

NOTICE OF THE MEETING OF THE PLAN COMMISSION

The meeting of the PLAN Commission is scheduled for
January 7, 2021 beginning at 7:00 p.m.

A copy of the agenda for this meeting is attached hereto and
can be found at www.tinleypark.org.

NOTICE - MEETING MODIFICATION DUE TO COVID-19

Pursuant to Governor Pritzker's Executive Order 2020-07, Executive Order 2020-10, Executive Order 2020-18, Executive Order 2020-32, Executive Order 2020-33, Executive Order 2020-39, and Executive Order 2020-44, which collectively suspends the Illinois Open Meetings Act requirements regarding in-person attendance by members of a public body during the duration of the Gubernatorial Disaster Proclamation, issued on June 26, 2020, the Commission members may be participating in the meeting through teleconference.

Pursuant to Governor's Executive Order No. 2020-63 and CDC guidelines, no more than 25 people or 50% of the maximum capacity will be allowed in the Council Chambers at any one time, so long as attendees comply with social distancing guidelines. Anyone in excess of maximum limit will be asked to wait in another room with live audio feed to the meeting until the agenda item for which the person or persons would like to speak on is being discussed or until the open floor for public comments.

Meetings are open to the public, but members of the public may continue to submit their public comments or requests to speak telephonically in advance of the meeting to clerksoffice@tinleypark.org or place requests in the Drop Box at the Village Hall by noon on January 7, 2021 . Please note, written comments will not be read aloud during the meeting. A copy of the Village's Temporary Public Participation Rules & Procedures is attached to this Notice.

Kristin A. Thirion
Clerk
Village of Tinley Park

VILLAGE OF TINLEY PARK
TEMPORARY PUBLIC PARTICIPATION RULES & PROCEDURES

As stated in Gubernatorial Executive Order 2020-07 issued on March 16, 2020 and Gubernatorial Executive Order 2020-10 issued on March 20, 2020, both extended by Gubernatorial Executive Order 2020-18 issued on April 1, 2020, all public gatherings of more than ten people are prohibited. In-person public participation is not defined as an essential activity.

The Mayor of Tinley Park is issuing the following rules for all Village Board and other public meetings in order to promote social distancing as required by the aforementioned Executive Orders and the requirements of the Open Meetings Act:

Written Comments

After publication of the agenda, email comments to clerksoffice@tinleypark.org. When providing written comments to be included as public participation at a public meeting, clearly identify the following in the subject line:

- The date of the meeting;
- The type of meeting for the written comments (e.g. Village Board meeting, Zoning Board of Appeals meeting, Plan Commission meeting, etc.);
- Name and any other identifying information the participant wishes to convey to the public body;
- The category of public participation (e.g., Receive Comments from the Public, Agenda Items, etc.);
- For specific Agenda Items, identify and include the specific agenda item number;
- The entire content of the comments will be subject to public release. The Village of Tinley Park is under no obligation to redact any information.

The contents of all comments will be provided to the relevant public body for their review. **Written comments will not be read aloud during the meeting. If you wish to publicly address the public body, you may request to participate via teleconference as described below.**

Comments must be submitted by 12:00 pm on the day of the meeting. However, it is strongly recommended that comments be emailed not less than twenty-four (24) hours prior to the meeting so the appropriate Board members, Commissioners, Board members, and Committee members have sufficient time to review the comments prior to the meeting.

Live Public Participation During Meeting

After publication of the agenda, those wishing to participate in a live telephone call option at a public meeting must register by 12:00 pm on the day of the meeting. A Village representative will call the participant at the relevant portion of the meeting and the participant will be allowed to participate telephonically at the meeting. To participate in a live telephone call during the meeting, a request shall be submitted by email to clerksoffice@tinleypark.org. The following information must be included the subject line:

- The date of the meeting;
- The type of meeting for the written comments (e.g. Village Board meeting, Zoning Board of Appeals meeting, Plan Commission meeting, etc.);
- Name and any other identifying information the participant wishes to convey to the public body;
- The category of public participation (e.g., Receive Comments from the Public, Agenda Items, etc.); and
- For specific Agenda Items, identify and include the specific agenda item number.

If the participant provides an email address, they will receive a confirmation email that their request has been logged. If the participant provides an email address and does not receive a confirmation email, they may call (708) 444-5000 during regular business hours to confirm the application was received.

Upon successful registration, the participant's name will be placed on an internal Village list. On the date and during relevant portion of the meeting, the participant will be called by a Village representative. The Village representative will call the provided telephone number and allow the phone to ring not more than four (4) times. If the call is not answered within those four (4) rings, the call will be terminated and the Village representative will call the next participant on the list.

The public comment should be presented in a manner as if the participant is in attendance at the meeting. At the start of the call, the participant should provide their name and any other information the participant wishes to convey. For comments regarding Agenda Items, identify and include the specific agenda item number. The participant should try to address all comments to the public body as a whole and not to any member thereof. Repetitive comments are discouraged. The total comment time for any single participant is three (3) minutes. Further time up to an additional three (3) minutes may be granted by motion. A participant may not give his or her allotted minutes to another participant to increase that person's allotted time.



AGENDA FOR REGULAR MEETING VILLAGE OF TINLEY PARK PLAN COMMISSION

**February 4, 2021 – 7:00 P.M.
Council Chambers
Village Hall – 16250 S. Oak Park Avenue**

Regular Meeting Called to Order

Roll Call Taken

Communications

Approval of Minutes: Minutes of the January 21, 2021 Regular Meeting

**ITEM #1 WORKSHOP/ PUBLIC HEARING – KIDS STATION INC, 7777 159TH STREET –
SPECIAL USE PERMIT FOR A CHILD CARE CENTER**

Consider recommending that the Village Board grant Patricia Reed, on behalf of Kids Station Inc (tenant/lessee), for approval of a Special Use Permit for a child care center at 7777 159th Street in the B-3 (General Business and Commercial) zoning district. The daycare is proposed to occupy 2,200 SF of space previously occupied by another daycare and with an outdoor play area at the rear of the building.

