

**Village of Deer Park  
Plan Commission Meeting Minutes  
January 9, 2006**

**1. CALL TO ORDER**

The Meeting of the Plan Commission of the Village of Deer Park was held on Monday, January 9, 2005, at the Village Office, 23680 W. Cuba Road, in the Village of Deer Park, Lake County and Cook Counties, Illinois.

Chairman Heidtke called the meeting to order at 7:10 p.m. Upon roll call, the following were present: Chairman David Heidtke, Commission members Jan Koe, Bill Koutsis, Eric Lorenz and Sandy Schroeder. Member Comber was absent. Other Village Officials present were Administrator Diesen-Dahl, Attorney Hargadon and Clerk Pratscher. Chairman Heidtke declared a quorum.

Guests present were: Ronald Adams, Pearson, Brown & Associates; William Schwarz, Balsamo, Olson & Lewis, Ltd.; Todd Gordon, Gewalt Hamilton Associates; Brian Nagorsky, Red Seal Development Corp.; Kristin Gutenberger, Red Seal Development Corp.; Mary and John Lahr, 201 Rue Touraine; Carrie Groeller, 219 Rue Touraine; Geoff and Donna Anderson, Westpark Place; Al and Deborah Barry, 412 Bramble Lane; Brad Lewis, Balsamo, Olson & Lewis; Luay Aboona, KLOA, Inc.; Paul Shadle, PLA Piper Rudnick Gray; Todd Fishbein, Red Seal Development Corp.; Mark Kurensky, HKM Architects and Planners; Todd Sinn, Urban Forest Management; Mario Ortega, Teska Associates; Michael Weaver, Teska Associates; Julie Whitley, Red Seal Development Corp.; Brad Lewis, Balsamo, Olson & Lewis, Ltd.; Debbi Hayashi; James Kirpanos, Westpark Place; Joyce Franzese; Mike Larsen; Alan Lagunov; Dave and Deb Kizior, 22500 Mariel Circle.

**2. PLANS FROM RED SEAL DEVELOPMENT CORP. FOR THE CORNER OF QUENTIN ROAD AND LONG GROVE ROAD**

A court reporter was present at the meeting and will provide the Village with a verbatim transcript of the proceedings. Below is a recap of the presentation and action taken by the Commission.

MOTION: by Commissioner Koe second by Commissioner Schroeder to temporarily adjourn the Plan Commission meeting. Upon voice vote:

YES: (4)

NO: (0)

ABSTAIN: (0)

Motion carried 4/0

MOTION: by Commissioner Koutsis second by Commissioner Schroeder to open the Public Hearing regarding Deer Park Estates, the proposed development plan for the southeast corner of Quentin Road and Long Grove Road. Upon voice vote:

YES: (4)

NO: (0)

ABSTAIN: (0)

Motion carried 4/0

Red Seal Development Corp. President Todd Fishbein stated that the company would present modifications made to the development plan since the November Plan Commission meeting as well as provide additional information that was requested by Commissioners at that time. The modifications were made to address concerns Commissioners had about a variety of issues such as the entrance to the subdivision, internal sidewalks and landscaping.

Brad Lewis showed more detailed renderings of the exterior elevations of the townhomes and single-family homes and showed samples of products to be used, pointing out that many of the details are elements that normally are found on custom-built homes. He stated that Red Seal is trying to appeal to active adults and young professionals. The 11 single-family homes will range in size from 2,500 to 3,000 square feet, and the 61 townhomes will range from 1,900 to 2,800 square feet. Mr. Lewis also showed the Commission a streetscape drawn to scale showing the proposed 15-foot separation between single-family homes, a measurement which had been questioned as too narrow. He noted that even the Village's planner, Kon Savoy, had conceded that 15 feet was probably adequate given that the houses are only 36 feet wide.

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Mr. Lewis also noted that the company amended its landscaping plan as suggested to specify 8-foot ornamentals as opposed to 6-foot. He added that the only landscaping change suggested by the Commission that the company remains opposed to is changing the specified caliper for oak trees from 1.5 inches to 3 inches. He said the company has had very poor success transplanting larger oaks and would prefer to change the variety specified if the Commission insists on 3-inch oaks.

Mr. Lewis stated the company had studied further a suggestion for berms along Quentin and Long Grove roads, but said Red Seal is not allowed to alter the grade within the 30-foot utility easement adjacent to those roads. He said the company is proposing covenants that will create a landscape easement anywhere within the development where there is not a building, driveway, street or walkway.

In response to the Commission's request for more information about the emergency access off of Quentin Road, Mr. Lewis presented a specification sheet for the base and the barricades that were recommended by the Lake Zurich Rural Fire Protection District. The base is porous and allows grass to grow over it and camouflage it.

Mr. Lewis stated that Red Seal met with Village Engineer Todd Gordon after the November meeting and has worked to address all of his concerns.

