

Village of Deer Park Planning and Zoning Commission Agenda

Monday, October 1, 2018 – 7:00 p.m.

Deer Park Vehe Barn

23570 W. Cuba Road, Deer Park, Illinois 60010

Pledge of Allegiance

Roll Call and Determination of a Quorum

Approval of Planning and Zoning Commission Meeting Minutes of August 6, 2018

Public Comments – Requested sign up on sign-in on podium; 5 minute limit

Public Hearing: Consideration for a Special Use Permit and Variance to allow the operation of a Dog Daycare, Boarding, Grooming and Training Facility with a Small Space for Retail at DDR Deer Park Town Center, LLC 21540 W. Field Parkway, #620, Deer Park, IL 60010

Petitioner: Kara Ferguson as a lessee

i) Submitted Variance Permit Application Dated August 31, 2018

- a. Open Public Hearing and Establish Quorum
- b. Petitioner Comments
- c. Staff and Commission Questions/Comments
- d. Open Public Comment
- e. Close Public Comment
- f. Commission Motion on Special Use Permit and Variance Application for the operation of a Dog Daycare, Boarding, Grooming and Training Facility with a Small Space for Retail
- g. Close Public Hearing

Any Old and/or All New Business

Adjournment

Village of Deer Park Planning and Zoning Commission Minutes

Monday, August 6, 2018 – 7:00 p.m.

Deer Park Vehe Barn

23570 W. Cuba Road, Deer Park, Illinois 60010

Pledge of Allegiance

A meeting of the Planning and Zoning Commission of the Village of Deer Park was held on August 6, 2018 7:00 p.m. at Vehe Barn, 23570 W. Cuba Road, in the Village of Deer Park, in the Counties of Lake and Cook, Illinois. Chairman Heidtke called the meeting to order at 7:00 p.m.

Roll Call and Determination of a Quorum

Upon Roll Call, the following were present: Chairman Heidtke, Committee Members Wohl, Koutsis, Pautler, Pinchot and Koe. Committee Member Comber was absent.

Other Village officials present included Village Administrator McAndrews, Building and Zoning Development Coordinator Doniec, Building & Zoning Official Garrett, Village Attorney Cahill and Clerk Kelly.

Approval of Planning and Zoning Commission Meeting Minutes of May 7, 2018

Motion: Commissioners Koe moved and Pautler seconded to approve the meeting minutes of May 7, 2018 as amended to removed exhibits from record.

Upon Voice Call:

Ayes: Koe, Koutsis, Wohl, Pinchot, Pautler

(5) Ayes / (0) Nays/ (1) Absent

Motion Carried 5/0

Public Comments – Requested sign up on sign-in on podium; 5 minute limit

None

Public Hearing: Consideration for a Variance Permit Application from Section 158.012(F) of the Village of Deer Park Zoning Code to reduce the required side yard setback of 30 feet for utility equipment to allow a standby-generator in the side yard of 20770 Meadow Lane, Deer Park, IL 60010 with a 25 foot side yard setback.

Petitioner: Sherman Wolff and Linda Wolff

i) Submitted Variance Permit Application Dated July 18, 2018

a. Open Public Hearing and Establish Quorum

Petitioner provided the Clerk with Certificate of Publishing and Proof of Certified mailings to surrounding property owners.

Motion: Commissioners Wohl moved and Koutsis seconded to open the public hearing quorum established to Consideration for a Variance Permit Application from Section 158.012(F) of the Village of Deer Park Zoning Code to reduce the required side yard setback of 30 feet for utility equipment to allow a standby-generator in the side yard of 20770 Meadow Lane, Deer Park, IL 60010 with a 25 foot side yard setback.

Upon Voice Call:

Ayes: Koe, Pautler, Koutsis, Wohl, Pinchot

(5) Ayes / (0) Nays/ (1) Absent

Motion Carried 5/0

b. Petitioner Comments

Chairman Heidtke stated anyone who would like to speak under Public Comments shall stand and be sworn in to speak under oath. Chairmsn Heidtke swore in Mr. Wolff

Petitioner would like to install a standby generator because their sump pump runs after it rains for a few days.

c. Staff and Commission Questions/Comments

Building and Zoning Official Garrett stated Petitioner Wolff request for a variance in this case seems to be a better location. No windows by requested location, the AC unit is already in the setback and the generator would be further from the neighbors.

Landscaping would need to be done to provide variance and test hour must occur between the hours of 9:00am-5:00pm Monday – Friday. Building and Zoning official provided his recommend for approval.

d. Open Public Comment

No Public in the Board Room

e. Close Public Comment

Motion: Commissioners Koe moved and Pinchot seconded to close public comments

Upon Voice Call:

Ayes: Koe, Pautler, Koutsis, Wohl, Pinchot

(5) Ayes / (0) Nays/ (1) Absent

Motion Carried 5/0

- f. Commission Motion on Variance Permit Application from Section 158.012(F) of the Village of Deer Park Zoning Code to reduce the required side yard setback of 30 feet for utility equipment to allow a standby-generator in the side yard of 20770 Meadow Lane, Deer Park, IL 60010 with a 25 foot side yard setback.

Motion: Commissioners Koe moved and Pinchot seconded to approve Variance Permit Application from Section 158.012(F) of the Village of Deer Park Zoning Code to reduce the required side yard setback of 30 feet for utility equipment to allow a standby-generator in the side yard of 20770 Meadow Lane, Deer Park, IL 60010 with a 25 foot side yard setback.

Upon Roll Call:

Ayes: Koe, Pautler, Koutsis, Wohl, Pinchot

(5) Ayes / (0) Nays/ (1) Absent

Motion Carried 5/0

g. Close Public Hearing

Motion: Commissioners Wohl moved and Pautler seconded to close the public hearing.

Upon Voice Call:

Ayes: Koe, Pautler, Koutsis, Wohl, Pinchot

(5) Ayes / (0) Nays/ (1) Absent

Motion Carried 5/0

Any Old and/or All New Business

Nothing at this time

Adjournment

Motion: Commissioners Koutsis moved and Pautler seconded to adjourn at 7:22 p.m.

Upon Voice Call:

Ayes: Koe, Pautler, Koutsis, Wohl, Pinchot

(5) Ayes / (0) Nays/ (1) Absent

Motion Carried 5/0

Respectfully Submitted,

Kimberly A. Kelly
Village Clerk

David Heidtke
Committee Chair