Good of the Order

Receive Comments from the Public

Adjourn Meeting



**MINUTES OF THE REGULAR MEETING OF THE
PLAN COMMISSION, VILLAGE OF TINLEY PARK,
COOK AND WILL COUNTIES, ILLINOIS**

JANUARY 21, 2021

The meeting of the Plan Commission, Village of Tinley Park, Illinois, was held in the Council Chambers located in the Village Hall of Tinley Park, 16250 Oak Park Avenue, Tinley Park, IL on January 21, 2021.

At this time, CHAIRMAN GRAY, stated the meeting was being held remotely consistent with Governor Pritzker's Executive Order 2020-07, Executive Order 2020-10, Executive Order 2020-18, Executive Order 2020-32, Executive Order 2020-33, Executive Order 2020-39, and Executive Order 2020-44, which collectively suspends the Illinois Open Meetings Act requirements regarding in-person attendance by members of a public body during the duration of the Gubernatorial Disaster Proclamation, issued on June 26, 2020, the members of the Plan Commission will be participating in the meeting through teleconference.

A live stream of the electronic meeting was broadcasted at Village Hall. Pursuant to Governor's Executive Order No. 2020-43 and CDC guidelines with no more than 25 people or 25% of the maximum capacity was allowed in the Council Chambers at any one time, so long as attendees complied with social distancing guidelines. CHAIRMAN GRAY confirmed Commissioners and Staff were able to communicate. All replied affirmatively. CHAIRMAN GRAY then addressed ground rules for the effective and clear conduct of Plan Commission business.

Secretary Bennett called the roll.

Present and responding to roll call were the following:

Chairman Garrett Gray (Participated electronically)
Eduardo Mani (Participated electronically)
Lucas Engel (Participated electronically)
Frank Loscuito (Participated electronically)
James Gaskill
Mary Aitchison (Participated electronically)

Absent Plan Commissioners:

Steven Vick
Kehla West
Angela Gatto

Village Officials and Staff:

Dan Ritter, Senior Planner (Participated electronically)
Barbara Bennett, Commission Secretary

CALL TO ORDER

PLAN COMMISSION CHAIRMAN GRAY called to order the Regular Meeting of the Plan Commission for January 21, 2021 at 7:00 p.m.

COMMUNICATIONS

None

APPROVAL OF MINUTES

Minutes of the January 7, 2021 Regular Meeting of the Plan Commission were presented for approval. A Motion was made by COMMISSIONER AITCHISON, seconded by COMMISSIONER ENGEL to approve the minutes as presented.

AYE: COMMISSIONERS GASKILL, AITCHISON, LOSCUITO, ENGEL, MANI, and CHAIRMAN GRAY.

NAY: None.

CHAIRMAN GRAY declared the Motion approved by voice vote.

DRAFT

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES

FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION

SUBJECT: MINUTES OF THE JANUARY 21, 2021 REGULAR MEETING

ITEM #1 WORKSHOP/PUBLIC HEARING – DO RITE DONUTS & CHICKEN DRIVE-THRU SIGNAGE, 7451 183RD STREET – SPECIAL USE PERMIT FOR A SUBSTANTIAL DEVIATION

Consider recommending that the Village Board grant Leonard McEnery on behalf of Lenny's Food N Fuel 183rd Street, LLC (Property Owner) a Special Use Permit for a Substantial Deviation with exceptions from the Zoning Ordinance for drive-thru signage at the property located at 7451 183rd Street in the ORI PUD (Office and Restricted Industrial, North Creek Business Park PUD) zoning district. The request allows for additional drive-thru signage for the Do-Rite Donuts & Chicken tenant space.

Present Plan Commissioners: Chairman Garrett Gray (Participated electronically)
Eduardo Mani (Participated electronically)
Lucas Engel (Participated electronically)
Frank Loscuito (Participated electronically)
James Gaskill
Mary Aitchison (Participated electronically)

Absent Plan Commissioners: Steven Vick
Kehla West
Angela Gatto

Guests: Sam Van Bruggen, Van Bruggen Signs

Dan Ritter, Senior Planner, presented the Staff Report. He noted that the Staff Report has been distributed to the Plan Commission, the Applicant and is posted on the website in its entirety. The staff report is attached to these minutes and made a part of the meeting record.

CHAIRMAN GRAY asked for comments from the Commissioners.

COMMISSIONER MANI inquired if the signs were installed prior to the permit.

Mr. Ritter replied that they received permits for some signs but this one was installed in error. The sign company has been up front about it and admitted this was a mistake on their part. They thought there was a permit for the signs but there was not. This was partially due to the change in the tenant (Dunkin to Do-Rite) and the rapid buildout timeline. Staff usually recommends viewing requests when the work has been done as if wasn't already completed. Essentially, determining if it meets or doesn't meet the required standards shouldn't change whether it was installed without approval or not. From a legal stand point this is how you should view it and provide your recommendation to Village

COMMISSIONER MANI inquired about what the other issues were.

Mr. Ritter replied there were directional signs that had logos on them. They corrected it and took the logos off prior to opening as well as applied for the permit. The header on the main menu board was too large and they also resolved that. The only thing left is the one menu board that was installed without a permit. Permit fees are doubled for any work completed without a permit in the Village as a penalty and that will be done here.

COMMISSIONER MANI inquired if those other signs were installed prior to the permit. Everyone should be following protocol.

Mr. Ritter replied that the signs were installed prior to the permit and agree that everyone should be getting permits prior to completing work. These few signs were missed with the permits they had for the other signs. The sign company has been upfront that they had missed this due to everything with the new tenant buildout and opening date happening very fast.

COMMISSIONER GRAY noted he agreed with staff that the sign code should be revisited in the future if it is something that has become somewhat common practice to approve. He also agreed with Commissioner Mani that everyone should follow protocol.

CHAIRMAN GRAY asked for comments from the Applicant.

Mr. Van Bruggen noted that Mr. Ritter's report was summarized very well. He did overlook the sign permit and he apologized for this and is here to correct it.

CHAIRMAN GRAY asked for a motion to open the public hearing.

A Motion was made by COMMISSIONER MANI, seconded by COMMISSIONER GASKILL to open the public hearing.

AYE: COMMISSIONERS GASKILL, AITCHISON, MANI, LOSCUITO, ENGEL and CHAIRMAN GRAY.

NAY: None.

CHAIRMAN GRAY declared the Motion approved by voice vote.