Luay Aboona of KLOA addressed traffic concerns about the new development. He said his firm's traffic study shows that existing streets can readily handle the additional traffic, and Long Grove Road will be widened to provide a left-hand and a right-hand turn lane into the development. In addition, Westpark Place (the entrance street off of Long Grove Road) will be reconfigured into a boulevard serving both Deer Park Place and Deer Park Estates, providing one lane in and two lanes out.

Mr. Fishbein stated that, as requested by the Commission, a fiscal impact study was prepared for both School District 95 and the Rural Fire Protection District. The study showed the schools will likely realize a net income of \$188,000 a year, and the Fire District about \$7,000 a year, figures that do not reflect one-time impact fees collected by the Village.

Mark Kurensky of HKM Architects and Planners elaborated on the new entrance drive, saying Westpark Place will have a landscaped median, and Red Seal will dedicate a 30-foot right-of-way to the village, a move which forced the company to eliminate one townhome from the original plans. The actual subdivision entrance will be a T intersection at Westpark Place, and a 4½-foot high masonry wall with the development name will face drivers as they enter on Westpark Place. A sidewalk requested by the Commission will start at the wall.

Mr. Kurensky stated that the sidewalk, which is set back from the road thus creating a parkway, continues through the development and connects to the bike path along Quentin Road. He said only the townhomes on the south side of the development near the wetlands will not have direct access to the sidewalk because there is no space to accommodate the sidewalk without losing trees.

He said the company studied the request for additional parking and identified 26 on-street parking spaces. He pointed out that each home and townhome already has two garage spaces as well as two spaces on its driveway.

Mr. Kurensky stated that the cul-de-sac diameter has been increased to 50 feet, as requested.

Responding to a request for more detailed landscaping plans, Mr. Kurensky noted that a complete planting palette was included in Commissioners' packets, call out every single plant on the plans. He stated that 12- to 18-inch no-mow grass was specified near the wetlands and on the perimeter on the development.

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At this point, Chairman Heidtke asked Mario Ortega from the Village's planning firm to address any concerns his company had.

Mr. Ortega stated many of the original issues Teska had with the development plan have been addressed, and what remains are technical requirements that are part of the Village's zoning ordinance. He noted that the Village's Planned Development District gives the Village some leeway, but he felt it was necessary to point out each element that varies from a strict interpretation of the code.

Mr. Ortega said the first issue is the density of the development. He stated that the wetlands that are part of the proposed sale of 2.33 acres from the Village to Red Seal should not be included in density calculations, thereby resulting in 5.5 units per acre, not the 5.15 per acre permitted under the code. Attorney Hargadon stated that the Village theoretically could redraw the parcel it has agreed to sell to exclude the wetlands, but it doesn't make sense to do so. In addition, Chairman Heidtke stated that the Village will be recouping money for what is essentially swampland.

Mr. Ortega said the 15-foot separation (versus the 20 feet required by code) between single-family homes was the next issue. He stated that there doesn't appear to be much a visual impact from the streetscape rendering, but it is a variation.

Mr. Ortega noted that there was an inconsistency in two documents provided by Red Seal regarding the building setback from the detention pond, and that inconsistency needs to be resolved before the final documents are recorded by the Village.

Regarding the proposed sidewalk, Mr. Ortega stated that the current configuration would require some residents to walk in the street to access it.

Mr. Ortega stated that the Village code requires 0.5 parking spaces per unit for visitor parking, so the proposed 26 on-street spaces fall short of the code. He added, however, that typically townhomes don't have large enough driveways to accommodate two cars. He suggested the possibility of allowing some parking in the cul-de-sacs, particularly to provide additional parking for the townhomes on the east end of the development.

The Commission had requested additional information regarding the building products to be used, and Mr. Ortega stated that he found the samples presented to be of high quality.

Regarding the landscaping plan, Mr. Ortega stated that it should provide a nice screen between the homes and the roads, the only problem being that it won't be filled in for the first two to four years. Michael Weaver, also of Teska, stated that landscape architects at Teska were all in favor of 3-inch oaks instead of the smaller caliper. Also, Mr. Ortega recommended native wetland plantings around the detention pond as opposed to plants specified on the drawings.

Mr. Fishbein stated that there had been questions from nearby residents concerning how the detention pond would be maintained. Ron Adams, of Pearson, Brown & Associates, Red Seal's engineering consultant, stated that the well for replenishing the detention pond would be drilled more than 1,000 feet deep, having no effect on surrounding homeowners' shallower wells. In addition, maintenance of the pond will be part of the homeowner covenants, he said.

Mr. Ortega stated that Village code requires 25% of trees be preserved in all woodlands. He proposed saving 26-27% to allow for those that might be damaged during construction. Mr. Kurensky noted that a snow fence will be erected around trees to be saved prior to construction.

