

Village of Deer Park Planning and Zoning Commission Minutes

Monday, February 4, 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 February 4, 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 Members Pinchot and Koutsis were absent.

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

Approval and Release of Planning and Zoning Commission Meeting Minutes of October 1, 2018

Motion: Commissioners Koe moved and Wohl seconded to approve and release of the meeting minutes of October 1, 2018

Upon Voice Call:

Ayes: Comber, Koe, Wohl, Pautler

(4) Ayes / (0) Nays/ (2) Absent

Motion Carried 4/0

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

No Public Comments

Consideration of a Request for Final Planned Development, Final Site Plan and Final Plat of Consolidation for Circle K for a Fuel Station, Convenient Store and Car Wash located at 20176, 20190, 20220 N. Rand Road, Deer Park, Il. 60074

Petitioner: Gendell Realty Partners, Inc. (Circle K)

a. Petitioner Comments

Joe Vavrina HR Green and Melanie Soos of Soos Associates addressed the Commission with an updated presentation.

Site Plan dated December 21, 2018 has little changes to the plan only changes for IDOT for the requirement of the right lane deceleration of speed from Rand Road.

No stormwater holding tanks for stormwater and all stormwater will drain into dry ponds.

Commission requested elevations to show grade changes on the site. Commission discussed the drainage of water from the car wash exit. Melanie Soos stated all water will drain away from the building and into the retention ponds.

Wall sconces have been updated on the cut sheet for the car wash and convenient store sconces size of the light can change to complement size of structure.

Commission discussed the window on the southeast side above the ice machine could be raised 6 to 8 inches due to the height of the ice machine. Melanie Soos stated the window is

blacked out and really didn't matter. Commission stated the window could be addressed at permitting.

b. Staff and Commission Questions/Comments

Village Administrator McAndrews provided comments from Village Planner Erin Cigliano, Teska letter dated December 17, 2018.

Updated site Plans - West elevation renderings show old bollard placing. Petitioner is to provide update site plans with either; No Curbs & bollards or Curb & no bollards

Sidewalk termination – Either complete sidewalk to Plum Grove Road or provide cost to do so and amount will be placed in escrow for future installation

Native Vegetation Maintenance Plan – to specify low-profile seed mix

Landscape Plan – Replace the Blue Speedwell adjacent to sidewalk on Rand Road with Gro-Low Sumac.

L-03 updated to include “planting mix” details

Irrigation – Indicate overspray minimization

Architecture – Outdoor patio specs will be submitted to the Village for approval prior to install.

Village Engineer Mike Burke, Christopher Burke Engineering letter dated December 5, 2018

Commission discussed the level of lumens is 3.86, this is normal for a gas station.

Pending Permits – Not until all of the following permits are provided will the Village release a Building Permit

US Army Corps Permit

Palatine Building Permit

IDOT Permit

NOI from Illinois Environmental Protection Agency (IEPA)

IEPA Division of Water Pollution Control Permit

MWRD Permit

Provide copies off all correspondences with various utility companies regarding placement of buried underground utilities along Rand Road

Commission discussed water allocation to the site.

Village Building & Zoning Official Garrett, B&F letter dated December 19, 2018

Irrigation Drawings to indicate

Plumbing installed shall be in compliance with the 2014 Illinois plumbing Code

Sprinkler locations to be located on private property

Water source for irrigation must be from well and shall not be from a potable water supply.

Discussion of which aquifer Circle K will be allowed to tap into, this will be address at permitting.

Discussion of used water from car wash. Water is contained, filtered and reused.

Rain water will be directed to retention ponds from the site.

Discussion of the pricing from both stores, Phil Bolduc from Circle K stated both stores are going to be corporate owned and the pricing will be the same at each location.

Long Grove Fire Protection, Fire Inspector Lovelady
Discussion of Water flow test for Fire Hydrants and Fire Sprinkler evaluation

***Motion: Commissioners Koe moved and Wohl seconded to approve the Request for Final Planned Development, Final Site Plan and Final Plat of Consolidation, with corrections noted for updated Site Plan from comments listed above, updated Irrigation plan and drawings from the comments listed above, updated Landscape plan and drawings from the comments listed above and all approvals for permits listed above and any other requested permits before Village will release Construction permits and a cost estimate for an escrow to construct a sidewalk along property on Plum Grove Rd for Circle K for a Fuel Station, Convenient Store and Car Wash located at 20176, 20190, 20220 N. Rand Road, Deer Park, Il. 60074
All updated plans requested can be approve by Chairmann Heike and Village Administrator prior to Board approval***

Upon Roll Call:

***Ayes: Comber, Koe, Wohl, Pautler
(4) Ayes / (0) Nays/ (2) Absent***

Motion Carried 4/0

Any Old and/or All New Business
Nothing at this time

Adjournment

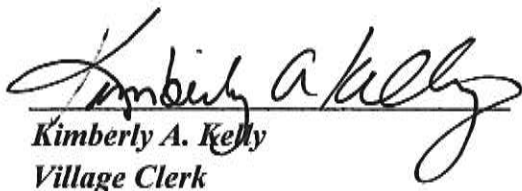
Motion: Commissioners Wohl moved and Comber seconded to adjourn at 7:31 p.m.

Upon Voice Call:

***Ayes: Comber, Koe, Wohl, Pautler
(4) Ayes / (0) Nays/ (2) Absent***

Motion Carried 4/0

Respectfully Submitted,


Kimberly A. Kelly
Village Clerk


David Heidtke
Committee Chair