

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

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

**March 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.”*

**I. 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, absent  
Commissioner Halm, present  
Commissioner Bruno, present

**ALSO IN ATTENDANCE:**

Several Residents  
Lisa Bujak, Administrative Clerk  
Audiovisual Tech Karaffa  
Andy Ferrini, Assistant Village Administrator

**II. PLEDGE OF ALLEGIANCE**

Recited

### **III. APPROVAL OF FEBRUARY 1, 2022 MINUTES**

The Commission indicated there were several scrivener errors in the February minutes. Errors were noted and will be addressed.

Commissioner Halm made a motion to approve the February minutes as modified, seconded by Commissioner Bruno. Motion passed unanimously.

### **IV. OLD BUSINESS**

#### **1. Motion to Adjust the Agenda to Hear Item B before Item A**

Commissioner Barnes made a motion, seconded by Commissioner Halm. Motion passed unanimously.

#### **a. Special Use Hearing – 6506 Howard Avenue**

Petitioner Cat Hlotke provided a presentation to the Commission detailing how placing the shed within the buildable area would impact the park-like atmosphere. The shed would be highly visible from the street area. Also, by keeping the shed within the buildable area it would need to be placed directly in front of her window – essentially blocking the view to the backyard completely. Ms. Hlotke provided documentation showing that by placing it outside of the buildable area and in the rear of the yard, the shed would be screened by existing trees and plant growth and would not be visible by other neighbors or from the street. Ms. Hlotke met the criteria required including gathering the signatures of her neighbors, providing a plat of survey, agreeing to screen the shed with additional plantings, agreeing to pay the bulk mailing fee and her garage is 20' x 20'. The Commission held a detailed discussion about the consequences of placing the shed within the buildable area and how the parklike atmosphere would be affected.

Commissioner Bruno made a motion to approve a special use for a shed and recommending a variance to be placed outside the buildable area at 6506 Howard Avenue, seconded by Commissioner Halm. Motion passed by a roll call vote. Voting Aye: Chair Costelloe, Commissioners: Bruno and Halm. Voting Nay: Commissioners: Svestka and Barnes.

Commissioner Barnes made an alternative motion to approve a special use for a shed at 6506 Howard Avenue, seconded by Commissioner Svestka. Motion failed by a

roll call vote. Voting Aye: Commissioners: Barnes and Svestka. Voting Nay: Chair Costelloe, Commissioners: Bruno and Halm.

b. Special Use Hearing – 6500 Howard Avenue

Commissioner Halm motioned to open the next public hearing for 6500 Howard Avenue, seconded by Commissioner Svestka. Motion carried unanimously.

Petitioner Jason Swiderski has a similar situation to the previous petitioner being that if the shed is placed within the buildable area, its placement would block the view of the yard as it would be directly in front of a window. Mr. Swiderski has completed all the required materials including gathering the signatures of his neighbors, provided a plat of survey, agrees to pay the bulk mailing fee and screen the shed on 3 sides, and his garage is 22' x 22'. Mr. Swiderski has a uniquely shaped lot as it extends to the street in the front which reduces the buildable area. The Commission agrees that his buildable area should be extended to the same area as his neighbor's.

Commissioner Bruno made a motion to approve a special use for a shed and recommending a variance to be placed outside the buildable area at 6500 Howard Avenue, seconded by Commissioner Halm. Motion passed by a roll call vote. Voting Aye: Chair Costelloe, Commissioners: Bruno and Halm. Voting Nay: Commissioners: Svestka and Barnes.

Commissioner Barnes made a motion to approve a special use for a shed to be placed within the extended buildable area at 6500 Howard Avenue, seconded by Commissioner Bruno. Motion failed by a roll call vote. Voting Aye: Commissioners: Barnes and Svestka. Voting Nay: Chair Costelloe, Commissioners: Bruno and Halm.

**V. NEW BUSINESS**

a. Special Use Hearing for a Shed – 1734 65<sup>th</sup> Place

Petitioner Walters stated that they purchased their home in 1988 and both the shed and the fence were existing at that time. The shed is outside of the buildable area, but the petitioner has gathered the signatures of the neighbors, provided a plat of survey, agrees to pay the bulk mailing fee, and has screened the shed.

