

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

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

August 11, 2020

“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
Commissioner Scovitch
Commissioner Tantillo (via Zoom)
Commissioner Bruno
Commissioner Svestka
Commissioner Halm

ABSENT: Commissioner Gormely-Barnes

ALSO IN ATTENDANCE:

Mayor Hinshaw
Trustee Wittenberg (PZC Liaison)
John DuRocher, Village Administrator
Nick Tantillo, Cable Station Manager
Representatives of VentureOne Real Estate

Several people on Zoom.

PLEDGE OF ALLEGIANCE TO THE FLAG: Recited

NEW BUSINESS

1. APPROVAL MINUTES:

Minutes of the July 7, 2020 meeting.

Commissioner Halm made a motion to approve the minutes as presented. Motion seconded by Commissioner Svestka.

Motion passed by roll call vote, Chair Costelloe; Commissioners Scovitch, Tantillo (via Zoom), Bruno, Svestka, and Halm voting aye. No nay votes. Commissioner Barnes absent.

2. Motion to open public hearing 70th Place redevelopment establishment of a planned unit development (PUD). (7:07 pm)

Motion made by Commissioner Svestka, seconded by Commissioner Bruno to open the public hearing for regarding the 70th Place redevelopment and establishment of a PUD.

Motion passed by voice vote, Chair Costelloe; Commissioners Scovitch, Tantillo (via Zoom), Bruno, Svestka, and Halm voting aye. No nay votes. Commissioner Barnes absent.

Administrator DuRocher stated that the Village is the applicant in this case and that certified letters informing all persons within 250 feet of the PUD area were notified. Additionally, a legal notice was printed in the local paper. Matt Goode from VentureOne gave a presentation regarding the long-term use of the four parcels of which they are the contract purchaser. He stated that their due diligence has been finalized and that they are waiting on approval of the PUD framework before proceeding with closing on the property. (The attached handout was referenced and is part of the public hearing documentation.)

Trustee Wittenberg asked is there were any contracted users for the property. Matt Goode responded that only the existing user, MSG Trucking, is staying on for the time being,

At 7:19 pm Motion made by Commissioner Svestka, seconded by Commissioner Halm to close the public hearing regarding the 70th Place redevelopment and establishment of a

PUD.

Motion passed by voice vote, Chair Costelloe; Commissioners Scovitch, Tantillo (via Zoom), Bruno, Svestka, and Halm voting aye. No nay votes. Commissioner Barnes absent.

3. New business

a. Discussion of 70th Place Development

General discussion of the PUD framework with the consensus being to proceed with the PUD

b. Mayor Hinshaw updated the Commission on the status of fences and sheds, the removal of buckthorn as it pertains to the weeds ordinance, the phase 1 engineering study for sidewalks along Wolf Road, sidewalks along Plainfield Road, and finally the potential for a sidewalk along Joliet Road.

4. Discussion of chicken coops in the Village.

Administrator DuRocher was asked to have chicken coop proponents attend the next meeting.

ADJOURNMENT:

There being no further business to discuss, at 7:45 pm Commissioner Halm made a motion, seconded by Commissioner Svestka to adjourn the meeting. Motion carried by voice vote.

Respectfully submitted,

John J. DuRocher
Village Administrator
Recording Secretary



70th Place Redevelopment Concept Planned Unit Development Ordinance

Village of Indian Head Park, Illinois

July 2020

Partnership Between:



Table of Contents

Development Objectives	3
Overview	3
Potential Development Uses	3
Equipment Sales & Dealerships.....	3
Warehousing & Truck Terminal	3
Trailer Parking & Outdoor Storage.....	3
Site Overview.....	4
Parcel Information	4
Equipment Sales & Dealerships.....	5
Design Guidelines.....	6
Conceptual Graphics.....	7
Site Plan	8
Warehouse & Truck Terminal	9
Design Guidelines.....	10
Conceptual Graphics.....	11
Warehouse Site Plan	12
Truck Terminal Site Plan.....	13
Trailer Parking & Outdoor Storage.....	14
Design Guidelines.....	15
Conceptual Graphics.....	16
Site Plan	17
Venture One Real Estate Information	18
Executive Team	19



Development Objectives

Overview

The area between I-294 and Flagg Creek, commonly known as “70th Place” represents one of Indian Head Park’s few areas suitable for Industrial use, sales and redevelopment. Being situated between I-294 and Flagg creek, it provides unparalleled ability to accept a variety of uses that can bring jobs, tax revenue, potential sales tax and general economic activity to the Village of Indian Head Park.

Venture One Real Estate has entered into contract to purchase a majority of the land situated at the end of 70th Place (see Site Overview on page 3). The four parcels currently under contract are zoned B-5 or R-1 in The Village zoning code. The Village’s B-5 Business District zoning features a number of permissible uses but does not fully cover those that represent the highest and best use for the site. The R-1 zoned parcel that was recently force annexed by The Village does not permit any of these proposed uses. Venture One believes establishing the proper Planned Unit Development will allow for a successful development partnership.

Potential Development Uses

Equipment Sales & Dealerships

Equipment sales and dealerships are a desirable use for the site. Various users will be attracted to the site due to the security and highway frontage. This use has the potential to generate increased sales tax revenue as well as create new jobs for Village residents. These uses could range from car sales, commercial vehicle sales, to equipment sales and rentals.