CHAIRMAN GRAY noted he had confirmation of the legal notice for this public hearing being published in the local newspaper as required by state law. Anyone wishing to speak on this matter will be sworn in before they speak after staff's presentation. Staff, please proceed with your presentation.

Mr. Ritter noted there was nothing further to add from the workshop.

CHAIRMAN GRAY asked for comments from the Commissioners. There was none.

CHAIRMAN GRAY asked the applicants for comments. There was none.

CHAIRMAN GRAY asked for public comment. There was none.

A Motion was made by COMMISSIONER LOSCUITO, seconded by COMMISSIONER AITCHISON to close the public hearing.

AYE: COMMISSIONERS GASKILL, AITCHISON, MANI, ENGEL, LOSCUITO and CHAIRMAN GRAY.

NAY: None.

CHAIRMAN GRAY declared the Motion approved by voice vote.

Mr. Ritter reviewed the Standards for a Special Use.

A Motion was made by COMMISSIONER ENGEL, seconded by COMMISSIONER MANI to grant the Petitioner a Special Use Permit for a Substantial Deviation from the North Creek Business Park PUD with an Exception from the Zoning Ordinance for a second menu board accessory to a drive-thru that is 6 ft. tall and 11.25 sq. ft. in size at 7451

183rd Street in the ORI PD zoning district, in accordance with the plans submitted and listed herein and adopt Findings of Fact as proposed by Village Staff in the January 21, 2021 Staff Report.”

AYE: COMMISSIONERS ENGEL, GASKILL, AITCHISON, LOSCUITO and CHAIRMAN GRAY.

NAY: MANI

CHAIRMAN GRAY declared the Motion approved by roll call.

This item will go to the Village Board for first reading on Tuesday, February 2, 2021.

DRAFT

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE JANUARY 21, 2021 REGULAR MEETING
ITEM #2 PUBLIC HEARING: ZONING MAP UPDATE

Consider recommending that the Village Board adopt the Village's Official Zoning Map reflecting map amendments through December 31, 2020.

Present Plan Commissioners: Chairman Garrett Gray (Participated electronically)
Eduardo Mani (Participated electronically)
Lucas Engel (Participated electronically)
Frank Loscuito (Participated electronically)
James Gaskill
Mary Aitchison (Participated electronically)

Absent Plan Commissioners: Steven Vick
Kehla West
Angela Gatto

CHAIRMAN GRAY asked for a motion to open the public hearing.

A Motion was made by COMMISSIONER MANI, seconded by COMMISSIONER GASKILL to open the public hearing.

AYE: COMMISSIONERS GASKILL, AITCHISON, MANI, LOSCUITO, ENGEL and CHAIRMAN GRAY.

NAY: None.

CHAIRMAN GRAY declared the Motion approved by voice vote.

CHAIRMAN GRAY noted he had confirmation of the legal notice for this public hearing being published in the local newspaper as required by state law. Anyone wishing to speak on this matter will be sworn in before they speak after staff's presentation. Staff, please proceed with your presentation.

Dan Ritter, Senior Planner, presented the Staff Report. He noted that the Staff Report has been distributed to the Plan Commission and is posted on the website in its entirety. The staff report is attached to these minutes and made a part of the meeting record. The proposed changes were all approved under public hearings in 2020 and included annexations, rezonings, and corrections. The high quality PDF of the official zoning map will be email to commissions after Village Board approval and posted online.

CHAIRMAN GRAY asked for comments from the Commissioners. There was none.

CHAIRMAN GRAY asked for comments from the Public. There was none.

CHAIRMAN GRAY asked for a motion to close the public hearing.

A Motion was made by COMMISSIONER AITCHISON, seconded by COMMISSIONER ENGEL to close the public hearing.

AYE: COMMISSIONERS GASKILL, AITCHISON, MANI, LOSCUITO, ENGEL and CHAIRMAN GRAY.

NAY: None.

CHAIRMAN GRAY declared the Motion approved by voice vote.

CHAIRMAN GRAY asked for a motion to recommend approval of the 2020 Zoning Map.

COMMISSIONER MANI, seconded by COMMISSIONER GASKILL made a motion to approve the 2020 Zoning Map.

AYE: COMMISSIONERS GASKILL, AITCHISON, MANI, LOSCUITO, ENGEL and CHAIRMAN GRAY.

NAY: None.

CHAIRMAN GRAY declared the Motion approved by roll call.

DRAFT

GOOD OF THE ORDER:

1. The next Plan Commission Meeting will be February 4, 2021. Please respond to Dan regarding your attendance.

COMMENTS FROM THE PUBLIC:

There were none.

A Motion was made by COMMISSIONER AITCHISON, seconded by COMMISSIONER ENGEL to adjourn the January 21, 2021 Plan Commission meeting.

AYE: COMMISSIONERS GASKILL, AITCHISON, MANI, LOSCUITO and CHAIRMAN GRAY.

NAY: None.

CHAIRMAN GRAY declared the Motion approved by voice vote.

CHAIRMAN GRAY declared the Motion approved by voice call at 7:36 P.M.

PLAN COMMISSION STAFF REPORT

February 4, 2021 – Workshop/Public Hearing

Petitioner

Patricia Reed, on behalf
of Kid's Station Inc.

Property Location

7777 159th Street

PIN

27-24-101-003-0000

Zoning

B-3 (General Business &
Commercial)

Approvals Sought

Special Use Permit

Project Planner

Daniel Ritter, AICP
Senior Planner

Kid's Station Inc. Daycare Special Use

7777 159th Street (Formally Dreamland Academy)



EXECUTIVE SUMMARY

The Petitioner, Patricia Reed, on behalf of Kid's Station Inc (tenant/lessee), is seeking approval of a Special Use Permit for a child care center at 7777 159th Street in the B-3 (General Business & Commercial) zoning district.

The Petitioner currently operates a state-licensed daycare facility at 9453 Enterprise Drive in Mokena and is looking to expand with a second location in Tinley Park. They are proposing to lease the location formally occupied by Dreamland Academy, who operated a child care facility at the subject property since 2015 and relocated to a different location in 2020. The subject site has an existing fenced outdoor play area installed in 2015 that will remain and no major changes to the site are proposed. There is adequate parking on the site for the three tenants (daycare, orthodontics, and insurance agent) with no complaints received about the previous daycare tenant. Employees tend to park at the rear of the property, allowing the side and front parking for visitors of the businesses. The property owner has committed to repaving and restriping the parking lot in the next year.

