



VILLAGE OF  
*INDIAN HEAD PARK*  
ILLINOIS

## **PLANNING AND ZONING COMMISSION**

### **MEETING NOTICE AND AGENDA**

**Village of Indian Head Park**

**201 Acacia Drive**

**Indian Head Park, IL. 60525**

**Tuesday, September 7, 2021**

**7:00 p.m.**

The Village is following State and Federal guidelines when it comes to the Pandemic. All Attendees must wear a mask, regardless of vaccination status. Thank you.

**PUBLIC COMMENTS MUST BE SUBMITTED PRIOR TO THE MEETING OR IN PERSON. THE VILLAGE WILL NOT BE ABLE TO TAKE COMMENTS FROM ZOOM.**

**[Facebook Live, Comcast Channel 6](#)**

- **Call to Order**
- **Roll Call**
- **Pledge of Allegiance**
- **Public Comments**
- **Approve the Meeting Minutes from August 10, 2021**
- **Discussion: Bartlett Homes Special Use Process**
- **Adjournment**

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

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

**August 10, 2021**

*“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.”*

Pursuant to Public Act 101-0640 as well as the Disaster Proclamation and Executive Orders issued by Governor Pritzker, this meeting was held in person with a limited physical attendance.

**CALL TO ORDER –Chair Costelloe 7:00pm**

**ROLL CALL: PRESENT (AND CONSTITUTING A QUORUM):**

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

**ALSO IN ATTENDANCE:**

Trustee Eck  
Audio/Visual Tech Karaffa  
John DuRocher, Village Administrator  
Andy Ferrini, Assistant Village Administrator,

**PLEDGE OF ALLEGIANCE TO THE FLAG**

Recited

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**NEW BUSINESS**

1. Approval of Minutes

May 4. Motion made by Commissioner Svestka, seconded by Commissioner Barnes to approve. Motion passed by roll call vote. Voting Aye; Chair: Costelloe; Commissioners; Barnes Svestka, Tantillo. No nay votes. Commissioners Bruno, Halm and Scovitch were absent.

2. Wolf Road PUD Public Hearing

At 7:04 pm Assistant Village Administrator Ferrini explained that staff recommended closing the public hearing until the developer is ready with their revised plans, and to hold a new Public Hearing when ready. The hearing was closed.

3. Joliet Road PUD Application Review

At 7:05 pm Assistant Village Administrator Ferrini discussed how the applicant had submitted their PUD application packet and the purpose of tonight's meeting was to review the application, and come up with recommendations for the Board of Trustees.

Commissioner Svestka inquired the applicant, Mr. Jerry Doorhy, about the Dumpster enclosure which is located on the street side of the property on the submitted plans. Mr. Doorhy explained that the enclosure is located there as it would be very difficult to have it elsewhere so that a Garbage Truck could fit in to the area and that the location chosen would allow for more parking spaces. Commissioner Barnes reiterated the concern of Commissioner Svestka that the PUD Ordinance intent was to have service operations shielded from view.

The Commissioners then discussed how if the location was absolutely necessary, then heavy shielding with plantings should be required. The Commissioners also discussed the signage that would be present on the building. Commissioner Barnes asked about the type of signage. Mr. Doorhy explained that the signs would be lighted and would be made of quality materials. The Commissioners also inquired as to the lighting plan of the property. Mr. Doorhy explained that he would send a rendering for the Board to review.

At 7:40 Assistant Village Administrator Ferrini explained that Village Staff is recommending the approval of the application as the new development would generate roughly \$15,000 in revenue for the Village annually and would beautify the area that the Village is trying to attract development.

At 7:45 Commissioner Barnes Made a motion to recommend that the Village Board of Trustees approve the Development with the requirement that the Petitioner provide a lighting and signage plan to the Board, and that the dumpster enclosure be heavily screened. Motion was seconded by Commissioner Svestka. Motion passed by roll call vote. Voting Aye; Chair: Costelloe; Commissioners; Barnes Svestka, Tantillo. No nay votes. Commissioners Bruno, Halm and Scovitch were absent.

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**ADJOURNMENT:**

There being no further business to discuss, at 7:47pm Commissioner Svestka made a motion, seconded by Commissioner Tantillo to adjourn the meeting. Motion passed by roll call vote. Voting Aye; Chair: Costelloe; Commissioners; Barnes Svestka, Tantillo. No nay votes. Commissioners Bruno, Halm and Scovitch were absent.