Warehousing & Truck Terminal

General warehousing, manufacturing and truck terminals offer a very effective use of the site. These uses bring both the potential of greatly increased property taxes for the Village as well as job creation. Users will be attracted to the site due to the proximity of highway access and security. The increased local employment will bring revenue to local businesses as employees will be coming to Indian Head Park for work daily.

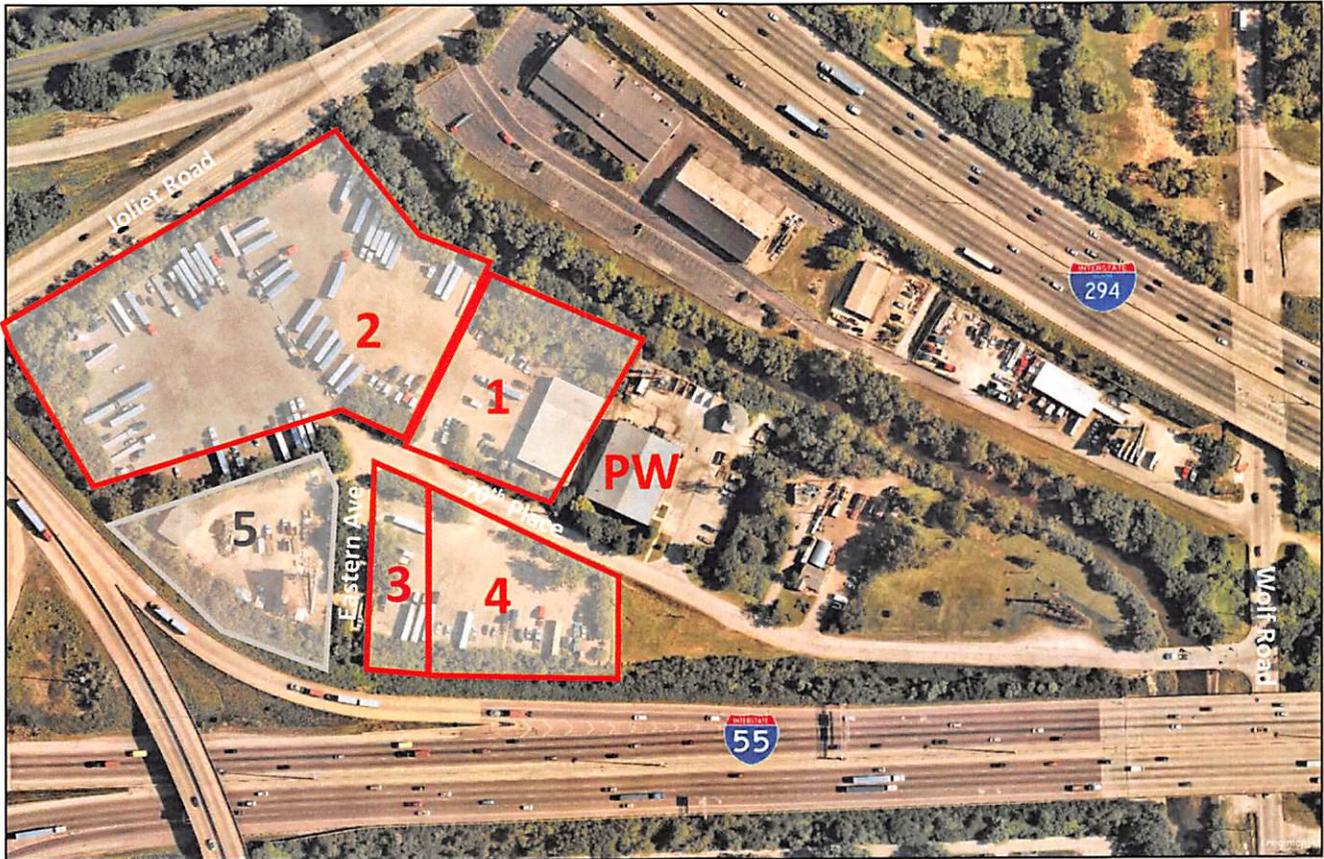


Trailer Parking & Outdoor Storage

Trailer parking and outdoor storage represents the current use of the site. These types of uses will continue to bring economic activity to the area via driver/employees utilizing things such as restaurants and gas stations in the Village.



Site Overview



Parcel Information

- 1:** Under Contract - Zoned B-5 (PIN: 18-19-402-037)
- 2:** Under Contract - Zoned B-5 (PIN: 18-19-402-036)
- 3:** Under Contract - Zoned B-5 (PIN: 18-19-402-028)
- 4:** Under Contract - Zoned R-1, Recently Annexed by IHP (PIN: 18-19-402-032)
- 5:** Currently Owned by Cross Family – Zoned B-5 (PIN: Multiple Parcels)
- PW:** Indian Head Park Public Works



Equipment Sales & Dealerships

Design Guidelines and Conceptual Site Plan

WARE MALCOMB

ARCHITECTURE
INTERIORS
BRANDING

PLANNING
CIVIL ENGINEERING
BUILDING MEASUREMENT

Design Guidelines:

- ❖ Development at 70th Place & Eastern Ave, Indian Head Park, IL

Standards:

- 4.0 maximum allowable F.A.R
- 90' maximum allowable height
- Building Setbacks
 - Front – 10'
 - Side – 5'
 - Rear – 5'
- Landscape Setbacks
 - Front – 10'
 - Side – 5'
 - Rear – 5'

Use: Permitted uses are all uses permitted in the B-5 district and as listed below, but not limited to:

- Equipment/Tool Rental
- Heavy Commercial Storage/Repair
- Rental/Moving Trucks
- Trucking Services/Repair
- Machinery Sales/Service
- Storage
- Car Dealerships
- Construction Facility

Repurposing any existing structures on site for new operations is allowed. If existing structures are removed/demo'ed or expanded on – any new structure/s built the exterior material/s and finish should be contextually friendly and visually appealing.

