

# **Village of Deer Park Planning and Zoning Commission Agenda**

**Monday, October 7, 2019 – 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 May 5, 2019**

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

**Public Hearing: Request to Rezone 23680 W. Cuba Road, Deer Park, IL 60010 PIN 14-29-100-007 and 23570 W. Cuba, Deer Park, IL 60010 PIN 14-29-100-008 from R-1 Single Family Residential District to Public Land District in accordance with section 158.28 of the Village of Deer Park Zoning Code and request a variance from section 158.28(B)(2)(f)(1) of the Village of Deer Park Zoning Code for the subject property to allow for a parking lot setback of 5 feet from the front property line which is a 15 foot variance from the required 20 feet setback from the property line.**

**Petitioner: Village of Deer Park**

- a. Roll Call to open Public Hearing and Establish Quorum
- b. Petitioner Comments
- c. Staff and Commission Questions/Comments
- d. Public Comment
- e. Close Public Comment
- f. Commission Motion on Petition to Rezone the subject property from R-1 Single Family Residential District to Public Land District
- g. Commission Motion on Petition for a variance for the subject property to allow for a parking lot setback of 5 feet from the front property line which is a 15 foot variance from the required 20 feet setback from the property line
- h. Close Public Hearing

**Any Old and/or All New Business**

**Adjourn**

# Village of Deer Park Planning and Zoning Commission Minutes

Monday, May 6, 2019 – 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 May 6, 2019 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 Comber, Wohl, Koe and Pautler. Committee Member Pinchot was absent.

Other Village Officials present included Village Administrator McAndrews, Building, Zoning and Development Coordinator Doniec, Building and Zoning Official Garrett, Village Engineer Burke, Long Grove Fire Marshal Lovelady, Village Attorney Cahill and Clerk Kelly.

## **Approval of Planning and Zoning Commission Meeting Minutes of April 1, 2019**

*Motion: Commissioners Wohl moved and Koe seconded to approve and release of the meeting minutes of April 1, 2019.*

### Upon Voice Call:

*Ayes: Comber, Koe, Wohl, Pautler*

*(4) Ayes / (0) Nays / (1) Absent*

*Motion Carried 4/0*

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

No Public Comments

**Public Hearing: Consider an Amendment to the Preliminary Planned Development and Final Planned Development for the Construction of Gas Station, Convenience Store, and Car Wash at 20176, 20190, 20220 N. Rand Rd, Deer Park, IL 60074.**

## **Petitioner: Deer Park Ventures, LLC**

### **i) Submitted Special Use Permit Application Dated March 21, 2019**

#### **a. Public Hearing and Establish Quorum**

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

*Motion: Commissioners Koe moved and Comber seconded to open the public hearing quorum established to Amendment to the Preliminary Planned Development and Final Planned Development for the Construction of Gas Station, Convenience Store, and Car Wash at 20176, 20190, 20220 N. Rand Rd, Deer Park, IL 60074.*

### Upon Voice Call:

*Ayes: Comber, Koe, Wohl, Pautler*

*(4) Ayes / (0) Nays / (1) Absent*

*Motion Carried 4/0*

b. Petitioner Comments

Chairman Heidtke stated any person who would like to speak on behalf of the petitioner shall stand and be sworn in to speak under oath.

Dan from Terraco, Brian Maude from HR Green and Joe Vavrina Engineer as co-developers provided the committee with the same footprint submitted under Circle K with a few minor changes. The convenience store and car wash buildings are both smaller with added green space, the color of bollards and not outside storage of items such as fire wood and propane.

Lindsay Lyden and Mark Lyden from TrueNorth explained to the Commission the style of building is 4<sup>th</sup> generation model a more modern clean design. All-natural materials with low maintenance. Brick on convenience store, car wash, trash enclosure, and columns under the canopy will have the same brick, metal awnings, LED lights, Trek trash enclosure gates, clean line of site, bollards are beige, minimal signage with green accents, Picnic table and bike rack are plastic coated metal, ice chest on side of building, air machine out of site and landscaping improvements with more trees. Samples for materials to be used were displayed at meeting.

c. Staff and Commission Questions/Comments

Village Engineer Burke provided the overall revised plan is very similar to the previous plan with minor changes to the site layout, smaller footprint for both proposed convenience store and car wash. No changes to the drainage and the proposed water allocation estimate of 3,360 GPD is unchanged. Permits required: Lake County Health Department, US Army Corp of Engineers, Village of Palatine, Illinois Department of Transportation Illinois Environmental Protection Agency, IEPA Division of Water Pollution Control, MWRDGC and recorded plat of consolidation with Lake County Recorders of Deeds. Engineering likes the changes to the proposed site submitted under Truenorth.

