised that other Villages he spoke with do not charge billboards anything.

Commissioner Tantillo suggested asking Foxpoint for participation in Village events and/or help with upgrading the Village parks. Foxpoint mentioned they are open to participating above and beyond the agreement, as long as it is reasonable.

AVA Ferrini suggested each Commissioner list their complete concerns/requests for Foxpoint to answer at next month's meeting.

Commissioner Barnes:

- Requests sign be turned off from midnight - 6:00 am, and possibly longer times during different seasons for residents who may be affected by light pollution.
- No mention on the sign of affiliation with the Village.
- Investigate what recourse the Village would have if there are issues or complaints with the billboard. Add Village's recourse into the contract.

- More legal research on what happens after original agreement expires between Foxpoint and the Village.
- More legal research on what happens if Foxpoint is sold, does agreement remain in place.

Commissioner Scovitch:

- Sign should be off from midnight – 6:00 am and the illumination level should vary for daylight changes.
- Feels the 294 expansion has a far greater impact on wildlife than a single sign, and feels that the billboard’s impact on the environment would be insignificant compared to the tollway.

Commissioner Tantillo:

- Seeking data from Openlands and local DNR on native wildlife migratory patterns.

Commissioner Svestka:

- Would like to see results of additional data.

Commissioner Lucente:

- Likes that Foxpoint is willing to work with the Community.

After the discussion, the Commission agreed to continue the hearing until March, 2023, moved by Commissioner Scovitch, seconded by Commissioner Barnes. Motion carries unanimously.

V. PZC ZONING CODE REVIEW STAFF UPDATE

The scope of the zoning code review is being expanded to include a comprehensive plan update. The Board is currently discussing the budget for next fiscal year, which begins on May 1, 2023. The Board is discussing adding funding to the budget to hire a consultant for the comprehensive plan and zoning code review. There will be a special committee which will include PZC members, trustees and residents and the project is expected to last about a year. Commissioner Svestka asked if there was a kick-off date set yet, if the project is included in the budget the Village intends to put out an RFQ shortly after the new fiscal year. The new Village President will appoint the members to the special committee, which will include lots of involvement from the Community. Commissioner Barnes asked if there were grants available through CMAP, this year CMAP is no longer offering funding for comprehensive plans. The Village’s building, electrical and plumbing codes will also be updated.

VI. PUBLIC COMMENTS

There was one public comment submitted via email and read aloud by AVA Ferrini:

”As discussions continue about the proposed Dunkin’ triangle business, I’d like to remind our BOT that one of the objectives of the triangle development is to provide **SAFE** ingress, egress, and traffic flow to any new business, and to Wolf and Joliet Roads.

I'm still concerned about congestion, backed up cars, our safety, and the potential for more accidents at this busy intersection within our village.

Please read the following Paragraph 3B(6)below from the Triangle development commitment.

1. Parking and Traffic. The Planned Development shall have or make adequate provision to safely provide ingress and egress to the proposed use in a manner that minimizes traffic congestion in the public streets, provides appropriate cross access to adjacent properties and parking areas, and provide adequate access for emergency vehicles, and small public transit vehicles.

Be aware that **Clarendon Hills rejected** a Dunkin' proposal at the former Tracey's Tavern site (55th & Western) for these reasons.

Plus —and that location was not as busy and congested as Wolf and Joliet Roads. There is no traffic light there. That parcel of land was also larger.

I do not believe the current proposals being considered adequately address these safety concerns."

Thank you.

Dayle Holmquist

VII. ADJOURNMENT

With there being no further business to discuss, Commissioner Scovitch moved to adjourn the meeting, seconded by Commissioner Barnes. Motion carries unanimously, the meeting was adjourned at 8:09 p.m. The next meeting is scheduled for March 7, 2023.