Kids Station Inc. plans to operate a child care facility very similar to the former Dreamland Academy in regards to occupancy and hours of operation. The Illinois Department of Children and Family Services (DCFS) previously approved the site but will need to reapprove the new facility prior to opening with a new operator.

- Hours of Operation: 6:30am – 6:00pm (Monday – Friday)
- Maximum Number of Employees: 7
- Number of Children: ~36 (pending DCFS approval)
- Ages of Children: 1 – 5 years old

EXISTING SITE & HISTORY

The property consists of two parcels, a smaller parcel containing the rear parking lot (PIN 27-24-101-024-0000) and a larger parcel containing the building, grass area, outdoor play area, side parking lot, and front parking lot and entrance (PIN 27-24-101-003-0000). The existing site has an approximately 5,400 square foot building that is divided into three tenant spaces. The two existing tenants are an orthodontist and an insurance company.

The site currently has 58 parking stalls and two accessible parking stalls for a total of 60 parking stalls. The parking lot surrounds the building on the north, east, and south sides. The subject site was first approved for a daycare in 2015 by Dreamland Academy. With that initial daycare occupancy, a number of items were corrected/upgraded on the site including:

- Parking lot patching/restriping.
- Landscape improvements.
- Outdoor play area with a fence installed in grass area.
- Installed a new privacy fence along rear property line adjacent to residential (replacing a chain-link fence.)
- Recorded a public sidewalk easement agreement.
- Recorded a cross-access easement to the Castle Plaza shopping center to the east.



ZONING & NEARBY LAND USES

The zoning of the site at 7777 159th Street is B-3 (General Business and Commercial). According to the Village of Tinley Park Zoning Ordinance, the B-3 Zoning District is “designed to accommodate a wide range of specialized commercial uses...” and daycare centers are only permitted by Special Use Permits in R-6, R-7, B-2, B-3, and B-4 zoning districts. Typical concerns of daycare facilities include outdoor play area locations, noise, child drop-off/pickup location, circulation/stacking, and overall site appearance.

Nearby land uses include other properties zoned B-3 along 159th Street such as The Great Escape to the west and Castle Dental/Shopping Center to the east. To the south is multi-family and attached single-family residential uses in the Ashford Manor subdivision zoned R-5 (Low-Density Residential). The Village of Orland Park is on the north side of 159th Street and nearby land uses include a restaurant, a funeral home, and auto repair. There are not any conflicting uses nearby such as tobacco stores or liquor stores, which require a minimum 100-foot separation from daycares and other similar uses.



PROPOSED USE

The Petitioner proposes to open a daycare center for children ages 15 months to five years old that will be open from 6:30am – 6:00pm Monday thru Friday. The daycare is expected to have up to 36 children at any one time but may be limited by DCFS and Fire Department code requirements. The daycare will be staffed by up to seven employees that are required to have background checks, appropriate experience/certifications in child care, and safety/first aid training. The staff total will fluctuate as the location grows to ensure an adequate child-to-staff ratio as required by DCFS. The site also offers outdoor space that will include a playground enclosed by a six-foot-tall fence for safety reasons. The Petitioner has an existing location in Mokena they have operated for over 13 years. They have experience and coordination to operate this facility to meet all state requirements and have operated with strict COVID-19 protocols in place. Typical safety measures are utilized such as sign-in and sign-out procedures, surveillance cameras (indoor and outdoor), and fire alarms/fire sprinkler systems.

PARKING & CIRCULATION

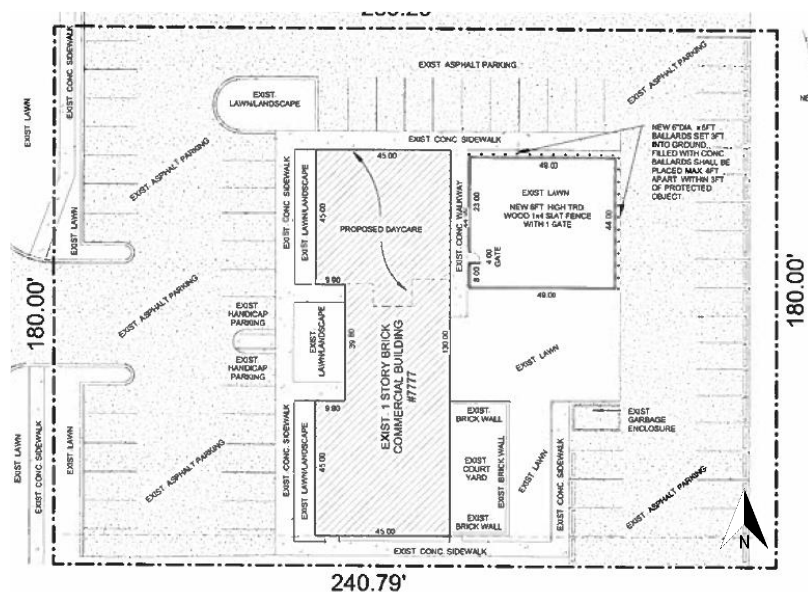
The site has a parking lot that totals 60 parking spaces; two of which are accessible spaces. An additional accessible parking stall is required to be added in order to comply with Illinois Accessibility Code and ADA requirements. Staff also notes that the parking lot needs general maintenance to repair cracks and deteriorated areas. The Petitioner has already agreed to a contract to resurface and restripe the lot and is expected to complete the work in spring. A recommended condition of approval has been added in regards to the repair of the parking lot and the additional accessible space.

The current tenants, an orthodontist and an insurance agent, each listed that they have less than five employees when they completed their Change of Use Application to obtain a Certificate of Occupancy for their tenant spaces. Both usually have limited customers that are all scheduled appointments. Staff believes that the site has adequate parking to accommodate less than 15 total employees for all three tenants and 45 total open spaces for customers and drop-off/pick-up of children at the daycare.

