

Village of Deer Park

Committee of the Whole Meeting Minutes

September 21, 2023 – 7:30 p.m.

Deer Park Vehe Barn, 23570 W. Cuba Road, Deer Park, Illinois 60010

Roll Call and Determination of a Quorum

A meeting of the Committee of the Whole of the Village of Deer Park was held on September 21, 2023, at Deer Park Vehe Barn, 23570 W. Cuba Road, in the Village of Deer Park, in the Counties of Lake and Cook, Illinois. Village President Rusteberg called the Committee of the Whole meeting to order at 8:01 p.m.

Upon roll call, Village Officials and Staff present included President Rusteberg, Trustees Lemme, Psarakis, Olson, Oakley, Zimmerman, Village Attorney Cahill, Village Engineer Burke, Administrator McAndrews, Treasurer Roscoe, Building, Zoning and Development Coordinator Doniec and Clerk Kelly. Trustee Reiser was absent.

Approval of Agenda

Motion: Trustee Lemme moved, and Trustee Psarakis seconded to approve agenda for September 21, 2023.

Upon Voice Call:

Ayes: Oakley, Zimmerman, Olson, Lemme, and Psarakis

(5) Ayes / (0) Nays/ (1) Absent

Motion Carried 5/0

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

Village Clerk read letter submitted by Deer Park Resident Alan Czarnik regarding fencing in the Village. His request is to keep fences out of Deer Park. A six-to-eight-foot height fence on busy roads will not fix noise or safety. The fencing would become the Village's responsibility to maintain and at what cost to the Village. If the Village allows fencing it will expand across the Village not just on major roadways.

Village Administrator McAndrews

a. Fences

Village Administrator McAndrews provided an overview of her reports in the packet. Discussion of compliance to be removed until home changes ownership with letter of compliance to be addressed 2 years after change of ownership. After the Committee discussion request to amend the fence code and present it to the Board in October. Discussion if the Village would allow fencing, what kind of material the height, what roadways, coverage of said fence with tree/brush, no fence with natural barrier of trees. Discussion of who would be responsible for the payment of said fences. Discussion of the fence survey and the lack of responses, only 26 residents out of 63 residents responded.

b. Referendum

Village President proposed a change to the agenda to move item b. Referendum to after item d. Vehe Septic.

c. Deer Park Development

Village Trustee Zimmerman commented on the development of the triangle area. Village Administrator McAndrews stated any development the Board will need to review and approve by ordinance. The Planning and Zoning Committee comes forth before the Board with a well bedded project as they have reviewed, and consultants have reviewed the projects during meetings. Hundreds of hours are put into proposed development and the highest standards are placed on the developer. Planning and Zoning Chair Heidtke stated the Town Center developer almost walked out of the meeting but then came back and stated thank you for pushing the project to the next level.

Today it is the best center in the county. Discussion of the Comprehensive Plan is the menu for your developers to come forth with projects that fit the Vision of Deer Park.

d. Vehe Septic Use

Village Administrator McAndrews provided an overview of her report. The Village Staff is working with the County to obtain a permit to begin construction on a new septic system for the Vehe Barn. Before going any further, we wanted to make the Board aware that the design includes a flow rate for 250 people. However, it does not include the capacity for any food preparation or dishwashing services. Catering services may be performed with the ability to perform light rinsing and cleaning. Any additional uses such as running dishwashers and food preparation would require modification to the design. The Board approved a proposal for Helmer Septic to install a system for \$60,000. The approximate cost to modify the system for dishwashing and food preparation is an additional \$30,000.

Referendum

Village President Rusteberg provided an overview of options to the Village for request for referendum. Discussion of the possible options for the Committee to do nothing and let the 3-year ½% expire in July of 2024, request public question to allow the permanent placement of the ½% sales tax, request public question to place a temporary ½% sales tax for a length of time, request public question for home-rule status. Discussion of other Villages and attempts to become a home rule municipality. Many of the Trustees showed they are not in favor of the request for home rule. Discussion of option for the Village for a permanent ½% sales tax or a temporary ½% sales tax for a length of time. After discussion the Committee would like to see more data about the options, the understanding of the fund balance and where the sales tax is allocated currently.

Old and/or New Business

Consideration of Motion to adjourn to Executive Session - If needed

Adjourn

Motion: Trustee Olson moved, and Trustee Zimmerman seconded to adjourn the meeting at 9:14 p.m.

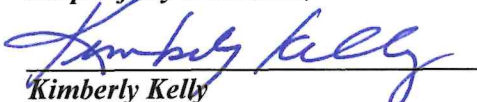
Upon Voice Call:

Ayes: Oakley, Zimmerman, Olson, Lemme, and Psarakis

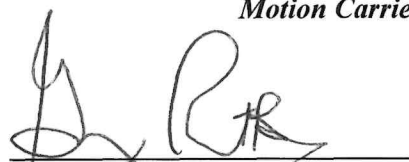
(5) Ayes / (0) Nays/ (1) Absent

Motion Carried 5/0

Respectfully Submitted,



Kimberly Kelly
Village Clerk



Greg Rusteberg
Village President