

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 4th 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

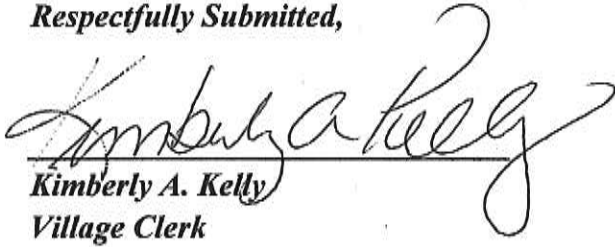
Motion: Commissioners Wohl moved and Koe seconded to adjourn at 7:43 p.m.

Upon Voice Call:

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

Motion Carried 4/0

Respectfully Submitted,



Kimberly A. Kelly
Village Clerk



David Heidtke
Committee Chair