Open Item #1: Discuss the recommend condition requiring resurfacing and restriping of the parking lot with an additional accessible parking stall (for a total of 3) in compliance with the Illinois Accessibility Code be completed by June 30, 2021.

Drop-offs and pickups are staggered and dependent upon the parent's work schedule. Thus, many pickup and drop-off times are offset and avoid large rushes of vehicles at one time. Those times are scheduled in advance and it allows staff to explain rules for parking, pick-up, and drop-off to any parents. At this site, parents will park in a designated parking stall at the front of the building and either walk their child to the door or an employee will meet them at the vehicle and take them into the building. There are relatively few visitors at the daycare, particularly with COVID protocols in place.

The Petitioner is proposing no changes to the site plan, landscaping, architecture, or signage on the site. All improvements will be interior to the building and expected to be primarily cosmetic changes.



STANDARDS FOR A SPECIAL USE

Section X.J.5. of the Zoning Ordinance lists standards that need to be considered by the Plan Commission. The Plan Commission is encouraged to consider these standards (listed below) when analyzing a Special Use request. Staff has provided the following draft Findings of Fact. These draft findings may be amended as the Plan Commission feels fit prior to supplying a recommendation to the Village Board.

X.J.5. Standards: No Special Use shall be recommended by the Plan Commission unless said Commission shall find:

- a. That the establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare;
 - ***The facility will be state-licensed and meet all building and fire code requirements for a child care facility.***
- b. That the Special Use will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood;
 - ***The daycare is a relatively low-intensity use with operating hours limited to weekdays. The property has operated as a child care facility since 2015 without any known issues. There is adequate parking and site space for the facility on the property.***
- c. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district;
 - ***The property was approved and has operated as a daycare since 2015; the new daycare will operate with similar hours and capacity limits. All neighboring properties have previously been developed.***
- d. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided;
 - ***The site was previously developed and has adequate existing utilities, access roads, and drainage.***
- e. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets; and
 - ***There is adequate parking for pick-up and drop-off of children in the existing front parking lot. The drop-off and pick-ups are proposed to be managed to avoid any parking issues or rushes of parents coming at the same time.***
- f. That the Special Use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission. The Village Board shall impose such conditions and restrictions upon the premises benefited by a Special Use Permit as may be necessary to ensure compliance with the above standards, to reduce or minimize the effect of such permit upon other properties in the neighborhood, and to better carry out the general intent of this Ordinance. Failure to comply with such conditions or restrictions shall constitute a violation of this Ordinance.
 - ***The business and property will otherwise conform to zoning, building, and fire codes. The facility will be licensed and inspected by the state regularly for compliance as a child care center.***
- g. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

- ***The property was developed to be a child care facility in 2015 and the use will allow it to continue to operate as one. Child care facilities provide employment themselves as well as a needed service for both residents and workers in the area.***

It is also important to recognize that a Special Use Permit does not run with the land and instead the Special Use Permit is tied to the Petitioner. This is different from a process such as a Variation, since a variance will forever apply to the property to which it is granted. Staff encourages the Plan Commission to refer to Section X.J.6. to examine the conditions where a Special Use Permit will expire.

MOTION TO CONSIDER

If the Plan Commission wishes to take action on the Petitioner's requests, the appropriate wording of the motions is drafted below. The protocol for the writing of a motion is to write it in the affirmative so that a positive or negative recommendation correlates to the Petitioner's proposal. By making a motion, it does not indicate a specific recommendation in support or against the plan.

“...make a motion to recommend that the Village Board grant the Petitioner, Patricia Reed, on behalf of Kid's Station Inc. (tenant/lessee), a Special Use Permit for a child care center on the property located at 7777 159th Street in the B-3 (General Business & Commercial) zoning district, in accordance with the plans submitted and adopt Findings of Fact as proposed by Village Staff in the February 4, 2021 Staff Report, subject to the following condition:

- 1. Parking lot asphalt shall be repaired and restriped with 3 accessible parking stalls required by the Illinois Accessibility Code by June 30, 2021.”**

[any other conditions that the Commission would like to add]



Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.
Tinley Park, IL 60477
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

REQUEST INFORMATION

*Additional Information is Required for Specific Requests as Outlined in Specific Addendums

- ☒ Special Use for: DAY CARE (SPECIAL USE WAS GRANTED IN 2015)
☐ Planned Unit Development (PUD) ☐ Concept ☐ Preliminary ☐ Final ☐ Deviation
☐ Variation ☐ Residential ☐ Commercial for _____
☐ Annexation
☐ Rezoning (Map Amendment) From _____ to _____
☐ Plat (Subdivision, Consolidation, Public Easement) ☐ Preliminary ☐ Final
☐ Site Plan
☐ Landscape Change Approval
☐ Other: _____

PROJECT & PROPERTY INFORMATION

Project Name: Kid's STATION INC (PREVIOUSLY Dreamland Academy)
Project Description: 2109 SQFT DAY CARE, NO CONSTRUCTION REQUIRED
Project Address: 7777 W. 153RD #A Property Index No. (PIN): 27-24-101-003-0000 + 024
Zoning District: B3 Lot Dimensions & Area: 248X173 43,235
Estimated Project Cost: \$ _____

OWNER OF RECORD INFORMATION

Please supply proper documentation of ownership and/or designated representative for any corporation.

Name of Owner: MARIE MANN Company: _____
Street Address: 4041 GULF Shore Blvd NO. State & Zip: Unit 101, NAPLES, FL
E-Mail Address: BEE M INC @ Phone Number: 708-878-8775 34103
COMCAST.NET

APPLICANT INFORMATION

☐ Same as Owner of Record

All correspondence and invoices will be sent to the applicant. If applicant is different than owner, "Authorized Representative Consent" section must be completed.

Name of Applicant: PATRICIA REED Company: Kid's STATION INC
Relation To Project: OWNER
Street Address: 404 N Virginia Ave City, State & Zip: Glenwood, IL 60425
E-Mail Address: DEETAISHA @ Phone Number: 708-220-7918
aol.com



Village of Tinley Park
Community Development Dept.
16250 S. Oak Park Ave.
Tinley Park, IL 60477
708-444-5100

VILLAGE OF TINLEY PARK, ILLINOIS
PLANNING AND ZONING GENERAL APPLICATION

Authorized Representative Consent

It is required that the property owner or his designated representative be present at all requests made to the Plan Commission and Zoning Board of Appeals. During the course of a meeting, questions may arise regarding the overall project, the property, property improvements, special conditions attached to recommendations among other aspects of any formal request. The representative present must have knowledge of the property and all aspects of the project. They must have the authority to make commitments related to the project and property. Failure to have the property owner or designated representative present at the public meeting can lead to substantial delays to the project approval. If the owner cannot be present or does not wish to speak at the public meeting, the following statement must be signed by the owner for an authorized representative.