Village Planner Cigliano provided positive enhancement to site design and appearance with minor changes. Smaller building footprints (less 480 sqft), smaller car wash (less 560 sqft), no seasonal display area, concrete site pavement, matching brick on signage material, canopy columns to be brick, buildings are predominately earth tone stone and brick, brown bollards, bronze scones to match throughout site, larger dumpster area enclosed, illumination is less intense, addition of 5 trees and updated plant material on the landscape plan. Site will need relief from 153.15 (Q) and (R) under minimum density with the size of the site and the addition of the 5 trees it is close with the planting in ROW. Prior proposal had 2 larger flower pots the dense materials if that could be considered for this proposed site. Irrigation plan was not submitted and will need review during the permit process. Planning likes the changes to the proposed site submitted under Truenorth.

Village Building and Zoning Official Garrett stated the plan is a tremendous improvement to the site. Parking spots are in excess of 3 currently, request size of parking spaces, signage is in compliance, setbacks of convenience store and car wash are in compliance, relief would be needed for the canopy under code for setback. Building and Zoning Official likes the changes to the proposed site submitted under Truenorth.

Discussion of TrueNorth Stores and locations. Discussion of completion time depends on permits and how quickly the site can be developed.

Long Grove Fire Marshall Lovelady stated not many changes from the last submittal, is pleased with the removal of outside storage of seasonal items and propane.

Koe suggestion to add lights to top of bollards.

Heidke asked to verify the HVAC units and Refrigeration Units be covered from site by parapet.

d. Public Comment

*Motion: Commissioners Wohl moved and Comber seconded to open public comments*

Upon Voice Call:

*Ayes: Comber, Koe, Wohl, Pautler*

*(4) Ayes / (0) Nays / (1) Absent*

*Motion Carried 4/0*

No Public Comments

e. Close Public Comment

*Motion: Commissioners Koe moved and Comber seconded to close public comments*

Upon Voice Call:

*Ayes: Comber, Koe, Wohl, Pautler*

*(4) Ayes / (0) Nays / (1) Absent*

*Motion Carried 4/0*

f. Commission Motion on Amendment to the Preliminary Planned Development and Final Planned Development for the Construction of Gas Station, Convenience Store, and Car Wash.

*Motion: Commissioners Wohl moved and Comber seconded to Amendment to the Preliminary Planned Development and Final Planned Development, updated Irrigation plan and all approvals for permits listed above and any other requested permits before release of construction permits and a cost estimate of an escrow to construct a sidewalk along property on Plum Grove Rd. for the Construction of Turenorth Gas Station, Convenience Store, and Car Wash.*

Upon Roll Call:

*Ayes: Comber, Koe, Wohl, Pautler*

*(4) Ayes / (0) Nays / (1) Absent*

*Motion Carried 4/0*

g. Close Public Hearing

*Motion: Commissioners Comber moved and Koe seconded to close the public hearing.*

Upon Voice Call:

*Ayes: Comber, Koe, Wohl, Pautler*

*(4) Ayes / (0) Nays / (1) Absent*

*Motion Carried 4/0*

**Any Old and/or All New Business**

None

**Adjourn**

*Motion: Commissioners Wohl moved and Koe seconded to adjourn at 7:43 p.m.*

**Upon Voice Call:**

***Ayes: Comber, Koe, Wohl, Pautler  
(4) Ayes / (0) Nays / (1) Absent***

***Motion Carried 4/0***

***Respectfully Submitted,***

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***Kimberly A. Kelly  
Village Clerk***

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***David Heidtke  
Committee Chair***



09-13-19A08:44 RCVD

# ZONING APPLICATION

Building and Zoning Department  
23680 W. Cuba  
Deer Park, IL 60010  
Phone: (847) 726-1648  
Fax: (847) 726-1659

(Please Type or Print)