Mr. Ortega stated that Teska is satisfied with revisions in height and location of streetlights. As to signage, he stated there should be a standard street sign at the entrance clearly visible from Long Grove Road. Additionally, he stated only the subdivision name should be on the masonry wall, not the development company name, which would make it a commercial sign. Mr. Fishbein

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stated the company would prefer to have its name on the sign but would omit it if that was required by the Commission.

Todd Gordon of Gewalt Hamilton Associates stated that most engineering concerns would be addressed in the final development plans. He added that the company will need to apply for a variety of permits, such as for water from Palatine and for sanitary sewer service, and he will review the plans as they go through the process. He stated he recommends the Commission grant preliminary approval of the development.

Chairman Heidtke asked Commissioners for comments and questions at this point.

Commissioner Schroeder stated that he liked the architectural design but would like to see more color variation for the townhomes. Mr. Fishbein stated that it was a marketing and business decision to keep the colors in a single line. He added that the company was pushed into offering multiple colors in another development, and he thinks it was a mistake. He said if the shades aren't just right, it doesn't look right.

Commissioner Schroeder noted the variation in setbacks along Long Grove Road and suggested that units 10, 14 and 15 be restricted to 10½ -foot decks (in addition to others noted on the plan) as opposed to the 15-foot decks permitted on some units. In addition, he asked for assurance that 35 feet would be the maximum building height throughout the development. Finally, he suggested a stop sign be placed at the T intersection as drivers are leaving the development.

Commissioner Lorenz stated he would like to see additional landscaping along Quentin Road. Mr. Fishbein responded that the company is spending in excess of \$500,000 on landscaping already and is not prepared to add more landscaping at this point. Mr. Kurensky added that from a horticultural standpoint, there is not room to double the amount of landscaping there. He said there will be evergreen trees to provide screening, 12- to 18-inch grasses and 8-foot ornamental trees all along Quentin Road.

Commissioner Koutsis complimented the company on providing all the details requested by the Commission at the last meeting.

Commissioner Koe questioned the use of cedar shake shingles as opposed to hardy board, which requires much lower maintenance over the long term. He had suggested the company consider hardy board at the November meeting. Mike Larsen of Red Seal stated that the company will purchase the shingles prefinished so they should not need to be repainted for 8-10 years, compared with 10-15 years for hardy board. Mr. Fishbein stated the company discussed both materials but decided that the public perceives shake shingles as a nicer material. He added he understands the maintenance concern and will make sure the covenants are written so that the homeowners' association has an adequate maintenance budget.

Commissioner Koe stated that he preferred a different type of streetlight, which would direct the light down as opposed to diffusing it. Mr. Kurensky stated that change could easily be accommodated.

Commissioner Koe also stated he would like to see a fiscal impact statement regarding police service when the company comes for final approval. He also asked whether all utilities would be able to be buried. Mr. Fishbein responded that the company is still waiting to hear from SBC, but he is 95% certain all utilities will be buried.

Regarding the sidewalk, Commissioner Koe stated he would like to see if Red Seal could find a way to continue the sidewalk in front of the townhomes on the south side of the development, even if it is at curbside instead of beyond a parkway. In addition, he agreed with earlier comments about the need for additional parking on the east side of the development. Mr. Kurensky suggested that the asphalt could be extended in the east cul-de-sac as well as at northeast end of the street to accommodate four parking spaces.

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Commissioner Koe stated that he had some comments regarding the draft declarations. Attorney Hargadon asked him to submit the suggestions to him and he would incorporate them before final approval.

Finally, Commissioner Koe emphasized that there should be no outbuildings or enclosed porches built anywhere in the development.

Chairman Heidtke expressed concern about monotony in the single-family homes. Mr. Fishbein responded that there are two floor plans for the homes, as well as the mirror image of those plans, for a total of four. He said they would guarantee that no two identical homes are placed next to each other.

Chairman Heidtke also stated that he much prefers an architectural shingle to the three-tab shingles proposed by Red Seal. He said there are very few newer homes in the Village with the three-tab shingles, and the architectural shingles last longer. Mr. Fishbein agreed to make the change.

He also emphasized that stairs for the decks must be contained within the footprint of the deck, not extending beyond the allowed setback. He also stated that his preference is for 1.5-inch oak trees.

At this time, Chairman Heidtke stated he would take comments from the audience.

Carrie Groeller of 219 Rue Touraine asked whether the development would contain affordable housing as outlined in the Village's Affordable Housing ordinance. She was told it would not. Attorney Hargadon stated the requirements would not be phased in until 2009. She also asked about the length of the wall with the development signage, suggesting it is actually a buffer for the home behind it. She also asked when impact fees are due and was told upon recording of the final plat. She asked what type of lighting would be on the front of the single-family homes and whether it would be visible from the other side of Quentin Road. The answer was there would be porch lights and garage lights, but the Village has no ordinance against motion sensors, so they could come on at various times.