Performance Information: Screening through the use of landscape or other aesthetically friendly visual barriers are preferred. The existing gravel ground/drive-able surface would be recommended to change to pavement/concrete where applicable.

* Following exhibits reflect visual examples, approved aesthetics and a potential site plan.

WARE MALCOMB

ARCHITECTURE
INTERIORS
BRANDING

PLANNING
CIVIL ENGINEERING
BUILDING MEASUREMENT

Permittable Uses (but not limited to):



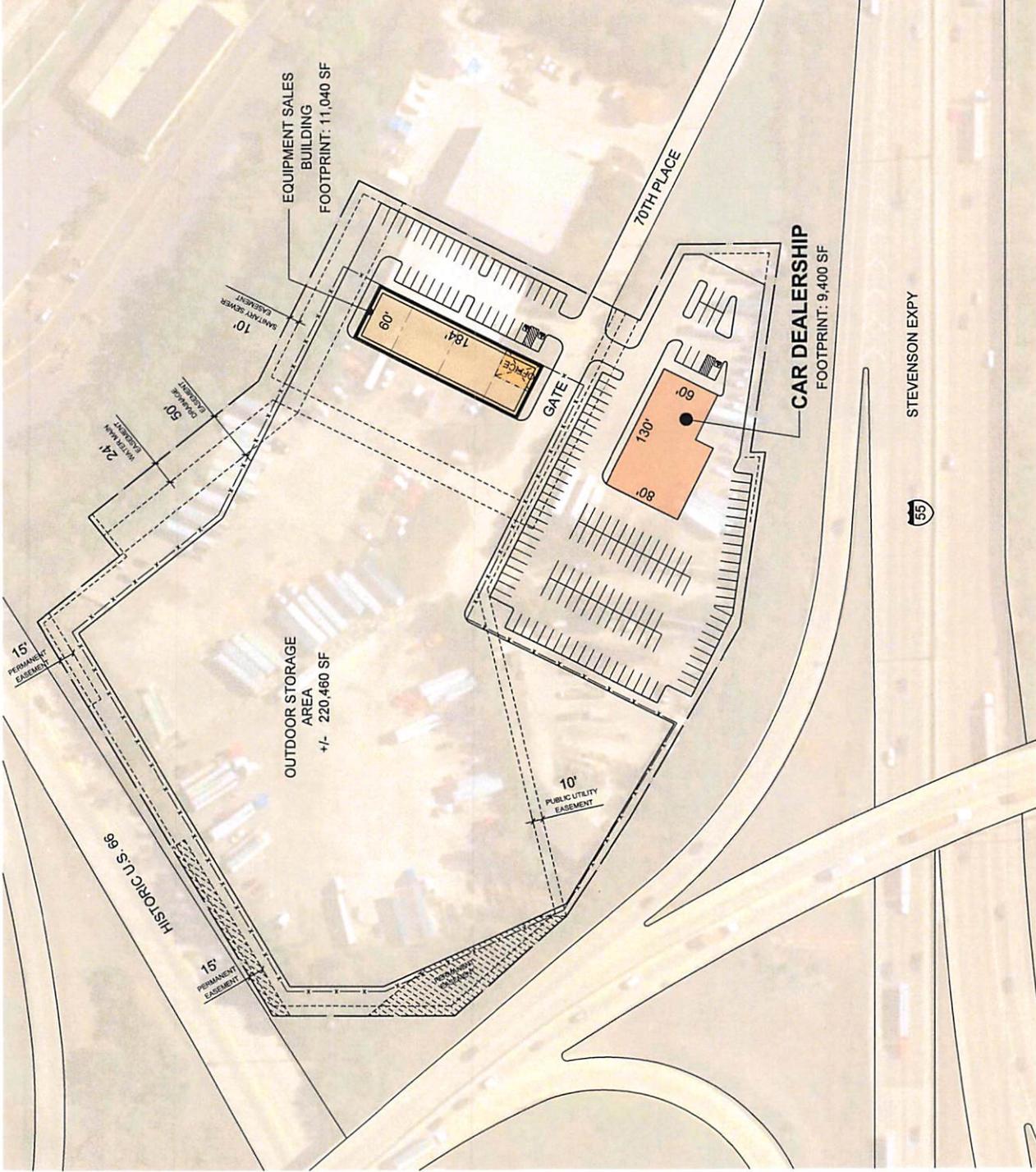
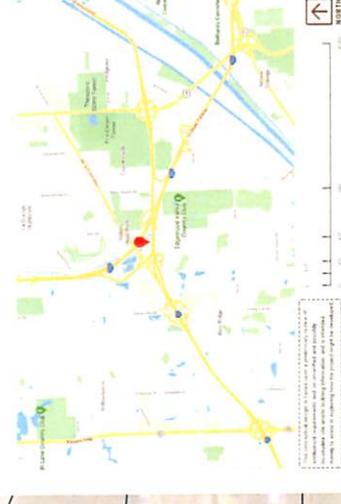
General Aesthetics (but not limited to):