1. Address of Subject Property: 23680 W. Cuba, Deer Park, IL 60010

2. Please attach complete legal description

3. Property Identification number(s): 14-29-100-007 and 14-29-100-008

4. Owner of record is: Village of Deer Park Phone: 847-726-1648

E-Mail bmcandrews@vodp.net Address: 23680 W. Cuba, Deer Park, IL 60010

5. Applicant is (if different from owner): \_\_\_\_\_ Phone: \_\_\_\_\_

E-Mail \_\_\_\_\_ Address: \_\_\_\_\_

6. Applicant's interest in the property (owner, agent, realtor, etc.): \_\_\_\_\_

7. All existing uses and improvements on the property are: Village Office and Vehe Barn

8. The proposed uses on the property are: Village Office and Vehe Barn

9. List any covenants, conditions, or restrictions concerning the use, type of improvements, setbacks, area, or height requirements placed on the Subject Property and now of record and the date of expiration of said restrictions:  
see attached Plat of Property

10. Describe any contract or agreement of any nature relevant to the sale or disposal of the Subject Property:  
None

11. For applications requiring a public hearing, please attach a list which contains the PIN, owner, and owner's mailing address of all properties located within 500 feet (excluding all Public Right-of-Ways) of the Subject Property.

THE APPLICANT'S SIGNATURE BELOW INDICATES THE INFORMATION CONTAINED IN THIS APPLICATION AND ON ANY ACCOMPANYING DOCUMENTS IS TRUE AND CORRECT. THE APPLICANT ALSO ACKNOWLEDGES IF THE CONSULTANT EXPENSES EXCEED THE INITIAL ESCROW DEPOSIT, THE APPLICANT WILL REIMBURSE THE ACCOUNT IMMEDIATELY.

Beth M Andrews  
(Name of applicant)

Beth M Andrews  
(Signature of applicant)

Subscribed and sworn to before me this 13<sup>th</sup> day of September, 2019.

Kimberly A Kelly  
(Notary Public Official Seal)  
**Kimberly A Kelly**  
Notary Public, State of Illinois  
My Commission Expires  
September 28, 2019  
(Name of Owner, if different)

My Commission Expires 9/28/19  
(Signature of Owner, if different)

Subscribed and sworn to before me this \_\_\_\_\_ day of \_\_\_\_\_, 2019.

\_\_\_\_\_  
(Notary Public)

My Commission Expires \_\_\_\_\_

Please indicate what form of zoning relief your application requires. For assistance, please contact Staff:

- Zoning Code **Map** Amendment to change zoning of Subject Property from R-1 to PL
- Zoning Code **Text** Amendment to amend the following section(s) of the Zoning Code \_\_\_\_\_

Special Use Permit/Amendment for \_\_\_\_\_

Planned Unit Development/Major Adjustment/Amendment

(Planned Unit Developments are a distinct category of special use and are intended to create a more desirable environment than through strict application of the zoning and subdivision regulations. Please list all the 'modifications' requested in the cover letter.)

Variation for See attached \_\_\_\_\_

(See Deer Park Zoning Code for specific standards. Please indicate what your specific hardships are in the cover letter.)

Modification to the Land Development Code (includes retaining walls more than 2 feet in height)

Preliminary Plat of Subdivision

Final Plat of Subdivision or Amendment to Plat of Subdivision

Site Plan Approval/Major Adjustment/Amendment

Exterior Appearance Approval or Amendment

#### **APPLICATION TO ANNEX CERTAIN TERRITORY**

All land annexed to the Village is classified automatically after such annexation in the R-1 Single Family Residential District. The owner must file an application for a Zoning Map amendment if he or she desires a different zoning classification for the Subject Property.

