

Village of Deer Park  
Plan Commission Minutes  
July 14, 2008

**1) CALL TO ORDER, ROLL CALL, AND DETERMINATION OF A QUORUM**

The Plan Commission of the Village of Deer Park met on Monday, July 14, 2008 at Vehe Barn, 23570 West Cuba Road, in the Village of Deer Park, in the counties of Lake and Cook, Illinois. Chairman Heidtke called the meeting to order at 7:00pm.

Upon roll call, the following were present: Chairman Heidtke, Commission members, Jan Koe, Eric Lorenz, and Sandy Schroeder. The following Commission member was absent: Bill Koutsis and Frank Comber. Other Village officials present were Administrator Connors, Attorney Keller, Trustee Pratscher, and Clerk Meyle. Chairman Heidtke stated there was a quorum.

Others in attendance included Erin Cigliano of Teska and Associates; and bank representatives John Skoubis (petitioner), James Metropulos (architect), Nicholas Green (landscape architect), Mark Olesen (civil engineer), Peter Olesen (traffic engineer), Greg Wells (Strategy Planning Associates – impact study), and Marcia Hahn (resident requesting permission to build a stairway off the deck of 20535 Westpark Place).

**2) APPROVAL OF MINUTES**

**MOTION:** by Commissioner Schroeder to approve and release the minutes from the Plan Commission meeting held June 2, 2008. Upon voice vote: YES: (3) / NO: (0) / ABSENT: (2). Motion carried 3/0

**MOTION:** by Commissioner Schroeder to temporarily adjourn the regular Plan Commission meeting. Upon voice vote: YES: (3) / NO: (0) / ABSENT: (2). Motion carried 3/0

**MOTION:** by Commissioner Koe to open a public hearing to consider site plan approval and to consider a proposed amendment to an existing planned unit development for the proposed development of a community bank at 21060 Rand Road. Upon voice vote: YES: (3) / NO: (0) / ABSENT: (2). Motion carried 3/0

**3) PUBLIC HEARING TO CONSIDER SITE PLAN APPROVAL AND TO CONSIDER A PROPOSED AMENDMENT TO AN EXISTING PLANNED UNIT DEVELOPMENT FOR THE PROPOSED DEVELOPMENT OF A COMMUNITY BANK AT 21060 RAND ROAD**

Chairman Heidtke called the public hearing to order to consider site plan approval and to consider an amendment to the existing planned unit development for the proposed development of a community bank at 21060 Rand Road pursuant to the public notice published in the Daily Herald on June 27, 2008.

Mr. Skoubis gave a brief overview of the bank for the benefit of those who had not previously heard the proposal.

Ms. Cigliano presented Teska and Associates' concept plan review and recommendations for the proposed bank facility as submitted in their written report dated July 11, 2008.

Mr. Wells explained that the positive fiscal impact of the bank is estimated to be \$51.00 annually without taking into consideration the fiscal impact of trip chaining.

The civil engineer, Mr. Olesen, explained that the bank's plans call for changing the flow restrictor on the outlet pipe that regulates the amount of water that flows from the detention pond downstream to the adjoining sewer; the outlet restrictor will be smaller so that less water will flow out to reduce or prevent burdening the downstream sewer.

**PUBLIC COMMENTS**

Karen Sande of 22333 N. Sturm, Lake Zurich addressed the Commission regarding past drainage issues, challenges for traffic entering and exiting Sturm subdivision, involvement of Stormwater Management, hours and days of construction, tree screening, drive-thru sound and lights spilling over into the adjacent residential neighborhood, mosquito issues from the pond and lights, materials used for parking lot, and well depth. Ms. Sande provided permeable pavement information for the Commission to review.

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Linda Johnson of 22338 N. Sturm, Lake Zurich addressed the Commission regarding drainage issues, traffic issues, security, drive-thru noise, and tree screening.