I hereby authorize _____ (print clearly) to act on my behalf and advise that they have full authority to act as my/our representative in regards to the subject property and project, including modifying any project or request. I agree to be bound by all terms and agreements made by the designated representative.

Property Owner Signature: _____

Property Owner Name (Print): _____

Acknowledgements

- Applicant acknowledges, understands and agrees that under Illinois law, the Village President (Mayor), Village Trustees, Village Manager, Corporation Counsel and/or any employee or agent of the Village or any Planning and Zoning Commission member or Chair, does not have the authority to bind or obligate the Village in any way and therefore cannot bind or obligate the Village. Further, Applicant acknowledges, understands and agrees that only formal action (including, but not limited to, motions, resolutions, and ordinances) by the Board of Trustees, properly voting in an open meeting, can obligate the Village or confer any rights or entitlement on the applicant, legal, equitable, or otherwise.
- Members of the Plan Commission, Zoning Board of Appeals, Village Board as well as Village Staff may conduct inspections of subject site(s) as part of the pre-hearing and fact finding review of requests. These individuals are given permission to inspect the property in regards to the request being made.
- Required public notice signs will be obtained and installed by the Petitioner on their property for a minimum of 10 days prior to the public hearing. These may be provided by the Village or may need to be produced by the petitioner.
- The request is accompanied by all addendums and required additional information and all applicable fees are paid before scheduling any public meetings or hearings.
- Applicant verifies that all outstanding fees and monies owed to the Village of Tinley Park have been paid.
- Any applicable recapture, impact, engineering, contracted review or other required fees and donations shall be paid prior to issuance of any building permits, occupancy permits, or business licenses.
- The Owner and Applicant by signing this application certify that the above information and all supporting addendums and documentation is true and correct to the best of their knowledge.

Property Owner Signature: _____

Property Owner Name (Print): _____

Applicant Signature:
(If other than Owner)

Applicant's Name (Print): _____

Date: _____

STANDARDS & CRITERIA

A. The establishment, maintenance, or operation of the Special Use will not be detrimental to or endanger the public health, safety, morals, comfort, or general welfare.

The applicant will be required to receive certification from DCFS to operate a daycare center; DCFS has strict licensing requirement and inspection protocols that will ensure that the proposed use is not detrimental to or endanger the public health, safety morals, comfort, or general welfare of Tinley Park residents and property owners.

An existing solid 6' wood fence is in place enclosing the outdoor child play area which provides screening of the area.

Existing bollards are in place protecting the playground fence.

The site has proper accessibility for the children's drop off/pick up.

The main entrance to the property is wheel chair accessible.

Adequate lighting exists on the site for the proposed use and hours of business.

The hours of operation are 6:30 am to 6:00 pm, M-F, which minimizes the potential for impact on the private enjoyment of the adjacent residential property.

In 2015 the property was granted a Special Use.

B. That the Special Us will not be injurious to the use and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor will it substantially diminish and impair property values with the neighborhood.

An existing solid 6' wood fence is in place enclosing the outdoor child play area which provides screening of the area.

The hours of operation are 6:30 am to 6:00 pm, M-F, which minimizes the potential for impact on the private enjoyment of the adjacent residential property.

Lighting currently exists at all entryways and parking areas.

C. That the establishment of the Special Use will not impede the normal and orderly development and improvement of surrounding property for uses permitted in the district.

The surrounding area is fully developed; with the proposed daycare the neighborhood will realize a positive improvement to the area.

Adequate parking is provided.

D. That adequate utilities, access roads, drainage, and/or other necessary facilities have been or are being provided.

The subject property is located on 159th Street which is recognized as a major commercial corridor.

The adjacent right-of-way (159th Street) is improved as an arterial roadway with a four lane cross section with turn lanes which will provide adequate access to the site.

As part of the review process all utilities and drainage issues are reviewed by Staff with appropriate recommendations and requirements made to the Applicant.

E. That adequate measures have been or will be taken to provide ingress and egress so designed as to minimize traffic congestion in the public streets

Access to the site is an established full ingress / egress entry point from 159th Street which is recognized as a major commercial arterial roadway, improved with a 4-lane cross-section.

F. That the Special Use shall in all other respects conform to the applicable regulations of the district in which it is located, except as such regulations may in each instance be modified by the Village Board pursuant to the recommendation of the Plan Commission.

G. The extent to which the Special Use contributes directly or indirectly to the economic development of the community as a whole.

The approval of the special use permit will result in improvements to the site (new parking lot) which represents an increase in the value for the property which may enhance the value of adjacent property.

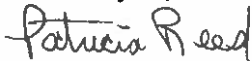
The proposed use provides a service to those seeking daycare services for their children.

The proposed use may provide additional exposure to the existing uses in the structure and neighboring structures that may result in an increase in their business.

Narrative

My name is Patricia Reed and I have been providing quality childcare services for the past 21 years in the Chicago south suburban area. I am currently licensed at Kid's Station Inc. located in Mokena, Illinois for the past 13 years. Our program carries a high Silver Circle rating given by ExceleRate Illinois. Kid's Station Inc. is also in good standing with the State of Illinois. We are currently seeking to expand our facility here in Tinley Park, Illinois and open a second location. We are requesting to be licensed at this facility by the State of Illinois, which we will be able to care for children from ages 15 months through 5 years of age. We plan to have up to 7 employees as needed and dependent on the daily teacher-to-child ratios. Operational hours will be held from 6:30am to 6:00pm Monday through Friday. The childcare business will be operating under the same regulations of the previous tenants from DCFS. There are no property changes or major renovations needed. Parking requirements will also remain the same. In closure, we are looking forward to servicing the Tinley Park community and provide exceptional childcare for the families of the surrounding vicinity.