PROJECT DATA:

SITE AREA:	9.19 AC	MAX. F.A.R.:	N/A
GROSS:	400,405 SF	MAX. COVERAGE:	N/A
DETONATION:	@ 5%	MAX. HEIGHT:	N/A
NET:	9.19 AC		
EQUIPMENT SALES FOOTPRINT:	11,040 SF	BUILDING SETBACKS:	30 FT
CAR DEALERSHIP FOOTPRINT:	9,400 SF	FRONT:	10 FT
COVERAGE:	2%	REAR:	10 FT
NET:	2%		
EQUIPMENT SALES PARKING:		LANDSCAPE SETBACKS:	10 FT
AUTO:	28 STALLS	FRONT:	10 FT
	@ 4.04/1,000 SF	SIDE:	10 FT
	2.5 STALLS	REAR:	10 FT
CAR DEALERSHIP PARKING:		LANDSCAPE REQ.:	
AUTO:	170 STALLS	FRONT:	9,420
	@ 19.46/1,000 SF	SIDE:	
	6 STALLS	REAR:	
OFF-STREET PARKING:		STANDARD:	
COMPACT %:		COMPACT:	
DRIVE AISLE:		DRIVE AISLE:	24 FT
OVERHANG:		OVERHANG:	
TREE WELL:		TREE WELL:	
REQ. PARKING RATIO BY USE:		REQ. PARKING RATIO BY USE:	
OFFICE:		OFFICE:	
WAREHOUSE:		WAREHOUSE:	
MANUFACTURING:		MANUFACTURING:	
NOTES:			

DEVELOPMENT STANDARDS: B-5 ZONING:



scheme EQUIPMENT SALES AND CAR DEALERSHIP Conceptual Site Plan
70th Eastern Ave.
Indian Head Park, IL

Warehouse & Truck Terminal

Design Guidelines and Conceptual Site Plans

WARE MALCOMB

ARCHITECTURE
INTERIORS
BRANDING

PLANNING
CIVIL ENGINEERING
BUILDING MEASUREMENT

Design Guidelines:

- ❖ Development at 70th Place & Eastern Ave, Indian Head Park, IL

Standards:

- 4.0 maximum allowable F.A.R
- 90' maximum allowable height
- Building Setbacks
 - Front – 10'
 - Side – 5'
 - Rear – 5'
- Landscape Setbacks
 - Front – 10'
 - Side – 5'
 - Rear – 5'

Use: Permitted uses are all uses permitted in the B-5 district and as listed below, but not limited to:

- Industrial Facility
- Logistics
- Distribution
- Cold Storage
- Container storage
- Truck Terminal
- Manufacturing

Any new built structure/s to be of concrete and/or metal construction type. The exterior colors and finish should be contextually friendly and visually appealing. Main facility entries, both on corners and/or center, to be enhanced by, but not limited to, plan/elevation, color and/or material articulation.

Performance Information: Screening through the use of landscape or other aesthetically friendly visual barriers are preferred. Provide enhanced vegetation in appropriate areas by using native and adaptive plantings with preferred screening of any truck docks visible from adjacent facilities. Provide pavement/concrete where applicable and needed.

* Following exhibits reflect visual examples, approved aesthetics and a potential site plan.

WARE MALCOMB

ARCHITECTURE
INTERIORS
BRANDING

PLANNING
CIVIL ENGINEERING
BUILDING MEASUREMENT

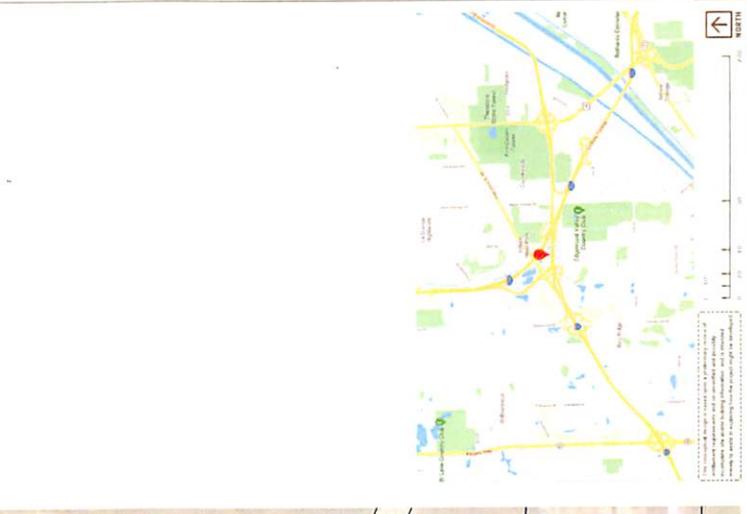
Permittable Uses (but not limited to):



