

Village of Deer Park Planning and Zoning Commission Minutes
Monday, October 7, 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 October 7, 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 Mann, Koe and Pautler. Committee Member Pinchot, Comber and Wohl were absent.

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

Approval of Planning and Zoning Commission Meeting Minutes of May 5, 2019

Motion: Commissioners Pautler moved and Koe seconded to approve and release of the meeting minutes of May 5, 2019.

Upon Voice Call:

*Ayes: Heidtke, Mann, Koe, Pautler
(4) Ayes / (0) Nays / (3) Absent*

Motion Carried 4/0

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

No Public Comments

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

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

Clerk stated the Village has provided the Certificate of Publishing and Proof of Certified mailings to surrounding property owners.

Motion: Commissioners Koe moved and Mann seconded to open the public hearing quorum established 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.

Upon Roll Call:

Ayes: Heidtke, Mann, Koe, Pautler

(4) Ayes / (0) Nays / (3) Absent

Motion Carried 4/0

b. Petitioner Comments

Village Building and Zoning Official Garrett stated to the Commission that currently the Village Office and Vehe Barn were zoned R-1 Single Family Residential District non-conforming. Once the Village removes the old Village Office the restrictions under R-1 state under municipal code, the non-conforming would need to conform to the restrictions of the R-1 Code. The Village needs to comply with the municipal code and are requesting to have the zoning changed to Public Land District. The new Village Office is a single story building no basement. Requested rezoning to Public Land District has more restrictions than R-1 Residential Single Family. Public Land District can only be used for Parks, Police/Fire Stations, Municipal Offices. R-1 Residential Single Family is not the proper zoning for this land.

Currently the parking lot south of the Vehe Barn is existing non-conforming according to the municipal code. To clean up the zoning the Village is requesting a variance to the existing parking lot 5 feet from the front of property line.

Property was donated to the Village under an Osland Grant through the State. Parcel A will remain unchanged with the rebuild of the new Village Office and complies with State regulations under the Osland Grant. Parcel B for the new Village Hall meets all setbacks and no variation is requested except for the existing parking lot south of Vehe Barn. No additional parking area is requested.

Commission Member Koe questioned if the property taxes will change with the rezoning? Village Attorney Cahill stated the Village is already exempt, Village is currently not paying property taxes and this will not change.

The new Village Office Building will be 1 story no basement and about 4,000 square feet. The Board of Trustees had 2 public meetings and have informed residents in various ways of the project via Newsletters, Public Meetings, Board Meetings and Open Houses.

c. Staff and Commission Questions/Comments

d. Public Comment

Motion: Commissioners Koe moved and Mann seconded to open public comments

Upon Voice Call:

Ayes: Heidtke, Mann, Koe, Pautler

(4) Ayes / (0) Nays / (3) Absent

Motion Carried 4/0

Commission Chair Heidtke swore in Michael Reinhofer. Mr. Reinhofer asked if additional parking is in the plan with the rezoning due to the existing drainage runoff from the existing parking. Commission and Staff explained the project is not requesting additional parking

areas. Parking areas are adequate for the uses of the Village. Discussion of existing drainage complaint to the Village. Village Administrator McAndrews will research his complaint with staff and Village Engineers. Discussion of dredging and prescribed burning of both sides of the Vehe pond.

Commission Chair Heidtke swore in Larry Winkelman. Mr. Winkelman questioned the parking and the current R-1 zoning. New zoning Public Land District is more restrictive than R-1 Single Family Residential District. Discussion of Osland Grant and the restrictions of the Grant. Parcel A will remain open land, no new parking lot or structure is requested to be built and the Village needs to comply with the state regulations under the Grant.

e. Close Public Comment

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

Upon Voice Call:

Ayes: Heidtke, Mann, Koe, Pautler

(4) Ayes / (0) Nays / (3) Absent

Motion Carried 4/0

f. Commission Motion on Petition to Rezone the subject property from R-1 Single Family Residential District to Public Land District

Motion: Commissioners Koe moved and Mann seconded to Rezone the subject property from R-1 Single Family Residential District to Public Land District.

Upon Roll Call:

Ayes: Heidtke, Mann, Koe, Pautler

(4) Ayes / (0) Nays / (3) Absent

Motion Carried 4/0

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

Motion: Commissioners Koe moved and Pautler seconded to 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.

Upon Roll Call:

Ayes: Heidtke, Mann, Koe, Pautler

(4) Ayes / (0) Nays / (3) Absent

Motion Carried 4/0

h. Close Public Hearing

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

Upon Voice Call:

Ayes: Heidtke, Mann, Koe, Pautler

(4) Ayes / (0) Nays / (3) Absent

Motion Carried 4/0

Any Old and/or All New Business

None

Adjourn

Motion: Commissioners Koe moved and Pautler seconded to adjourn at 7:31 p.m.

Upon Voice Call:

Ayes: Heidtke, Mann, Koe, Pautler

(4) Ayes / (0) Nays / (3) Absent

Motion Carried 4/0

Respectfully Submitted,



Kimberly A. Kelly
Village Clerk



David Heidtke
Committee Chair