Thank you,


Patricia Reed

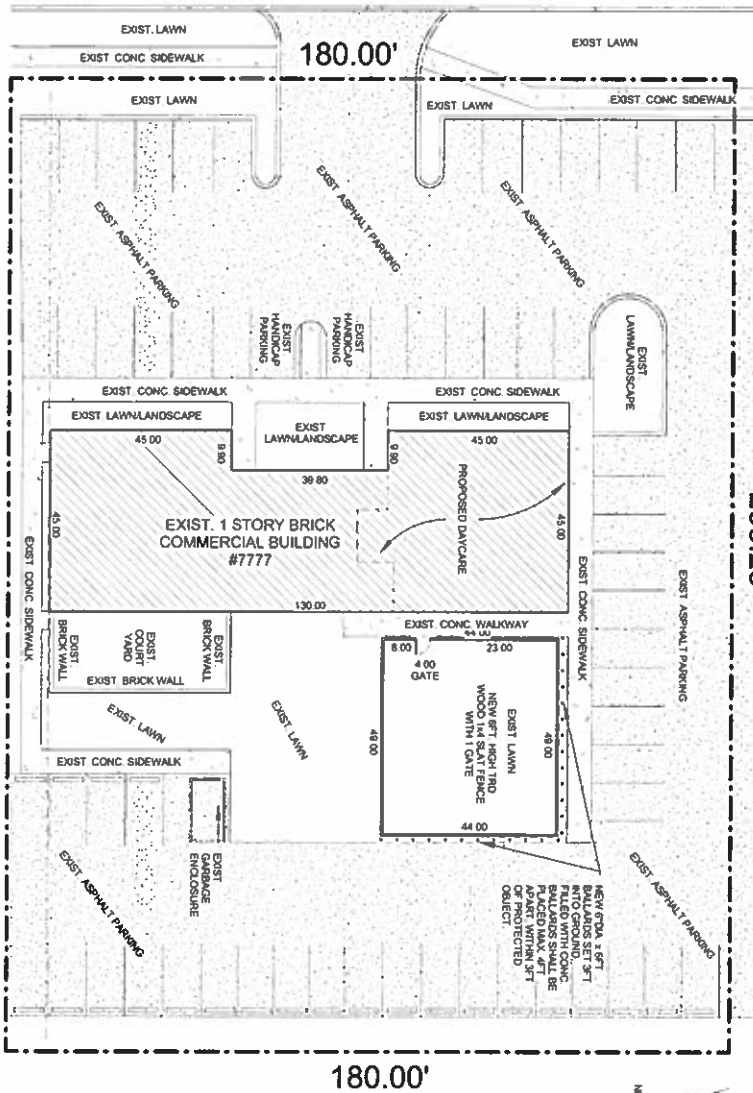
Director/Owner

Kid's Station Inc.

(708)-479-3999

7777 West 159th Street, Tinley Park IL

239.29'



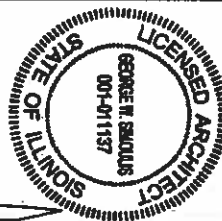
DAYCARE HOURS OF OPERATION:
6:00AM TO 6:00PM

CHILDREN BREAKDOWN:
CLASSROOM#1 : 18 - 2 - 3 YEARS OLD CHILDREN
CLASSROOM#2 : 17 - 3 - 4 YEARS OLD CHILDREN
TOTAL: 35 CHILDREN

I hereby certify that these plans were prepared under my direct supervision, and to the best of my knowledge conform to the building codes and ordinances of Village of Tinley Park, IL.

FOR SHEETES:
T-1 - T-2, A-1 - A-6

LICENSE EXPIRES:
11-30-2016



I hereby certify that these plans were prepared under my direct supervision, and to the best of my knowledge conform to the building codes and ordinances of Village of Tinley Park, IL.

FOR SHEETES:
E-1 - E-2, M-1 - M-2, P-1

LICENSE EXPIRES:
11-30-2016



**7777 WEST 159TH ST,
TINLEY PARK IL**

**PROPOSED DAYCARE
'DREAMLAND ACADEMY'**

No.	Description	Date

CERTIFICATION

Date: 07/31/2015
Scale: As indicated

Title Page

T-1

SPECIAL NOTES:
THE ARCHITECT IS NOT SUPERVISING CONSTRUCTION OF THIS BUILDING. THEREFORE, THE USE OF TRADESMEN OR WORKMAN SHALL CONSTITUTE A HOLD HARMLESS FOR ANY RESPONSIBILITY IN REGARD TO THE CONSTRUCTION MEANS, METHODS, TECHNIQUES, MATERIALS, AND EQUIPMENT. THE ARCHITECT SHALL BE HELD HARMLESS FOR ANY RESPONSIBILITY IN REGARD TO ANY COSTS OR PROBLEMS ARISING FROM THE NEGLIGENCE OF THE CONTRACTOR, OR FROM THE NEGLIGENCE OF THE ARCHITECT, OR FROM THE NEGLIGENCE OF THE CONTRACTOR, OR FROM THE NEGLIGENCE OF THE ARCHITECT, OR FROM THE NEGLIGENCE OF THE CONTRACTOR, OR FROM THE NEGLIGENCE OF THE ARCHITECT.

SPECIAL SAFETY NOTE:
ALL CONTRACTORS, SUBCONTRACTORS AND THEIR REPRESENTATIVES WORKING ON THIS PROJECT SHALL AT ALL TIMES PROTECT THE COURSE OF THEIR ACTIVITY BE RESPONSIBLE FOR THE REPRESENTATIVES OF THEIR EMPLOYERS SHALL ASCERTAIN THAT THE CONDITIONS UNDER WHICH THEY WILL BE REQUIRED TO ACCOMPLISH THEIR WORK AS SAFE AND MEET ALL REGULATIONS OF THE CITY OF TINLEY PARK, ILLINOIS. THE ARCHITECT SHALL BE HELD HARMLESS FOR ANY COSTS OR PROBLEMS ARISING FROM THE NEGLIGENCE OF THE CONTRACTOR, OR FROM THE NEGLIGENCE OF THE ARCHITECT, OR FROM THE NEGLIGENCE OF THE CONTRACTOR, OR FROM THE NEGLIGENCE OF THE ARCHITECT.