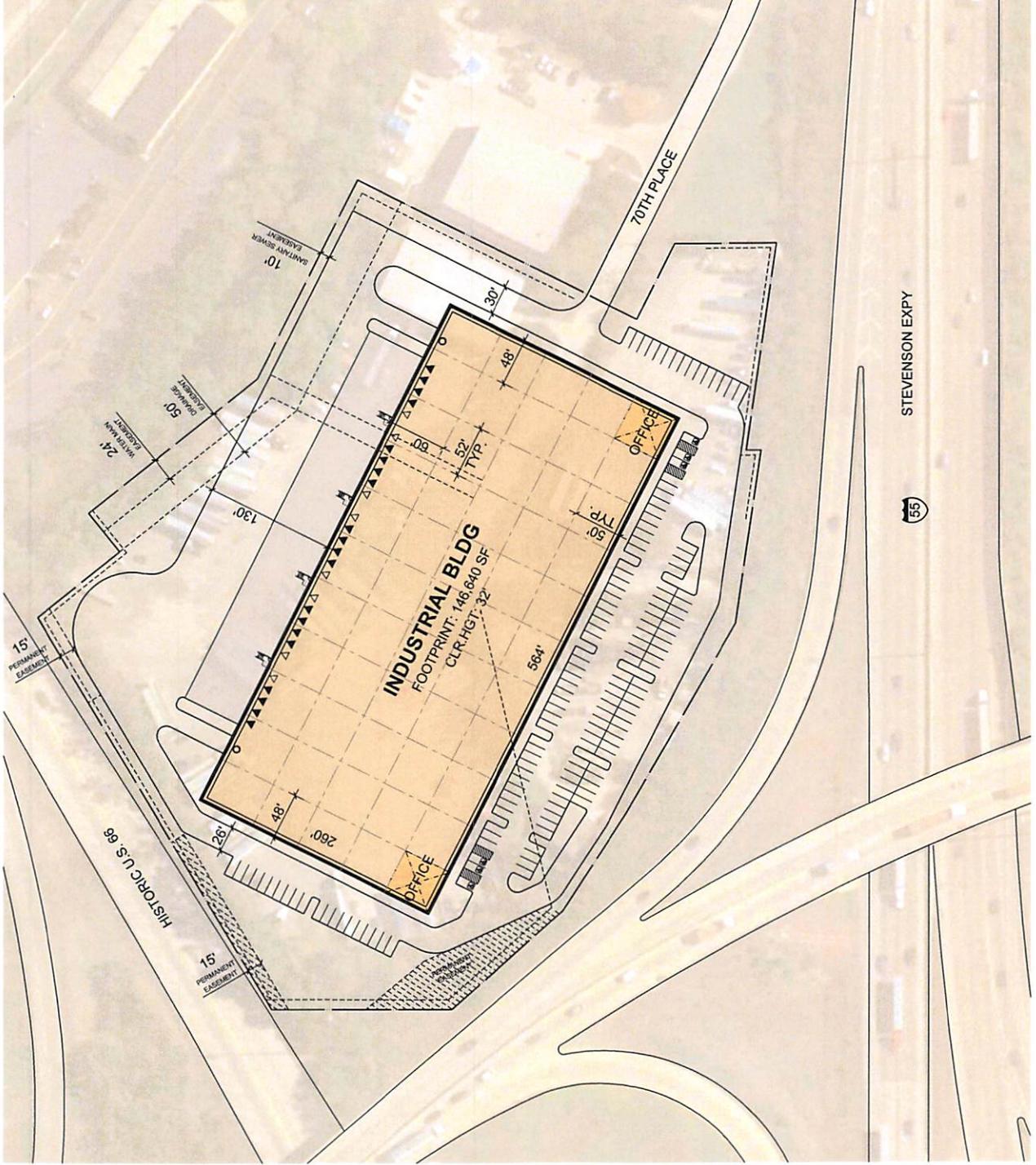
General Aesthetics (but not limited to):



PROJECT DATA:		DEVELOPMENT STANDARDS:	
SITE AREA:	9.19 AC	ZONING:	B-5
GROSS:	400,405 SF	MAX. F.A.R.:	N/A
NET:	146,840 SF	MAX. COVERAGE:	N/A
		MAX. HEIGHT:	N/A
BUILDING FOOTPRINT:	146,840 SF	BUILDING SETBACKS:	
WAREHOUSE:	139,308 SF	FRONT:	30 FT
OFFICE:	7,532 SF	SIDE:	10 FT
REAR:		REAR:	10 FT
COVERAGE:	37%	LANDSCAPE SETBACKS:	
GROSS:	37%	FRONT:	10 FT
NET:	37%	SIDE:	10 FT
PARKING PROVIDED:	165 STALLS	REAR:	10 FT
AUTO:	@11.13/1000 SF	LANDSCAPE REQ.:	
	6 STALLS	TRUCK DOCKS:	20
		OFF-STREET PARKING:	9x20
		STANDARD:	2
		COMPACT:	2
		DRIVE AISLE:	24 FT
		OVERHANG:	
		TREE WELL:	
		REG. PARKING RATIO BY USE:	
		OFFICE:	
		WAREHOUSE:	
		MANUFACTURING:	
		NOTES:	