Petition to Annex Certain Territory (Please complete attached petition)

Application to Annex Certain Territory

#### **COMPREHENSIVE PLAN APPLICATION**

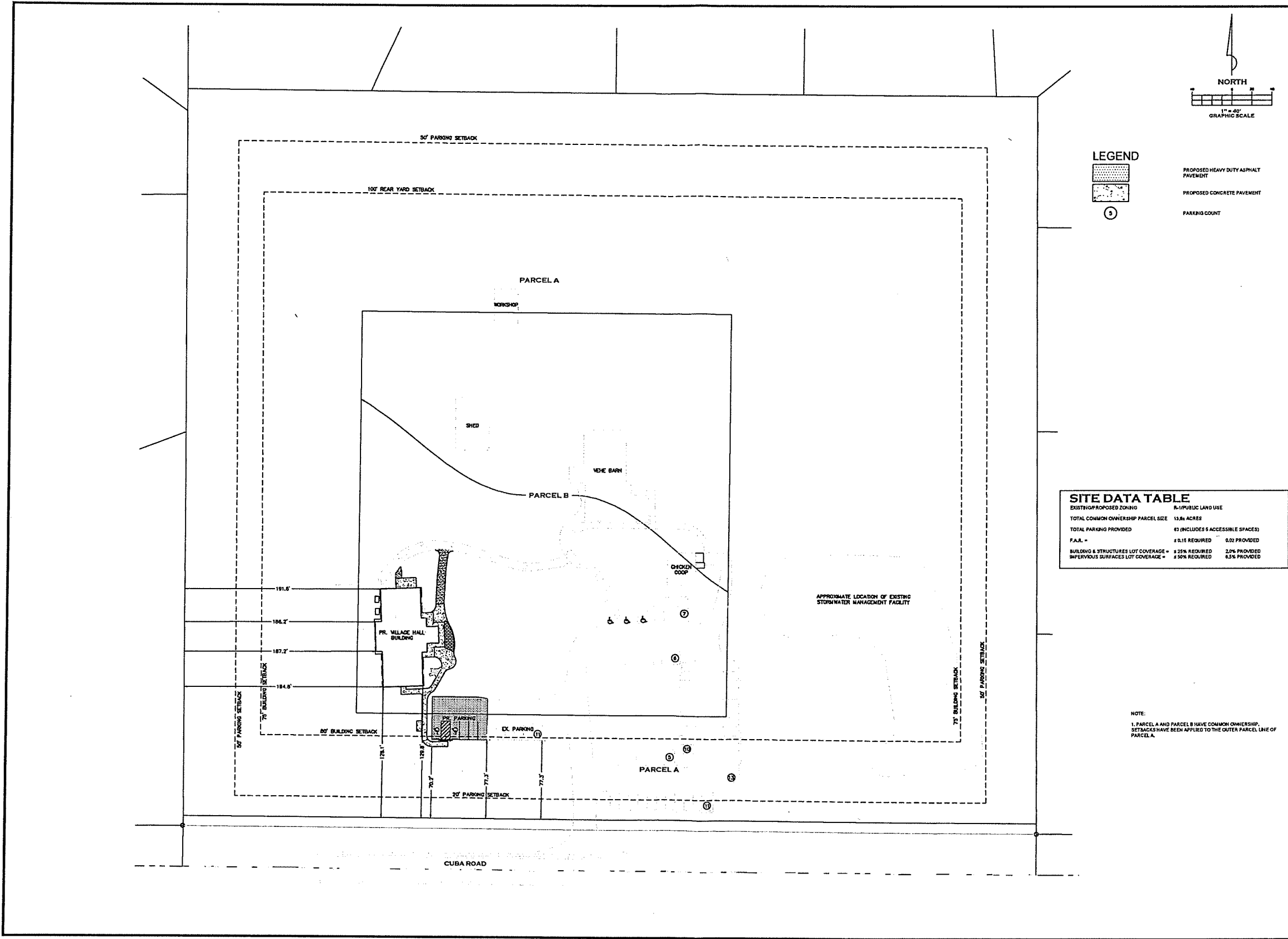
Comprehensive Plan **Map** Amendment for \_\_\_\_\_

Comprehensive Plan **Text** Amendment for \_\_\_\_\_





Application by the Village of Deer Park, property owner, for the property commonly known as 23680 W. Cuba Road Deer Park, Illinois, PIN 14-29-100-007 and 23570 W. Cuba Road, Deer Park, Illinois, PIN 14-29-100-008 ("Subject Property") requesting to rezone the Subject Property from R-1 Single Family Residential District to the Public Land District in accordance with section 158.28 of the Village of Deer Park Zoning Code and requesting a variance from section 158.28(B)(2)(f)(1) of the Village of Deer Park Zoning Code regarding parking lot setbacks to allow for a parking lot setback of 5 feet from the front property line which is a 15 foot variance from the required 20 feet setback from the property line.



