

Village of Deer Park
Plan Commission Minutes
May 7, 2007

CALL TO ORDER

The Plan Commission of the Village of Deer Park met on Monday, May 7, 2007 at the Village Office, 23680 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 7:10p.m.

DETERMINATION OF A QUORUM

The following Commission members were present: Chairman Heidtke, Commission members Frank Comber, Jan Koe, Bill Koutsis, and Eric Lorenz. The following Commission members were absent: Sandy Schroeder. Other Village officials present were President Gifford, Administrator Connors, Attorney Keller, and Clerk Meyle. Also present were Maureen Pratscher, Michael Weaver of Teska Associates, Attorney Sanford Stein representing Grace Communities, James Hopkins, Brandon Lewe, and Trip McDonough of Real Estate Consultants Inc., Greg Wells of Strategy Planning Associates, and Kent Utsurogi of Monarch Design and Construction. Chairman Heidtke stated there was a quorum.

APPROVAL OF MINUTES

MOTION: by Commissioner Koutsis to approve and release the minutes from the Plan Commission meeting held April 2, 2007. Upon a voice vote: YES: (4) / NO: (0) / ABSENT: (1) Motion carried 4/0

PROPOSAL FROM GRACE COMMUNITIES FOR AN OFFICE CONDOMINIUM DEVELOPMENT

Michael Weaver addressed the Commission giving the report and recommendations of Teska Associates with regard to the revised proposal for Grace Communities' office condominium development. From that report the following was determined:

- ◆ The spacing between the buildings has been adjusted to 45' to meet the requirements of the Code.
- ◆ The roof-mounted mechanical equipment (HVAC) will be adequately screened according to the 1400' sightline diagram submitted. There was a concern regarding the "permanent" wall attachment for the screening detail because if the attachment is permanent the height of the building will change.
- ◆ A revised layout for the site lighting which includes lighting around the patio and bike path is being prepared by the petitioner, but the photometric plan has not been received by Teska yet. Teska confirmed that they are specifically looking for small pedestrian oriented lights needed along the sidewalk that leads to the parking lot on west side of the southern building. The same lights may be needed on the other building along the sidewalk that leads to the parking lot on the east side depending on what the photometric plan shows.
- ◆ The Commission prefers that lighting on buildings in the Village shine down rather than up.
- ◆ Building signage will be light with ground mounted lighting.
- ◆ Using EIFS as a building material was discussed with regard to the Commission's concern that the petitioner assure that the material will be installed properly and have an adequate contractor warranty.
- ◆ Sidewalks were added to provide links from the buildings to the bike paths and the Town Center according to Teska's recommendation. In doing so, the petitioner removed crosswalks that were part of the original proposal. Teska wants those crosswalks put back in the proposal so that pedestrians have access to the Town Center from multiple access points.
- ◆ The petitioner has incorporated the recommendations of the Traffic Study by adding stop signs and adjusting the curb cuts.
- ◆ A photo of the proposed center feature (7' globe) was presented. Landscape plans for the perennial beds around the feature are adequate.
- ◆ A lengthy discussion of the parking requirements ensued which ended with the petitioner committing that the buildings' parking will always be within the Code with regard to what is required for the mix of medical offices and regular offices occupying the buildings at any given time.

Chairman Heidtke allowed each Commissioner to offer comments and ask questions regarding the project. Within this discussion samples of the building materials were presented; the Bylaws of the Corporate Village of Deer Park Condominium Association were reviewed; the Declaration of Condominium of the Corporate Village of Deer Park was reviewed; the Economic Impact Study completed by Strategy Planning Associates was reviewed; and the Traffic Study Report conducted by KLOA was reviewed. From these discussions the following was determined:

- ◆ The majority of the exterior lights will be turned off from 10pm – 6am. The use of a time clock with a photo sensor was recommended to maintain a safe, but minimum light schedule at all times.
- ◆ A night time entry telephone security system is recommended.
- ◆ The buildings will have sprinkler systems for fire safety.
- ◆ The photometric plan is needed and the parking issue needs to be resolved prior to final approval.

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MOTION: by Commissioner Koe to approve the special use and proposed amendment to the PUD for Lots 9 and 10 of the Deer Park Town Center Amendment for an office condominium complex development (Grace Communities) in accordance with the plans submitted and with the following outstanding issues to be resolved before presentation to and final approval by the Board of Trustees:

1. **Roof-Mounted HVAC Screening:** The HVAC enclosure screening shall be attached in such a way so as not to be structurally a permanent part of the buildings.
2. **Photometric Plan:** The petitioner needs to submit an updated photometric plan for the entire site. The photometric plan should provide the details of the bollard lights along the sidewalk emanating from the west side of the south office building, and also from the east side of the same building should the results of the photometric analysis reveal that pedestrian-oriented lighting be needed at that location.
3. **Exterior Wall Lights:** Details of the exterior wall lights need to be provided and should be changed to shine both up and down. The exterior lights should be mounted on the building, not ground light.
4. **Crosswalk:** Add back the crosswalk that was eliminated, thereby making two crosswalks; one to the bike path and one to the Town Center.
5. **Parking:** The petitioner must finalize the initial ratio of general office to medical office use for the project. This ratio will determine the total number of parking spaces required, as well as the number of accessible parking spaces required. The parking plan must meet Village Code as well as State and Federal requirements for accessible parking. The parking requirement is to be incorporated into the condominium declarations and by-laws, and a system must be set up with the Village so that the parking ratio can be monitored to ensure continued compliance as the mix of medical and regular office use changes within the buildings.
6. **Exterior Lighting Operating Hours:** The majority of the exterior lights will be turned off or down at 10pm each evening and back up at 6am each morning. The use of a time clock with a photo sensor was recommended to maintain a safe, but minimum, lighting schedule at all times.
7. **Security System:** The petitioner needs to provide the details of the security systems for the buildings. A night time entry, telephone security system was recommended.

Upon a voice vote: YES: (4) / NO: (0) / ABSENT: (1)

Motion carried 4/0

Administrator Connors confirmed that this recommendation will go before the Board at the May 21, 2007 meeting, and if approved by the Board, an ordinance will be drafted to be voted on by the Board at the June 18, 2007 meeting.

MOTION: by Commissioner Lorenz to adjourn the regular Plan Commission meeting. Upon a voice vote: YES: (4) / NO: (0) / ABSENT: (1)

Motion carried 4/0

The regular Plan Commission meeting was adjourned at 9:15pm.

David Heidtke, Plan Commission Chairman

Susan Meyle, Village Clerk