Respectfully submitted,

Andy Ferrini

Recording Secretary

Assistant Village Administrator

**To:** Chair Costelloe and Planning and Zoning Commission Members  
**From:** Andy Ferrini, Assistant Village Administrator  
**Subject:** Robert Bartlett Subdivision Sheds and Fences  
**Date:** 09/02/2021

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### **Background and Summary**

As you're aware the Village has a general prohibition against sheds, fences, and above-ground pools. One area of the Village in which enforcement of these ordinances has been difficult is that of the Robert Bartlett subdivision which is located behind Brookside Plaza and Walgreens. Many of these homes were built on slabs and do not have basements, there is also a consensus in the neighborhood that sheds and fences should be allowed uses.

Currently, there are roughly 14 homes with sheds, fences, or pools which are not in compliance. There are also approximately 10 homes in the subdivision which have been granted special uses over the years for their sheds.

As discussed at the previous meeting the plan of action regarding the non-compliant sheds is to have the homeowners file for special use (to have a shed) but to combine all of them into one bulk mailing. Each individual homeowner will still have to come before the Commission and the Board to be granted a special use.

To make things a little easier the Board of Trustees passed an ordinance in June of this year, based on the recommendations of this commission, regarding special uses for sheds. I will attach a copy for your reference.

The only costs for the bulk petitioners will be reimbursement for the mailing costs, the \$750.00 fee usually associated with Zoning petitions will be waived.

The process of hearing the petitioners will likely start at next month's meeting. Staff is recommending that the Commission hear 5 cases at each meeting for the next few months.

ORDINANCE NO. 2021-09

AN ORDINANCE AMENDING ARTICLE I, CREATING PARAGRAPH 16,  
REGARDING SPECIAL USES,  
OF THE CODE OF ORDINANCES,  
OF THE VILLAGE OF INDIAN HEAD PARK, ILLINOIS

**WHEREAS**, Sections 42-107 of the Municipal Code of the Village of Indian Head Park authorizes the corporate authorities of the Village to prescribe by regulations regarding the construction of Sheds within the corporate limits of the Village; and

**WHEREAS**, the corporate authorities have determined that the prohibition of sheds in residentially zoned districts will benefit the overall welfare of the residents of the Village and is therefore in the best interests of the Village. However, the Village acknowledges that there may be certain conditions where a shed may continue to exist and in which special uses may be granted.

**NOW, THEREFORE, BE IT ORDAINED** by the President and Board of Trustees of the Village of Indian Head Park, Cook County, Illinois, that:

**Section 1:**

- i. Special uses are not to be granted for the mere convenience of the property owner. Consideration must be given to the type of house (full/partial basement/slab construction), garage size, and overall size of the house.
- ii. In order to be granted a special use for a shed, the structure must be surrounded on three sides by natural plantings to provide screening from street view and adjacent lots.
- iii. In order to be granted a special use for a shed, the structure must be in the buildable area. If the structure is not in the buildable area then a variance would be required as described in Section 42-107.

- iv. In order to be granted a special use for a shed, no electricity or plumbing is allowed within the structure.
- v. In order to be granted a special use for a shed, no animals are allowed to reside within the structure.
- vi. In order to be granted a special use for a shed, the structure must be 12 feet wide by 12 feet long by 10 feet tall or smaller.

**Section 2:** All parts of all ordinances in conflict with this ordinance are hereby repealed to the extent that the conflict exists.

**Section 3:** This ordinance shall take effect upon its passage, approval and publication as required by law.

**Section 4:** Effective Date. This Ordinance shall take effect upon its passage, approval and publication in pamphlet form.

ADOPTED this 10<sup>th</sup> day of June, 2021 pursuant to a roll call vote as follows:

Name	Aye	Nay	Absent	Abstain
Trustee Donnersberger				
Trustee Eck				
Trustee Farrell-Mayer				
Trustee Kennedy				
Trustee Metz				
Trustee O’Laughlin				
Mayor Hinshaw (if necessary)				

APPROVED by me this 10<sup>th</sup> day of June 2021

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Tom Hinshaw  
 President of the  
 Village of Indian Head Park  
 Cook County, Illinois

ATTESTED and filed in my office, and published in pamphlet form  
 This 10<sup>th</sup> day of June 2021