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DATE	DESCRIPTION
03-11-2019	ISSUED FOR REVIEW
03-15-2019	REVISED PER COMMENTS

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 Aurora, IL 60504  
 Office 630.554.6655  
 Lic. No. 184-005860  
[www.meritcorp.com](http://www.meritcorp.com)

**SITE DATA TABLE**

EXISTING/PROPOSED ZONING	S-1/PUBLIC LAND USE
TOTAL COMMON OWNERSHIP PARCEL SIZE	13.86 ACRES
TOTAL PARKING PROVIDED	63 (INCLUDES 5 ACCESSIBLE SPACES)
F.A.A. #	± 0.11 REQUIRED 0.02 PROVIDED
BUILDING & STRUCTURES LOT COVERAGE =	± 25% REQUIRED 2.0% PROVIDED
IMPERVIOUS SURFACES LOT COVERAGE =	± 50% REQUIRED 6.5% PROVIDED



**DEER PARK VILLAGE HALL**  
**23680 CUBA ROAD**  
**DEER PARK, ILLINOIS**

**OVERALL SITE PLAN**

PROJECT NO.	M19055
DRAWN BY:	CLS
CHECKED BY:	CLS
SHEET NO.	1 / 1

## VILLAGE OF DEER PARK APPLICATION FOR VARIATION(S)

**PLEASE PROVIDE THE FOLLOWING INFORMATION:**

1. **COMMON ADDRESS OF SUBJECT PROPERTY:** Common address of the property which is the subject of this application ("the subject property"):

23680 W. Cuba Road and 23570 W. Cuba Road, Deer Park, IL 60010

2. **NAME AND ADDRESS OF PETITIONER(S):** Please provide the name of the applicant(s) (also hereinafter referred to as "the Petitioner(s)") and state the interest of the applicant in the aforesaid property. Also, please state when this interest was acquired.

Name(s): Village of Deer Park  
 Address: 23680 W. Cuba  
 Deer Park, IL 60010  
 Phone(s): 847-726-1648  
 Email: bmcandrews@vodp.net  
 Interest in Property: \_\_\_\_\_ Date Interest Acquired: \_\_\_\_\_

**CONTACTS**

	NAME	PHONE NO.	EMAIL ADDRESS
ATTORNEY:	Kelly Cahill	815-459-2050	kcahill@zfrm.com
CIVIL ENGINEER:	Michael Burke	847-823-0500	michael.burke@cbbel.com
ENVIRONMENTAL CONSULTANT:	Michael Burke	847-823-0500	michael.burke@cbbel.com
SEPTIC ENGINEER:			
LANDSCAPING/TREE EXPERT:			

3. **STATEMENT OF OWNERSHIP:** Please provide the legal name(s) of the owner(s) and state how long they have owned the subject property:

Name(s): Village of Deer Park	Name(s): _____	Name(s): _____
Address: 23680 W. Cuba Deer Park, IL 60010	Address: _____	Address: _____
Phone(s): 847-726-1648	Phone(s): _____	Phone(s): _____
Fax: 847-726-1659	Fax: _____	Fax: _____
Email: bmcandrews@vodp.net	Email: _____	Email: _____
Date Interest Acquired: _____	Date Interest Acquired: _____	Date Interest Acquired: _____

4. **LEGAL DESCRIPTION:** State the legal description and P.I.N. number of the subject property:

Permanent Index Number: 14-29-100-007 & 14-29-100-008

see attached

5. **EVIDENCE OF OWNERSHIP**: Attach a copy of your deed, title policy, or a copy of your contract to purchase for the subject property.
  
6. **REQUESTED VARIATION(S)**: Describe the specific variation request(s) and the reason for the request, for example, “2 foot variation request from the 20 foot minimum side yard setback requirement, to allow for the construction of a detached garage”:
  
  
  
  
  
  
  
  
  
  
7. **REQUESTED VARIATION(S) – CODE SECTION(S)**: Provide the code sections if known, for the variation(s):
  
  
  
  
  
  
  
  
  
  
8. **STANDARDS FOR APPROVAL OF VARIATION(S)**: Variations shall be recommended by the Committee and approved by the Board of Trustees only if the evidence shows that all of the following have been carefully considered and satisfied. The Village of Deer Park Municipal Code/Zoning Code establishes the following standards for the approval of variation(s). The Petitioner(s) must state whether or not each of these standards has been or will be met by answering the following questions and describing in detail the evidence which supports each such answer:
  - A. Why are the proposed variation(s) in harmony with the general purpose and intent of the Deer Park Zoning Code and in accordance with the general or specific rules therein contained?
  