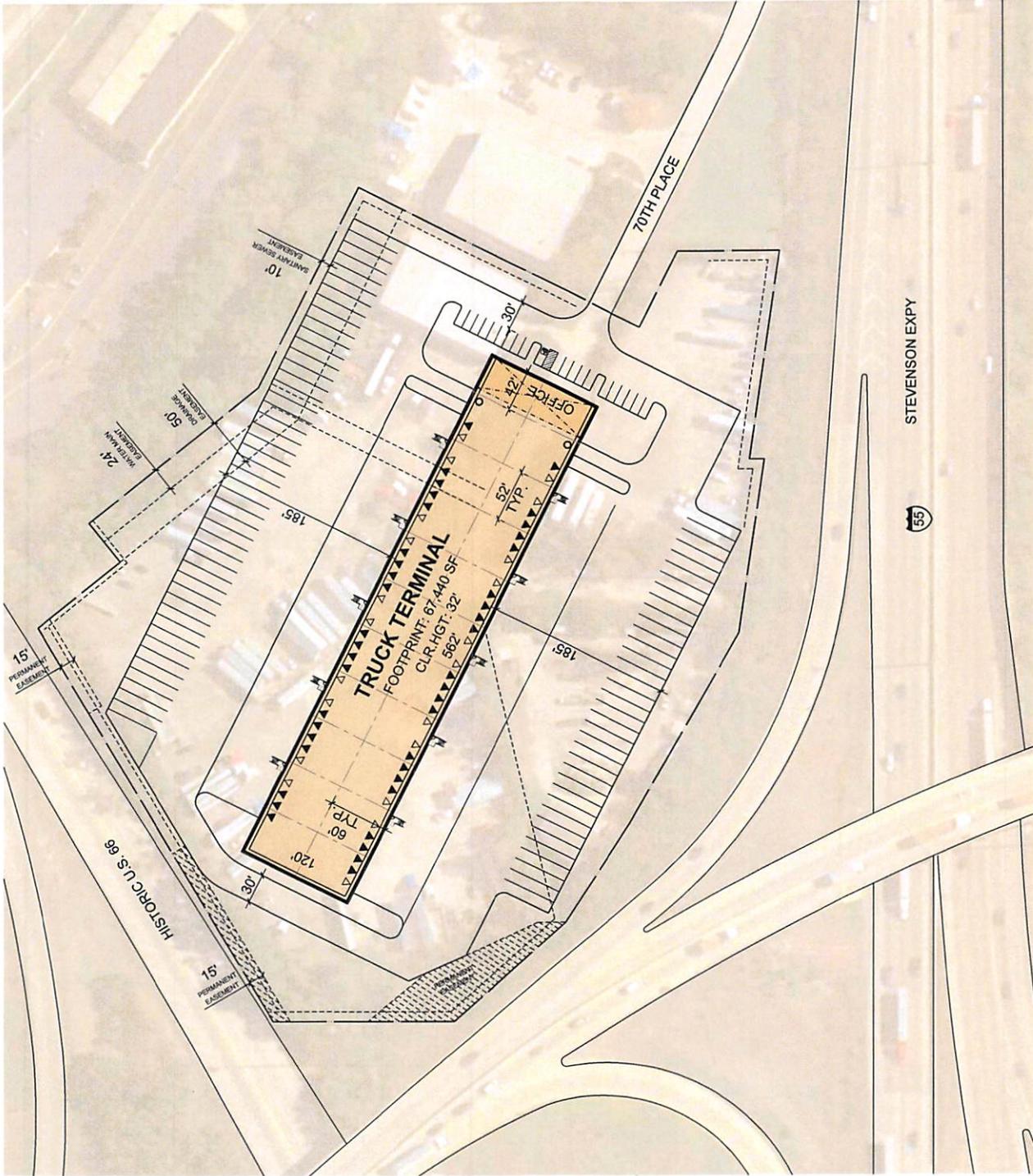


WARE MALCOMB
 348000000
 01/11/2025
 SHEET 1



Conceptual Site Plan
 scheme INDUSTRIAL BUILDING
 70th Eastern Ave.
 Indian Head Park, IL





PROJECT DATA:

SITE AREA: 9.19 AC
GROSS: 400,405 SF
NET: 400,405 SF
TRUCK TERMINAL FOOTPRINT: 67,440 SF
WAREHOUSE: 64,068 SF
OFFICE: 3,372 SF
COVERAGE: 17%
NET: 17%
PARKING REQUIRED: 21 STALLS
AUTO: 41 @ 0.31/1000 SF
TRAILERS: 21 STALLS
REQ. ACCESSIBLE: 7 STALLS
TRUCK DOCKS: 41
4 WOOD-DOORS OR BAYED: 21
GRADE LEVEL DOORS: 2

DEVELOPMENT STANDARDS: B-5
ZONING: 9.19 AC
MAX. F.A.R.: 0.5%
MAX. COVERAGE: 0 SF
MAX. HEIGHT: 10 FT
BUILDING SETBACKS: FRONT: 10 FT, SIDE: 10 FT, REAR: 10 FT
LANDSCAPE SETBACKS: FRONT: 10 FT, SIDE: 10 FT, REAR: 10 FT
OFF-STREET PARKING: 41 STALLS
COMPACT %: 21
DRIVE AISLE: 24 FT
OVERHANG: TREE WELL
REQ. PARKING RATIO BY USE: OFFICE: 1.0, WAREHOUSE: 0.1, MANUFACTURING: 0.1

NOTES:

1. ALL DIMENSIONS ARE TO FACE UNLESS OTHERWISE NOTED.

2. ALL SETBACKS ARE TO FACE UNLESS OTHERWISE NOTED.

3. ALL DISTANCES ARE TO FACE UNLESS OTHERWISE NOTED.

4. ALL DISTANCES ARE TO FACE UNLESS OTHERWISE NOTED.



Conceptual Site Plan
 scheme TRUCK TERMINAL BUILDING
 70th Eastern Ave.
 Indian Head Park, IL



WARE MALCOMB

Trailer Parking & Outdoor Storage

Design Guidelines and Conceptual Site Plan

WARE MALCOMB

ARCHITECTURE
INTERIORS
BRANDING

PLANNING
CIVIL ENGINEERING
BUILDING MEASUREMENT

Design Guidelines:

- ❖ Development at 70th Place & Eastern Ave, Indian Head Park, IL

Standards:

- 4.0 maximum allowable F.A.R
- 90' maximum allowable height
- Building Setbacks
 - Front – 10'
 - Side – 5'
 - Rear – 5'
- Landscape Setbacks
 - Front – 10'
 - Side – 5'
 - Rear – 5'

Use: Permitted uses are all uses permitted in the B-5 district and as listed below, but not limited to:

- Truck trailer parking
- Truck trailer storage
- Container storage yard
- Vehicle inventory storage and/or towing
- Miscellaneous storage yard

Repurposing any existing structures on site for new operations is allowed. If existing structures are removed/demo'ed – any new structure/s built the exterior material/s and finish should be contextually friendly and visually appealing.

Performance Information: Ground/drive-able surfaces can remain as gravel, per existing conditions.

* Following exhibits reflect visual examples, approved aesthetics and a potential site plan.

WARE MALCOMB

ARCHITECTURE
INTERIORS
BRANDING

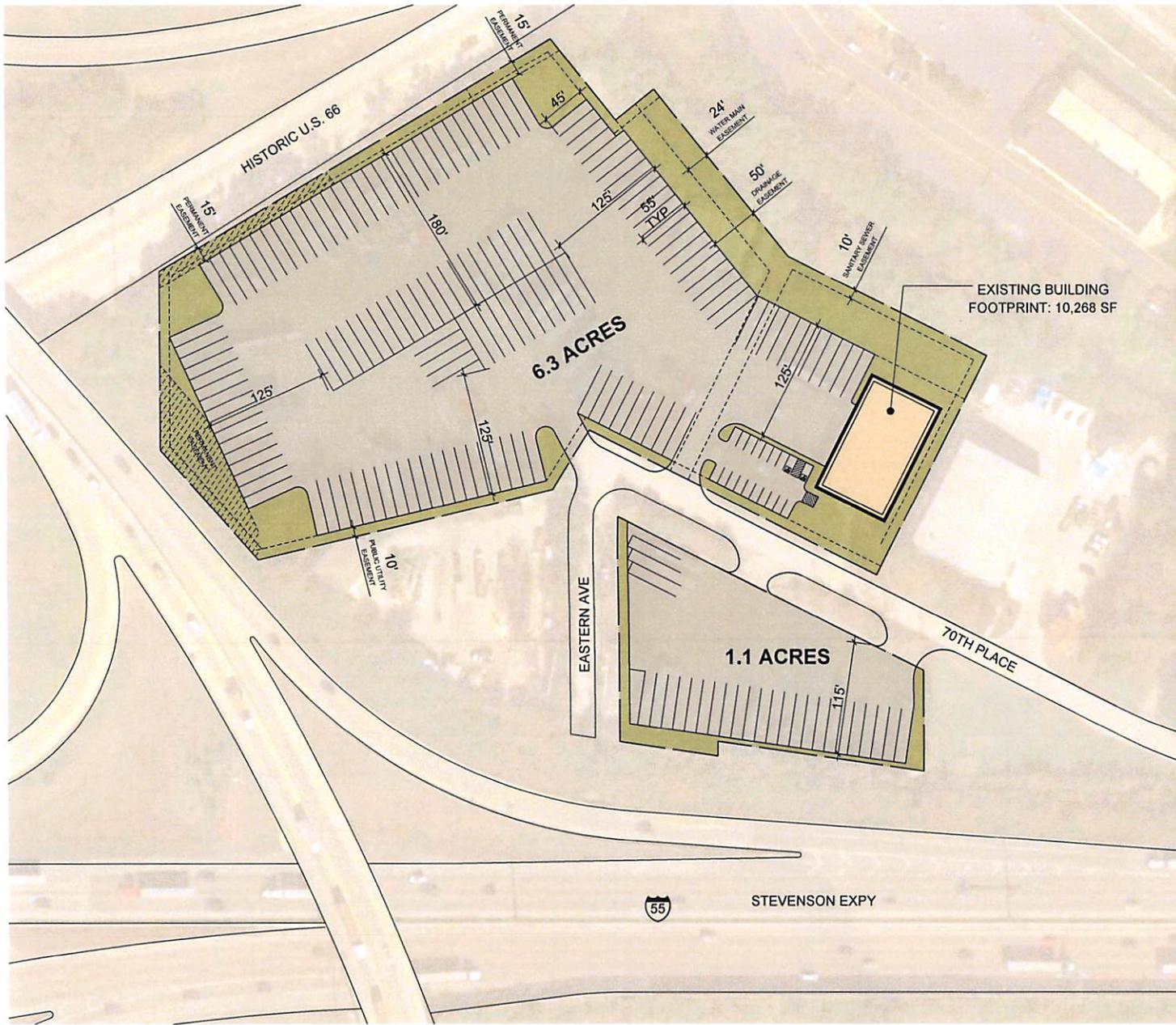
PLANNING
CIVIL ENGINEERING
BUILDING MEASUREMENT

Permittable Uses (but not limited to):



