

Village of Deer Park Planning and Zoning Commission Minutes
Monday, September 11, 2023 – 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 September 11, 2023, at 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. Chairmen Heidtke called the meeting to order at 7:00 p.m.

Roll Call and Determination of a Quorum

Upon Roll Call Chairmen Heidtke, Commission Members Pinchot, Horsky-Gust and Lammers were present. Commissioners Mann and Wohl were absent.

Other Village Officials present included Village Engineer Burke, Building and Zoning Official Garrett, Building, Zoning and Development Coordinator Doniec and Village Clerk Kelly.

Approval of Agenda

Motion: Commissioners Pinchot moved, and Lammers seconded to approve agenda for August 7, 2023

Upon Voice Call:

Ayes: Heidtke, Horsky-Gust, Pinchot, Lammers
(4) Ayes / (0) Nays / (2) Absent

Motion Carried 4/0

Approval of Planning and Zoning Commission Meeting Minutes of August 7, 2023.

Motion: Commissioners Lammers moved, and Pinchot seconded to approve Planning and Zoning Minutes of August 7, 2023.

Upon Roll Call:

Ayes: Heidtke, Horsky-Gust, Pinchot, Lammers
(4) Ayes / (0) Nays / (2) Absent

Motion Carried 4/0

Public Comments –Sign-in prior to meeting at podium; 5 minutes time limit per person

Public Hearing: Amendment to Chapter 158 of the Village of Deer Park Zoning Code.

Petitioner: Village of Deer Park

- a. Re-Open Public Hearing and Establish Quorum

Motion: Commissioners Pinchot moved, and Lammers seconded to Re-open Public Hearing for amendments to Chapter 158 of the Village of Deer Park Zoning Code.

Upon Roll Call:

Ayes: Heidtke, Horsky-Gust, Pinchot, Lammers
(4) Ayes / (0) Nays / (2) Absent

Motion Carried 4/0

- b. Petitioner Comments
The Village is the Petitioner.

c. Staff and Commission Questions/Comments

Village Staff and Commission discussed draft amendment to Chapter 158. Discussed sections 158.01 to 158.28. Changes and comments were changed and corrected for further review. Suggestions for changes to accessory structures to include a design photo into the code to help as an aid in the placement of an accessory structure. Discussion of wind turbines and if they should be allowed in any district. The Village Attorney will need to review any changes made to the Village Zoning Code. These suggested changes are a full comprehensive amendment to the Zoning Code.

d. Public Comment

Julie Schlueter a Deer Park Resident was sworn in by Chairmen Heidtke. Ms. Schlueter concerns are accessory structures since her HOA doesn't allow sheds. Discussion to possibly amend the HOA covenants to allow sheds.

Paul Kreatsoulas a Deer Park Resident was sworn in by Chairmen Heidtke. Mr. Kreatsoulas questioned the wind turbines allowed in the Village.

e. Close Public Comment

f. Commission Motion to approve/deny/continuation Amendments to Chapter 158 of the Village of Deer Park Zoning Code.

Motion: Commissioners Pinchot moved, and Horsky-Gust seconded to continue Public Hearing for Amendments to Chapter 158 of the Village of Deer Park Zoning Code to October 4, 2023 at 7:00pm.

Upon Roll Call:

***Ayes: Heidtke, Horsky-Gust, Pinchot, Lammers
(4) Ayes / (0) Nays / (2) Absent***

Motion Carried 4/0

g. Close Public Hearing

Any Old and/or All New Business

Discussion of holding a P&Z Workshop with American Planning Association and Teska.

Adjourn

Motion: Commissioners Lammers moved, and Pinchot seconded to adjourn at 8:37 p.m.

Upon Voice Call:

***Ayes: Heidtke, Hosrky-Gust, Pinchot, Lammers
(4) Ayes / (0) Nays / (2) Absent***

Motion Carried 4/0

Respectfully Submitted,



Kimberly Kelly
Village Clerk



David Heidtke
Committee Chair