  
  
  
  
  
  
  
  
  
  - B. What are the practical difficulties or particular hardships in the way of carrying out the strict letter of the provisions of the Deer Park Zoning Code as applied to the Subject Property?
  
  
  
  
  
  
  
  
  
  
  - C. Why would the strict application of the Deer Park Zoning Code relating to the use, construction, or alteration of buildings or structures or utilization of the land impose upon the Petitioner(s) and the Subject Property an unusual or impractical difficulty(ies) or particular hardship(s) based upon the above facts?
  
  
  
  
  
  
  
  
  
  
  - D. Why would the requested variation(s) from the strict application of the provisions of the Deer Park Zoning Code be in harmony with the general purpose and intent of said Zoning Code?
  
  
  
  
  
  
  
  
  
  
  - E. Why will granting of the requested variation(s) not merely serve as a convenience to the Petitioner(s) but instead alleviate some demonstrable and unusual hardship or difficulty so great as to practically deprive the owner of any use of the property?

F. Will adjoining or surrounding properties or other properties in the vicinity be adversely affected by the requested variation(s)? If so, how will they be affected?

no

G. Will the requested variation(s) from the Deer Park Zoning Code:

(1) Impair an adequate supply of light and air to adjacent properties? If so, how?

no

(2) Unreasonably increase congestion in the public streets, or increase the danger of fire or endanger the public safety? If so, how?

no

(3) Diminish the drainage or watershed or soil erosion control within the surrounding areas? If so, how?

no

(4) Diminish the taxable or sale value of land and improvements within the surrounding areas? If so, how?

no

(5) In any other respect impair the public health, safety, comfort, convenience, morals, interest, or welfare of the inhabitants of the Village? If so, how?

no

9. **SUBMITTALS:** Attach fifteen (15) copies of the plat of survey and fifteen (15) copies of the site, building, façade, or other plans indicating the location of the intended use and/or other existing and proposed structures. Provide any additional materials that would assist the Village in reviewing this petition: i.e. letters, photos, etc.

10. **REQUIRED NOTICE(S):**

The Petitioner(s) are advised that, Section 158.053(D) of the Deer Park Zoning Code provides as follows:

“(1) Notice: Not less than 15 days nor more than 30 days prior to the Commission hearing on an application for an amendment of this Chapter, a special use permit or tentative approval of a plat of subdivision; or not less than 15 days nor more than 30 days prior to a hearing on an application for a zoning variation, the applicant: (i) shall give notice by certified mail to the owners of record of all parcels of land within 500 feet of the perimeter of the property being considered; and (ii) shall publish notice in a newspaper published in the Village, in a format prescribed by the Village Administrator, stating:

(1) The nature of the application;

(a) The general location of the subject property by address or other identifiable geo-graphic characteristics;

(b) The time and place of the public hearing;

(c) That the application is on file and may be examined in the office of the Village Administrator during regular business hours;

(d) That the application on file may be examined in the Village Office; and

(e) Shall post notice of the public hearing relative to the subject property on the subject property in a format prescribed by the Village Administrator.

(2) At the hearing the applicant shall deliver to the Village Clerk a publisher's certificate of publication of the required notice, and evidence of mailing of notice as required herein above. In the event no publisher's certificate or evidence of mailing is received by the Village Clerk, at the hearing on that mailer, the hearing shall not be held.

(3) If the public hearing on any matter is continued it shall be the responsibility of the applicant to publish notice of the reconvened hearing as in the case of the original notice, unless the date of the continued hearing was announced publicly in the course of the preceding hearing on the matter

(4) The Village Clerk shall post the agenda of each meeting or public hearing by the Commission as required by the Illinois Open Meetings Act.

