

Village of Deer Park
Plan Commission Minutes
April 14, 2008

CALL TO ORDER

The Plan Commission of the Village of Deer Park met on Monday, April 14, 2008 at 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 7:05 pm.

ROLL CALL AND DETERMINATION OF A QUORUM

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

APPROVAL OF MINUTES

MOTION: by Commissioner Schroeder to approve and release the minutes from the Plan Commission meeting held September 10, 2007. Upon a voice vote: YES: (4) / NO: (0) / ABSENT: (1). Motion carried 4/0

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

MOTION: by Commissioner Koe to open a public hearing to discuss chapter 158 (zoning) of the municipal code regarding regulation of accessory buildings and uses. Upon a voice vote: YES: (4) / NO: (0) / ABSENT: (1) Motion carried 4/0

Chairman Heidtke called the public hearing to order to discuss chapter 158 (zoning) of the municipal code regarding regulation of accessory buildings and uses pursuant to the public notice posted in the Daily Herald on March 21, 2008.

PUBLIC COMMENTS

No comments were made by the public.

DISCUSSION OF CHAPTER 158 (ZONING) OF THE MUNICIPAL CODE REGARDING REGULATION OF ACCESSORY BUILDINGS AND USES

Attorney Keller presented revisions to the provisions of the Deer Park Zoning Code regarding accessory structures and uses which he drafted based on the February 11, 2008 discussion of the Zoning Board of Appeals. A discussion of the draft ensued with Commission members requesting further revisions as follows:

- ◆ No part of the accessory structure shall exceed 15-feet in height above the lowest point of the grade at the base of the structure.
- ◆ The term "storage facilities" needs to be defined.
- ◆ Stables or shelters for horses shall not be permitted on any lot of less than 5 acres; the maximum number of horses that may be housed on any lot is two.
- ◆ No more than 3-adult animals may be housed in an accessory structure on any one residential lot.
- ◆ Total garage spaces (attached combined with detached) on a residential lot shall not exceed the number of finished bedrooms in the principal residence.
- ◆ The finished exterior of all accessory storage facilities must be compatible with the principle residence or other accessory structure on the property.
- ◆ Temporary storage structures shall be allowed for no more than 90-days and a permit for the structure shall be required for the purpose of monitoring the timeframe. These will be regulated as temporary structures, not accessory structures.

MOTION: by Commissioner Schroeder to adjourn the public hearing discussion of chapter 158 (zoning) of the municipal code regarding regulation of accessory buildings and uses. Upon a voice vote: YES: (4) / NO: (0) / ABSENT: (1). Motion carried 4/0

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

**Village of Deer Park
Plan Commission Minutes
April 14, 2008**

MOTION: by Commissioner Schroeder 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 8:45pm.

David Heidtke, Plan Commission Chairman

Susan Meyle, Village Clerk