

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

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

July 6, 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. Members or the general public had the ability to attend remotely via Zoom.

CALL TO ORDER –Chair Costelloe 7:00pm

ROLL CALL: PRESENT (AND CONSTITUTING A QUORUM):

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

ALSO IN ATTENDANCE:

Trustee Farrell-Mayer
Trustee Eck
Audio/Visual Tech Karaffa
Andy Ferrini, Assistant Village Administrator

PLEDGE OF ALLEGIANCE TO THE FLAG

Recited

NEW BUSINESS

1. Approval of Minutes

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

2. Public Hearing Wolf Road PUD

At 7:05 pm Commissioner Svestka made a motion to open the Public Hearing, which was seconded by Commissioner Halm. Motion passed by a roll call vote. Voting Aye; Chair: Costelloe; Commissioners; Bruno, Svestka, Halm, Barnes, and Scovitch. No nay votes. Commissioner Tantillo was absent.

At 7:06 pm Chair Costelloe asked for a motion to continue the Public Hearing until August as the developer was not yet ready to present their application. Commissioner Svestka made a motion to continue the public hearing until August. This was seconded by Commissioner Bruno. Motion passed by a roll call vote. Voting Aye; Chair: Costelloe; Commissioners; Bruno, Svestka, Halm, Barnes, and Scovitch. No nay votes. Commissioner Tantillo was absent

3. Public Hearing Joliet Road PUD

At 7:06 pm Commissioner Scovitch made a motion to open the Public Hearing, which was seconded by Commissioner Halm. Motion passed by a roll call vote. Voting Aye; Chair: Costelloe; Commissioners; Bruno, Svestka, Halm, Barnes, and Scovitch. No nay votes. Commissioner Tantillo was absent.

Assistant Village Administrator Ferrini explained that the purpose of the public hearing is to allow property owners or residents nearby to comment on the development and for the Developer to answer any questions.

Speaking as a member of the public Charles Eck commented that the PUD plan emphasized mixed used development and said that should be a consideration in the Village's eventual

recommendations.

Assistant Village Administrator Ferrini discussed some of the items that will be included in the final application packet including site plans, lighting plans, and other relevant materials.

Succeeding the outline from Assistant Village Administrator Ferrini, John Doorhy answered questions from the Commissioners. Mr. Doorhy discussed economic impacts from the development as well as beautification. Commissioner Scovitch asked about parking requirements and Mr. Doorhy answered that there are enough spaces for the site.

Assistant Village Administrator mentioned that staff waived the traffic study requirement. Commissioner Barnes asked if Fire and Police had been able to look at the development to make sure there is adequate room for public safety vehicles and garbage trucks. Mr. Doorhy said they would check and that they would put an enclosed dumpster site on the property.

Mr. Doorhy also discussed the plans to beautify the property which is currently not aesthetically pleasing. It was discussed how a number of trees will be removed in the process, but there will be more trees planted as part of the development process.

Commissioner Scovitch also brought up the point that this development will bring new customers to the Village and will be the first major development the Triangle area will have seen in many years.

The possibility of adding a walkway to link the Joliet Road development to Indian Head Plaza was also discussed by the Commissioners.

Administrator DuRocher spoke next and said that retail might be ideal but approval of office buildings is not going against the PUD. Administrator DuRocher also discussed the economic impact on the Village. The estimate at the time of the meeting was \$15,000 in overall revenue.

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At 7:43 pm Commissioner Barnes motioned to close the public hearing, this was seconded by Commissioner Svestka. Motion passed by a roll call vote. Voting Aye; Chair: Costelloe; Commissioners; Bruno, Svestka, Halm, Barnes, and Scovitch. No nay votes. Commissioner Tantillo was absent.

ADJOURNMENT:

There being no further business to discuss, at 8:36pm Commissioner Svestka made a motion, seconded by Commissioner Halm to adjourn the meeting. Motion passed by roll call vote. Motion passed by a roll call vote. Voting Aye; Chair: Costelloe; Commissioners; Bruno, Svestka, Halm, Barnes, and Scovitch. No nay votes. Commissioner Tantillo was absent.

Respectfully submitted,

Andy Ferrini
Assistant Village Administrator
Recording Secretary