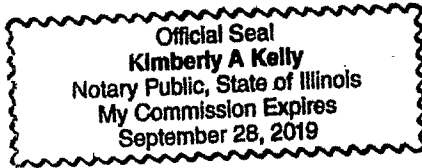
11. **FEES AND DEPOSITS:** All required fees and deposits must accompany this Application.

The Petitioner(s) and/or Owner(s) of record of the Subject Property hereby state that the information contained in and/or attached to this Application for Variation(s) is true and correct.

Bob McAndrews  
Signature of Petitioner(s)

Subscribed and sworn to before me  
this 13<sup>th</sup> day of September, 2019.

Kimberly A Kelly  
Notary Public



\_\_\_\_\_  
Signature of Owner(s), if different than Petitioner(s)

Subscribed and sworn to before me  
this \_\_\_ day of \_\_\_\_\_, 20\_\_.

\_\_\_\_\_  
Notary Public

# PLAT OF PROPERTY

## PARCEL A

THE SOUTHERLY 763.20 FEET (AS MEASURED ALONG THE WEST LINE) OF THE WESTERLY 836.0 FEET (AS MEASURED ALONG THE SOUTH LINE) OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 43 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN IN LAKE COUNTY ILLINOIS. (EXCEPTING THEREFROM THE SOUTH 40 FEET THEREOF). (AND ALSO EXCEPTING THAT PART THEREOF DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 29 MINUTES 54 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 29 A DISTANCE OF 40.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29 A DISTANCE OF 167.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 112.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 395.20 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 363.57 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 395.20 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 363.57 FEET TO THE POINT OF BEGINNING.)