7777 W 159th St Tinley Park

Write a description for your map.

Legend

-  7777 W 159th St
-  Beltone Hearing Care Center

7777 W 159th St

Google Earth

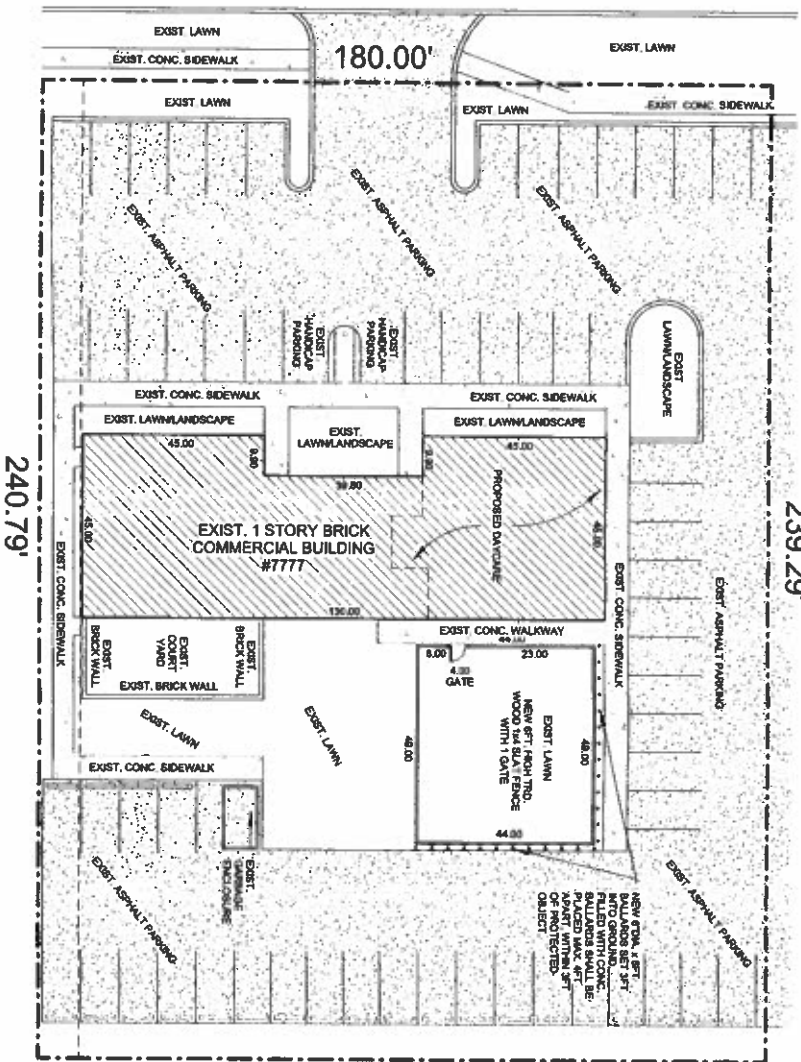
©2017 Google

90 ft



7777 West 159th Street, Tinley Park IL

239.29'



1 SITE PLAN
1" = 30'-0"



GENERAL NOTE:
THE ARCHITECT IS NOT SUPERVISING CONSTRUCTION OF THIS BUILDING. THEREFORE, THE USE OF THE BUILDING SHALL BE THE RESPONSIBILITY OF THE OWNER. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE SAFETY OF THE BUILDING OR FOR THE SAFETY OF THE PERSONS OR PROPERTY. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE SAFETY OF THE PERSONS OR PROPERTY. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE SAFETY OF THE PERSONS OR PROPERTY.

GENERAL SAFETY NOTE:
ALL CONTRACTORS, SUBCONTRACTORS AND THEIR REPRESENTATIVES WORKING ON THIS PROJECT SHALL BE RESPONSIBLE FOR THE SAFETY OF THE PERSONS AND PROPERTY. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE SAFETY OF THE PERSONS AND PROPERTY. THE ARCHITECT SHALL NOT BE RESPONSIBLE FOR THE SAFETY OF THE PERSONS AND PROPERTY.

FINAL APPROVED PLAN

Project Name: **DREAMLAND ACADEMY**
Location: **7777 W. 159th**

Date: **9-23-2015** Initials: **DMC**
Village of Tinley Park

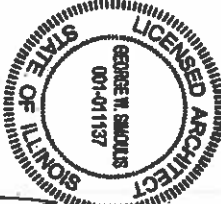
DAYCARE HOURS OF OPERATION:
6:00AM TO 6:00PM

CHILDREN BREAKDOWN:
CLASSROOM #1: 18 - 2-3 YEARS OLD CHILDREN
CLASSROOM #2: 17 - 3-5 YEARS OLD CHILDREN
TOTAL: 35 CHILDREN

ALL SPACES MUST HAVE ADDRESSES PLACED IN A POSITION ON THE EXTERIOR OF THE BUILDING THAT PLACED AND VISIBLE FROM THE STREET OR ROAD FRONTING THE PROPERTY. THE ADDRESSES SHALL CONTRAST WITH THEIR BACKGROUND AND BE EASY TO READ. ADDRESSES SHALL BE PLACED IN A POSITION OF PROTECTION FROM VANDALISM AND BE AT LEAST 4 INCHES HIGH AND 4 INCHES WIDE. (SECTION 55C, ILL. RC 2009)

I hereby certify that these plans were prepared under my direct supervision, and to the best of my knowledge conform to the building codes and ordinances of Village of Tinley Park, IL.

FOR SHEETES:
T-1 - T-2, A-1 - A-6
LICENSE EXPIRES:
11-30-2016



I hereby certify that these plans were prepared under my direct supervision, and to the best of my knowledge conform to the building codes and ordinances of Village of Tinley Park, IL.

FOR SHEETES:
E-1 - E-2, M-1 - M-2, P-1
LICENSE EXPIRES:
11-30-2016



7777 WEST 159TH ST,
TINLEY PARK IL

PROPOSED DAYCARE
'DREAMLAND ACADEMY'

No.	Description	Date
1	Revision 1	08.14.2015



CERTIFICATION

Date: 07.31.2015
Scale: As Indicated

Title Page

T-1