Mary Lahr of 201 Rue Touraine stated that everyone keeps talking about the Village selling land to the developer, but she said she can find no vote in Village minutes that confirms any intent to sell. In addition, Mrs. Lahr stated that she thinks all costs associated with the land to be sold, including attorney fees, engineering fees, interest, etc., should be included in the sale price so the Village does not lose any money in the transaction.

Also, Mrs. Lahr stated that the Commission has talked about screening the development from Quentin Road, but she questioned how buildings 35 feet high can be screened. In addition, Mrs. Lahr questioned whether a letter was written regarding any potential conflict of interest because the traffic consultant used by Red Seal is also the Village's traffic consultant. She stated that the law requires a letter be written. Finally, she asked whether the Village intends to continue the sidewalk from the Red Seal development south to Field Parkway.

Jim Kirpanos of Westpark Place stated he had a concern about the entrance to Deer Park Place. He asked whether residents of that development will have any say in changes to their entrance.

Chairman Heidtke responded that a larger entrance was in the plans when Deer Park Place was approved. Attorney Hargadon added that the plat of subdivision shows the access point for Deer Park Place was dedicated to the Village.

John Lahr of 201 Rue Touraine pointed out that many vans and SUVs are 18 to 21 feet long and might exceed the stated 20 feet length of the driveways. He also questioned the traffic consultant's computations during peak hours, stating his concern that traffic during those times might be excessive. Finally, he asked where mailboxes for the development will be placed.

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Donna Anderson of 20615 Westpark Place Unit 1 Building 1 stated she was concerned about turning left out of the development because traffic from the east on Long Grove Road is coming too fast and expanding the road would make it almost a blind turn. Commissioner Schroeder suggested that the Village request Lake County to reduce the speed limit to 35 miles per hour along Long Grove Road at that point.

MOTION: by Commissioner Koe second by Commissioner Schroeder to close the Public Hearing. Upon voice vote:

YES: (4) Lorenz, Koe, Koutsis, Schroeder  
NO: (0)  
ABSENT: (1)

Motion carried 4/0

MOTION: by Commissioner Schroeder second by Commissioner Koe to reopen the Plan Commission meeting. Upon voice vote:

YES: (4) Lorenz, Koe, Koutsis, Schroeder  
NO: (0)  
ABSENT: (1)

Motion carried 4/0

MOTION: by Commissioner Schroeder second by Commissioner Koutsis to grant preliminary approval to the Red Seal development proposal for the southeast corner of Quentin Road and Long Grove Road with the following contingencies:

- o Appropriate signage be erected identifying Westpark Place at Long Grove Road
- o An agreed-upon tree preservation program be included in the approval
- o Resolution of remaining engineering details
- o Resolution of the hardy board vs. shake shingles on the exterior
- o Submittal of a fiscal impact analysis for police services
- o Agreement to bury all utilities
- o Interior street names be determined
- o An agreement regarding pond maintenance be included in the approval
- o Streetlight fixtures will be changed to allow less light spillage
- o No outbuildings or enclosed porches will be allowed
- o No two single-family home with the same elevation will be placed next to each other
- o Architectural shingles will be used instead of three-tab shingles
- o 10½-foot decks will be used on agreed-upon lots (Lots 4, 5, 6, 7, 10, 14 and 15)
- o A petition will be submitted to reduce the speed on Long Grove Road to 35 miles per hour
- o Four additional parking spaces will be added on paved extensions
- o Ornamental trees and shrubs will be 8 feet tall as opposed to 6 feet
- o Light fixtures will be moved per Teska locations
- o Oak trees will be 1.5-inch caliper
- o The masonry wall and sign will not be lit
- o Red Seal will be required to pay its fair share if lift station upgrades are required.

Mr. Fishbein stated that he had agreed to architectural shingles at an additional cost of about \$100,000 and in return he requested the Commission to allow the company to stay with cedar shingles instead of hardy board. Chairman Heidtke polled the Commission, and three members were in favor of the cedar shingles, so the motion was amended to allow cedar shingles as shown in the original plan.

Upon roll call:

YES: (4) Lorenz, Koe, Koutsis, Schroeder  
NO: (0)  
ABSENT: (1)

Motion carried 4/0

**3. ADJOURNMENT**

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MOTION: by Commissioner Koe second by Commissioner Schroeder to adjourn the Meeting of the Plan Commission. Upon voice vote:

YES: (4) Lorenz, Koe, Koutsis, Schroeder

NO: (0)

ABSENT: (1)

Motion carried 4/0

The Regular Meeting of the Plan Commission was adjourned at 10:29 p.m.

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David Heidtke, Chairman

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Maureen Pratscher, Village Clerk