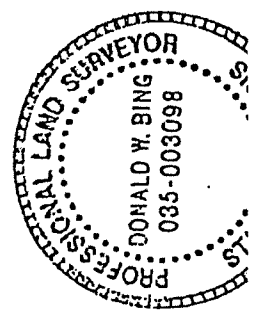
## PARCEL B

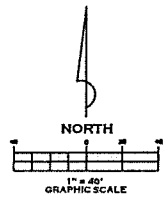
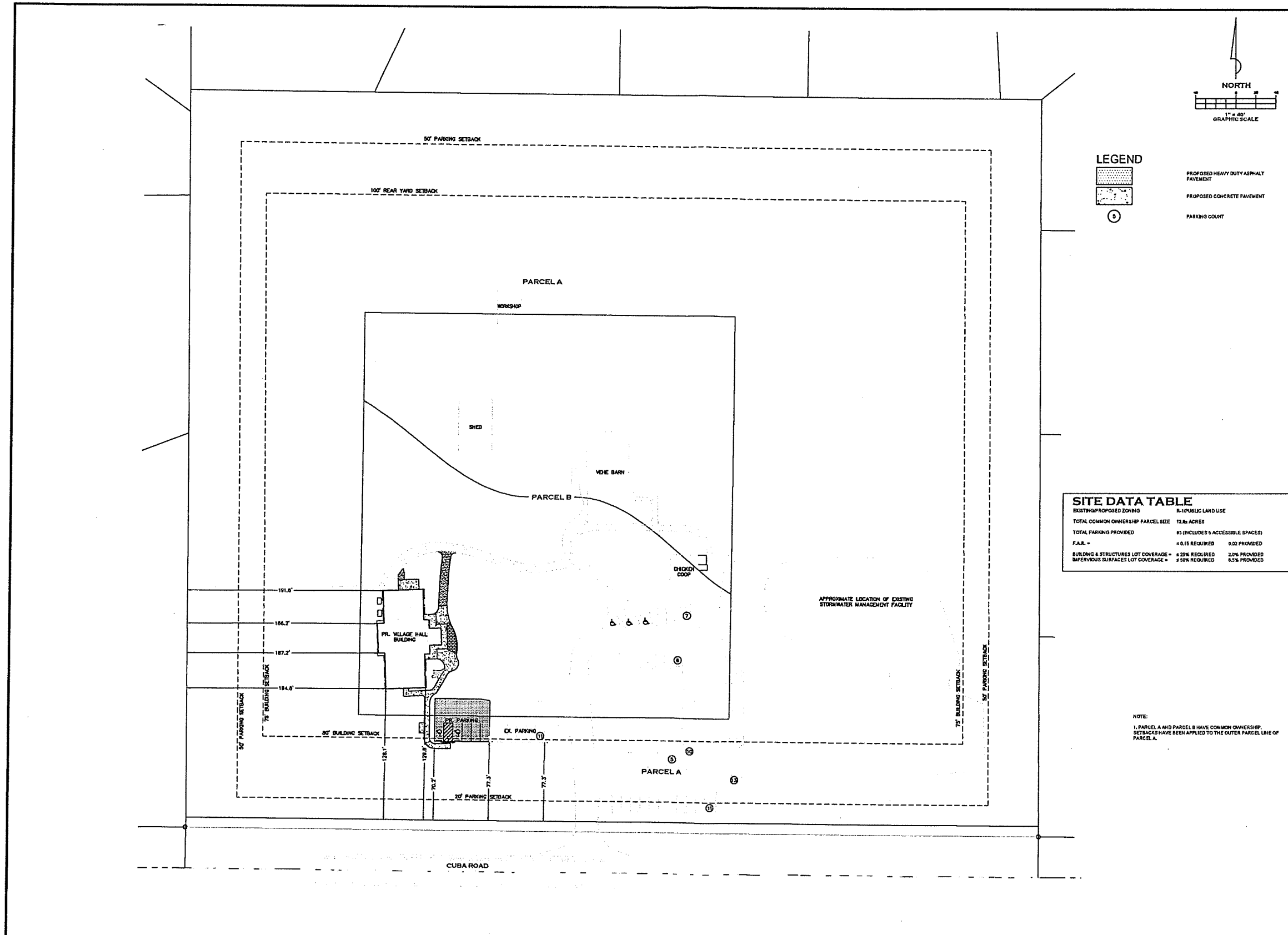
THAT PART OF THE EAST HALF OF THE NORTHWEST QUARTER OF SECTION 29, TOWNSHIP 43 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN LAKE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE EAST HALF OF THE NORTHWEST QUARTER OF SAID SECTION 29; THENCE ON AN ASSUMED BEARING OF NORTH 00 DEGREES 29 MINUTES 54 SECONDS WEST ALONG THE WEST LINE OF SAID SECTION 29 A DISTANCE OF 40.00 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST PARALLEL WITH THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SECTION 29 A DISTANCE OF 167.00 FEET; THENCE NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 112.36 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 395.20 FEET; THENCE NORTH 90 DEGREES 00 MINUTES 00 SECONDS EAST 363.57 FEET; THENCE SOUTH 00 DEGREES 00 MINUTES 00 SECONDS EAST 395.20 FEET; THENCE SOUTH 90 DEGREES 00 MINUTES 00 SECONDS WEST 363.57 FEET TO THE POINT OF BEGINNING.

REFERENCE FOR THIS EXHIBIT IS THE PLAT OF SURVEY PREPARED BY ALBERT GOLLETER DATED JULY 13, 1999

*Project Boundary*





**LEGEND**

- PROPOSED HEAVY DUTY ASPHALT PAVEMENT
- PROPOSED CONCRETE PAVEMENT
- PARKING COUNT

**SITE DATA TABLE**

EXISTING PROPOSED ZONING	R-1 PUBLIC LAND USE
TOTAL COMMON OWNERSHIP PARCEL SIZE	15.86 ACRES
TOTAL PARKING PROVIDED	93 (INCLUDES 5 ACCESSIBLE SPACES)
F.A.L. *	0.15 REQUIRED 0.02 PROVIDED
BUILDING & STRUCTURES LOT COVERAGE *	0.25% REQUIRED 2.0% PROVIDED
IMPERVIOUS SURFACES LOT COVERAGE *	0.50% REQUIRED 0.5% PROVIDED

NOTE:  
1. PARCEL A AND PARCEL B HAVE COMMON OWNERSHIP. SETBACKS HAVE BEEN APPLIED TO THE OUTER PARCEL LINE OF PARCEL A.

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DATE:	03-11-2019
ISSUED FOR REVIEW:	03-15-2019
REVISIONS:	REVISED PER COMMENTS

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 www.meritcorp.com

**DEER PARK VILLAGE HALL**  
**23680 CUBA ROAD**  
**DEER PARK, ILLINOIS**

**OVERALL SITE PLAN**

PROJECT NO.	M19055
DRAWN BY:	CLS
CHECKED BY:	CLS
SHEET NO.	1/1