General Aesthetics (but not limited to):





PARKING PROVIDED:	
AUTO:	19 STALLS
REQ. ACCESSIBLE	1 STALLS
TRAILER 55 FT:	172 STALLS
TRAILER 45 FT:	0 STALLS
TOTAL TRAILERS:	172 STALLS

DEVELOPMENT STANDARDS:	
ZONING:	B-5
MAX. F.A.R.:	N/A
MAX. COVERAGE:	N/A
MAX. HEIGHT:	N/A

BUILDING SETBACKS:	
FRONT:	30 FT
SIDE:	10 FT
REAR:	10 FT

LANDSCAPE SETBACKS:	
FRONT:	10 FT
SIDE:	10 FT
REAR:	10 FT

LANDSCAPE REQ.:

OFF-STREET PARKING:	
STANDARD:	9x20
COMPACT %:	
DRIVE AISLE:	24 FT

OVERHANG:
TREE WELL:

REQ. PARKING RATIO BY USE:

NOTES:
1



scheme TRAILER PARKING - EXISTING CONDITIONS Conceptual Site Plan

Venture One Real Estate Information

SUMMARY	Venture One Real Estate Venture One Real Estate is a real estate private equity fund manager, developer and operating company specializing in the industrial property sector. Headquartered in Chicago, Venture One manages a series of discretionary value-add investment funds that target opportunities throughout the Midwest, owns and manages over 10 million square feet and controls over 1,100 acres of land in corporate business parks in the greater Chicagoland area. Principals of Venture One have over \$6 billion of transactional experience.
YEAR FOUNDED	2000
EXECUTIVE MANAGEMENT	Mark Goode, Principal Matt Goode, Principal Roy Splansky, Principal Ryan Stoller, Principal
INTEGRATED SERVICE PLATFORM	Our fully integrated platform includes a best-in-class team of investment and development professionals, as well as in-house construction, property and asset management.
PORTFOLIO MANAGEMENT	10 million square feet of buildings and 1,100 acres of land in Venture One funds and under third party management



Executive Team

Mark Goode, Principal

Mark is a founding Principal of Venture One Real Estate. Mark has been involved in the commercial real estate industry since 1975 and has completed transaction in excess of \$3 billion as an advisor, owner and developer. At Venture One he specializes in the development and acquisition of industrial properties. Recently Mark has been instrumental in the development of business parks representing more than 2,000 acres including Park 88 in DeKalb, Rock 39 Industrial Park in Cherry Valley, Gateway 57 Corporate Park in University Park and Remount Business Park in Charleston, South Carolina.

He was formerly a Principal of Podolsky Northstar Realty Partners; a Managing Director at Stein & Company; and a Principal and Chief Executive Officer of Corporate Realty Advisors. At all three firms, he managed the Investment Properties Groups. Mr. Goode received his Bachelor of Science degree in Finance from the University of Illinois-Champaign.

Matt Goode, Principal

Matt is a Principal at Venture One Real Estate and Co-head of investments. He is responsible for sourcing new industrial acquisitions as well as portfolio leasing and management. He has lead the company's successful fund platform which has invested over \$300 million in three discretionary funds, and includes multiple institutional joint ventures. Prior to joining Venture One he worked in the development group at First Industrial Realty Trust where he was part of a team that completed over 10 million square feet of development projects in the central region.

He is currently serving on the developing leaders board of the Chicago chapter of NAIOP. He is a former board member and is actively involved in JUF as well as LUNGeivity Foundation. He has a Bachelor of Science Degree in Finance from the University of Colorado.

Roy Splansky, Principal

Roy is a founding Principal of Venture One Real Estate. He oversees the acquisition, disposition, financing and asset management of the company's investment portfolio, sources debt and equity for development transactions as well as provides investment advisory services for select clients. His development and transactional experience is in excess of \$5 billion since 1987. He was formerly a Principal of Podolsky Northstar Realty Partners, Vice President at Stein & Company and Assistant Vice President at Hawthorn Realty Group.

Roy received his Bachelor of Science Degree in Finance from the University of Illinois-Champaign and his Masters Degree in Real Estate Appraisal and Investment Analysis from the University of Wisconsin-Madison. He is an active member of the University of Wisconsin Real Estate Alumni, current President of the Chicago Chapter of Society of Industrial and Office Realtors (SIOR) and current and past board member of several Jewish not-for-profit organizations.

Ryan Stoller, Principal

Ryan S. Stoller is a Principal at Venture One and is Co-Head of Investments and Development. Prior to Venture One Mr. Stoller served as Senior Vice President of Investments at KTR Capital Partners and was responsible for the sourcing, underwriting and execution of prospective investments for KTR in the Midwest. During his 8 year tenure at KTR, Mr. Stoller was part of an investment team responsible for the acquisition and development of over 70 million square feet of industrial real estate resulting in the successful sale to Prologis for \$5.9B in June 2015. Prior to joining KTR, Mr. Stoller spent time at First Industrial Realty Trust and the Trammell Crow Company.