Trustee Pratscher addressed the Commission and the petitioner regarding how the bank might be involved or give back to the Deer Park community since the fiscal impact study shows a minimal positive financial impact to the community.

Bunnie Guzy of 22436 N. Sturm, Lake Zurich addressed the Commission regarding drainage issues, challenges for traffic entering and exiting Sturm subdivision, and septic plans.

Shawn Hutchings of Hutch Music Studio 21060A N. Rand Road, Suite #3 addressed the Commission regarding precautions that should be taken to protect the ecosystem and wildlife that currently inhabit the pond and property.

Mr. Skoubis stated that he would look into sound systems that will minimize noise spillage into the surrounding residential neighborhood and that their sound system will be within the Illinois Statutes.

Mr. Skoubis confirmed that the evening light turndown will be 10:30pm except for minimal lighting required for security.

The civil engineer, Mr. Olesen, confirmed that they will be working with Snelten & Sons to size the diameter, determine the depth, drill, and install the well based on the input they receive from Lake County during the permit process, the needs of the bank property, and so that their well doesn't adversely impact the surrounding residential wells.

MOTION: by Commissioner Koe to adjourn the public hearing to consider site plan approval and to consider an amendment to the existing planned unit development for the proposed development of a community bank at 21060 Rand Road. Upon voice vote: YES: (3) / NO: (0) / ABSENT: (2).

Motion carried 3/0

MOTION: by Commissioner Koe to reopen the regular Plan Commission meeting. Upon a voice vote: YES: (3) / NO: (0) / ABSENT: (2).

Motion carried 3/0

**4) DISCUSSION OF THE PROPOSED BANK FACILITY AT 21060 RAND ROAD**

MOTION: by Commissioner Koe to recommend the approval of the proposed bank facility at 21060 Rand Road to the Board of Trustees subject to the following conditions being met:

- ◆ Approval from the fire department.
- ◆ Approval of the drainage plan and retention pond system by the Village Engineer and Lake County Stormwater Management.
- ◆ Confirmation from Teska that the facility will meet or exceed the requirements of Illinois' noise statutes with regard to the drive-up banking sound system.
- ◆ Correction of the tree inventory per Teska's report.
- ◆ Submission of a water equipment maintenance plan as recommended by Teska.
- ◆ Confirmation that all exterior light fixtures have shields directing the light down.
- ◆ Confirmation of the commitment that the facility's lights will be turned down at 10:30pm.
- ◆ Confirmation that the retention pond outlet restrictor will be changed as recommended and that the retention pond will be expanded if need be.
- ◆ Approval of the traffic impact from the Illinois Department of Transportation.
- ◆ Confirmation of the commitment that the well will be deep and drilled such that the aquifer that is tapped will not adversely affect the neighboring residential water supply.

Upon voice vote: YES: (3) / NO: (0) / ABSENT: (2).

Motion carried 3/0

**5) CONSIDERATION OF THE REQUEST FOR A DECK STAIRWAY AT 20535 WESTPARK PLACE**

Ms. Hahn addressed the Commission regarding her request to construct a stairway off the deck of her home at 20535 Westpark Place (Deer Park Place).

A discussion ensued; the Commissioners would not approve the stairway as it was presented, but provided Ms. Hahn with the following guidelines to work with if she chose to bring the issue before the Commission again in the future:

- ◆ No additional encroachment into the southern setback line.
- ◆ The stairway cannot extend beyond the southern edge of the deck and cannot extend into the western 20-foot setback line.
- ◆ The stairway must be designed according to standard stairway Code and aesthetically compatible with the other deck stairways in the Deer Park Place subdivision.

**6) ADJOURNMENT**

**MOTION:** by Commissioner Koe to adjourn the regular Plan Commission meeting. Upon a voice vote:

YES: (3) / NO: (0) / ABSENT: (0).

Motion carried 3/0

The regular Plan Commission meeting was adjourned at 9:10pm.

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David Heidtke, Plan Commission Chairman

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Susan Meyle, Village Clerk