

Village of Deer Park
Plan Commission Minutes
September 10, 2007

1) CALL TO ORDER

The Plan Commission of the Village of Deer Park met on Monday, September 10, 2007 at the Vehe Barn, 23570 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 7:10 p.m.

2) ROLL CALL AND DETERMINATION OF A QUORUM

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

Also present were Matt Johnson of Manhard Consulting Ltd on behalf of Grace Communities; Tim Beechick of Hamilton Partners on behalf of Hamilton Inn; Attorney Raiford Palmer of Momkus McCluskey on behalf of the property owners of 736 and 738 Hillcrest Road; and Ron Cote and Barbara Miller, the property owners of 736 and 738 Hillcrest Road.

3) APPROVAL OF MINUTES

MOTION: by Commissioner Schroeder to approve and release the minutes from the Plan Commission meeting held May 7, 2007. Upon a voice vote: YES: (4) / NO: (0) / ABSENT: (1) Motion carried 4/0

4) PLAT OF CONSOLIDATION FOR LOTS 9 & 10 IN THE DEER PARK TOWN CENTER (GRACE COMMUNITIES)

Matt Manhard addressed the commission to present the final engineering plans and the final plat of resubdivision for Lots 9 and 10 in the Deer Park Town Center. Mr. Manhard confirmed that Grace Communities would be revising the plat according to the items indicated in Engineer Gordon's report:

- ◆ A note will be added to the face of the plat indicating that no direct access is allowed to or from Lot 1 onto Field Parkway.
- ◆ A separate plat of easement for the watermain based on as-constructed location will be prepared.
- ◆ The watermain plat of easement will include fifteen-foot exclusive watermain easements centered over the proposed watermain extensions.

Commissioner Koe pointed out that the Village of Palatine needs to review and approve the site plans and watermain improvements.

Administrator Connors confirmed that there is time for Palatine to approve the items because the Board will not vote on the ordinance for this project until their October meeting.

MOTION: by Commissioner Comber to approve the plat of consolidation for Lots 9 and 10 in the Deer Park Town Center (Grace Communities) based on the documents submitted by Manhard Consulting subject to the approval of the site plans and watermain improvements by the Village of Palatine and subject to the revision of the following items: a note will be added to the face of the plat indicating that no direct access is allowed to or from Lot 1 onto Field Parkway; a separate plat of easement for the watermain based on as-constructed location will be prepared; and the watermain plat of easement will include fifteen-foot exclusive watermain easements centered over the proposed watermain extensions. Upon voice vote: YES: (4) / NO: (0) / ABSENT: (1). Motion carried 4/0

5) PLAT OF RESUBDIVISION FOR LOT 4 IN THE DEER PARK OFFICE CENTER (HAMPTON INN)

Chairman Heidtke reported that Engineer Gordon has reviewed and approved the plat submitted by Haeger Engineering titled "First Resubdivision of Lot 4 in Amended Plat of Deer Park Office Center Subdivision" and that the only outstanding issue is the choice of a name for the "private road" located between Field Parkway and Lake Cook Road.

MOTION: by Commissioner Koe to approve the plat of resubdivision of Lot 4 in the Deer Park Office Center (Hampton Inn) subject to the approval of the name for the "private road" located between Field Parkway and Lake Cook Road by the Board. Upon voice vote: YES: (4) / NO: (0) / ABSENT: (1). Motion carried 4/0

6) PLAT OF CONSOLIDATION FOR 736 AND 738 HILLCREST DRIVE (RESIDENTIAL)

Attorney Palmer addressed the Commission regarding his client's request to consolidate 736 and 738 Hillcrest Road and confirmed that his clients would have their surveyor address the list of revisions Engineer Gordon indicated needed to be made prior to presenting the consolidation request to the Board for approval. Attorney Palmer explained that the house is on Lot 9 and the garage is on Lot 10. His clients would like to consolidate the lots in order to receive one tax bill and in order to be able to complete the fence that is already on their property around to the garage on Lot 10.

A discussion ensued as the commissioners, Attorney Palmer, Mr. Cote, and Ms. Miller inspected the aerial of the property location provided by Gewalt Hamilton and the plat of survey prepared by Land Surveying Services, Inc. It was determined that the plat of survey had been prepared in reverse.

MOTION: by Commissioner Koe to approve the plat of consolidation for 736 and 738 Hillcrest Road with the condition that the following revisions, as indicated by Engineer Gordon, are addressed prior to approval by the Board and that the plat of survey is corrected to properly reflect the property:

- ◆ Document number and recording date of the adjoining subdivisions, properties and right-of-way are to be included on the plat.
- ◆ The full right-of-way width dimension of Hillcrest Road should be identified with a document number and recording date and indicate heretofore dedicate.
- ◆ A graphic scale should be added to the face of the plat.
- ◆ The location map should be revised to show Quentin Road extended north of Lake Cook Road.
- ◆ All certificates are to be updated to identify the Village of Deer Park and not the Village of Palatine.
- ◆ Certificates should be added for Plan Commission, Village Clerk, and county Clerk signatures.
- ◆ All easements should be shown.
- ◆ It should be indicated whom the plat is prepared for.
- ◆ Bearings and angles should be identified for properties lines.
- ◆ Building setbacks should be shown on the plat.
- ◆ The total area of the lot(s) should be identified on the plat.

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

Motion carried 4/0

7) OTHER ITEMS TO BE CONSIDERED – no other items considered.

8) ADJOURNMENT

MOTION: by Commissioner Comber 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 7:35pm.

David Heidtke, Plan Commission Chairman

Susan Meyle, Village Clerk