Commissioner Bruno made a motion to approve the special use for the shed located at 1734 65<sup>th</sup> Place, seconded by Commissioner Barnes. Motion passed unanimously by a roll call vote.

#### Special Use Hearing for a Fence – 1734 65<sup>th</sup> Place

Petitioner Walters explained that the fence was existing when they purchased the home in 1988. There are plantings that essentially screen the fence from adjacent neighbors and the fence is in good condition. Ms. Walters indicated that if they are required to take the fence down, that would cause financial hardship. The petitioner has gathered the signatures of the neighbors, provided a plat of survey, agrees to pay the bulk mailing fee and the fence is already screened with plantings. Due to the fact that the Village did not do its due diligence prior to annexation, the homeowner should not be responsible for the cost of removing the fence.

Commissioner Svestka made a motion to grant a special use and a variance for an existing fence at 1734 65<sup>th</sup> Place with the condition that it needs to be removed at the expense of the Village upon sale or transfer of the property, seconded by Commissioner Bruno. Motion carried unanimously by a roll call vote.

#### b. Special Use Hearing for a Shed – 6547 Howard Avenue

Petitioner Raila stated that they purchased the home five years ago and both the shed and fence were existing at the time of purchase. The petitioner has gathered the signatures of the neighbors, provided a plat of survey, agrees to pay the bulk mailing fee and agree to properly screen the shed.

Commissioner Barnes made a motion to grant a special use for a shed, seconded by Commissioner Svestka. Motion carried unanimously.

#### Special Use Hearing for a Fence – 6547 Howard Avenue

Petitioner Raila reiterated that they purchased the home with the fence and would like to keep it. The petitioner has gathered the signatures of the neighbors, provided a plat of survey, agreed to pay the bulk mailing fee and also agree to maintain the fence and keep it in good condition. Since the Village did not do its due diligence prior to annexing the Bartlett Homes, the homeowner should not be responsible for the cost of removing the fence.

Commissioner Svestka made a motion to grant a special use and variance for an existing fence at 6547 Howard Avenue with the condition that it needs to be removed at the expense of the Village upon sale or transfer of the property, seconded by Commissioner Bruno. Motion carried unanimously.

#### c. Special Use Hearing – 6546 Howard Avenue

Commissioner Bruno made a motion to continue the Special Use hearing at 6546 Howard Avenue due to the petitioner being unable to be heard tonight, seconded by Commissioner Halm. Motion carried unanimously.

d. Special Use Hearing – 6624 Howard Avenue

Petitioner Eckwall states that he has an existing shed and uses it to store his lawn and garden equipment since his garage is not an extended size. The petitioner states that there are a total of four sheds on the property and is planning on removing three of the four. The shed he is intending to keep was custom made for the yard. The petitioner has a pool with a fence that was approved in 1984. The Commission agreed to grant a special use for one shed, as long as the petitioner agrees to screen the shed with plantings and pays the bulk mailing fee. The petitioner gathered signatures of his neighbors and provided a plat of survey.

Commissioner Halm made a motion to approve the special use and variance for the one shed located at 6624 Howard Avenue, seconded by Commissioner Svestka. Motion carried unanimously.

VI. Public Comments

Commissioner Svestka questioned whether there was an update on the fence located at 6210 Wolf Road. Assistant Village Administrator Ferrini indicated that the majority of the fence has been removed and there is just one panel of the fence remaining. The remaining panel may eventually need to be removed. AVA Ferrini also noted that Village Staff will be conducting inspections and sending letters to the homeowners on the West side of Wolf Road that may have sheds and/or fences to begin the Zoning Petition Process for the remainder of the Village.

**ADJOURNMENT**

There being no further business to discuss, at 9:32 pm Commissioner Bruno made a motion to adjourn the meeting, seconded by Commissioner Bruno. Motion passed unanimously.

Respectfully submitted,  
Andy Ferrini  
Assistant Village Administrator  
Recording Secretary