



MINUTES OF THE PLAN COMMISSION

VILLAGE OF TINLEY PARK, COOK AND WILL COUNTIES, ILLINOIS

JULY 2, 2015

The regular meeting of the Plan Commission was held in the Council Chambers of Village Hall on July 2, 2015 at 7:30 p.m.

ROLL CALL

Plan Commissioners:	Jeff Ficaro Tom Mahoney Mark Moylan Art Pierce Bill Reidy Rita Walker, Chairman
Absent Plan Commissioner(s):	Bob McClellan Maureen McLeod
Village Officials and Staff:	Amy Connolly, Planning Director Stephanie Kisler, Planner Debra Kotas, Commission Secretary

CALL TO ORDER

Plan Commission Chairman Walker called to the meeting to order at 7:32 p.m.

POINT OF ORDER

CHAIRMAN WALKER requested a motion be made to amend the agenda removing Item #1, Chase Bank Final Plat of Subdivision, 17157 Harlem Avenue, due to lack of sufficient documentation.

COMMISSIONER MAHONEY made a motion to remove this item from the agenda of the July 2, 2015 Plan Commission meeting. The Motion was seconded by COMMISSIONER PIERCE.

THE MOTION WAS APPROVED UNANIMOUSLY by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the Motion approved.

APPROVAL OF MINUTES

Minutes of the June 18, 2015 Plan Commission Meeting and the June 18, 2015 Joint Meeting with the Zoning Board of Appeals were presented for approval. A motion was made by COMMISSIONER FICARO seconded by COMMISSIONER MOYLAN to approve both Minutes as presented.

THE MOTION WAS APPROVED UNANIMOUSLY by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the motion approved.

TO: VILLAGE OF TINLEY PARK PRESIDENT AND BOARD OF TRUSTEES
FROM: VILLAGE OF TINLEY PARK PLAN COMMISSION
SUBJECT: MINUTES OF THE JULY 2, 2015 MEETING
ITEM #2: DREAMLAND ACADEMY INC.-7777 159TH STREET-SPECIAL USE PERMIT APPROVAL

Consider a proposal from Zuzanna Gaj, representing Dreamland Academy Inc., for a Special Use Permit for a daycare center at 7777 159th Street. The daycare center is within an existing building that also contains an insurance agent and orthodontist. A portion of the building will be remodeled for the daycare center and a required outside play area will be established. The subject property is zoned B-3 (General Business and Commercial).

Present were the following:

Plan Commissioners:	Jeff Ficaro Tom Mahoney Mark Moylan Art Pierce Bill Reidy Rita Walker, Chairman
Absent Plan Commissioner(s):	Bob McClellan Maureen McLeod
Village Officials and Staff:	Amy Connolly, Planning Director Stephanie Kisler, Planner Debra Kotas, Commission Secretary
Guest(s):	Zuzanna Gaj, Director, Dreamland Academy Marie Manny, Property Owner Tom Canna, Attorney

ZUZANNA GAJ, Director of Dreamland Academy Inc., presented the request for a Special Use Permit to open a daycare center at 7777 W. 159th Street.

MS. GAJ reported they have been operating a home-based daycare center in Hickory Hills, Illinois that has been at full capacity since 2013. She stated they have chosen the Tinley Park location to expand their business and plan on remodeling the inside of the existing building, according to Department of Children and Family Services (DCFS) guidelines, that will include an outdoor fenced-in playground in the rear of the building.

STEPHANIE KISLER, Planner, presented the Staff report. She showed an aerial photograph of the site including the 5,400 square foot building that is divided into 3 separate tenant spaces having 2 existing tenants, an insurance agent and an orthodontist. She reported Dreamland Academy Inc. will be leasing 2,200 square feet of the space. She noted the significant amount of parking available on the site surrounding the north, east and south sides of the building, ADA accessibility and large green space on the south side of the building.

MS. KISLER reported the hours of operation will be Monday through Friday from 6:00 a.m.-6:00 p.m. to accommodate the various drop-off and pickup times, employing a staff of 4 full-time employees for approximately 36 children ages 2-5 years of age.

MS. KISLER proceeded to summarize and address the following open items identified by Staff:

1. Complete a cross-access easement with the property to the east by formalizing the traffic flow between the 2 properties to ensure legality and less liability issues.
2. Complete a public sidewalk easement by dedicating it as a public sidewalk.
3. Determine what type of fence is being installed for the planned outdoor play area and ensure the materials for the fence are approved materials meeting both Village and DCFS requirements.
4. Formalize a landscape plan that will keep the spirit of the Landscape Ordinance since this is an existing site.
5. Proposed signage on the existing ground sign.
6. A photometric plan was not provided in the application; The Police Department is requiring the site have adequate lighting since hours of operation may have limited daylight in the winter months.
7. Fire Department comments:
 - a. The fenced area that will be used for the playground must be protected from possible vehicular impact/intrusion. Concrete bollards or other approved assemblies should be used;
 - b. Chapter 16 for New Day Care of the Life Safety Code (NFPA101) must be utilized for proper occupancy design;
 - c. A net occupancy load factor of 35 must be used when determining the maximum staff and children that can occupy the space, therefore, the amount of children at the daycare center may need to be reduced.

COMMISSIONER PIERCE requested clarification regarding the Fire Department's comments for occupancy. MS. KISLER explained the Village Ordinance allows for a specific occupancy load factor that may differ from DCFS requirements and the Petitioner will work with both the State and Fire Department as to what is acceptable, depending on who has the more strict requirement.

TOM CANNA, Attorney representing the property owner addressed the cross-access easements. He reported conducting a title search of the subject property to determine if a cross-access easement already existed, however, there was nothing on record. He reported drafting a cross-access easement in order to approach the neighboring property owner. He stated this client has spoken with the property owner regarding entering into the cross-access arrangement and explaining the reason for it, however, there was some reluctance. He stated they are attempting to speak with the neighboring property owner's attorney. He noted that each property has their own curb cut with in and out access and ample parking.

Regarding the public sidewalk easement, MR. CANNA reported speaking with a surveyor regarding dedication of the public sidewalk and his client is amenable to whatever the Village requires.

COMMISSIONER MAHONEY inquired about accessibility by all 3 tenants of the rear green space. MS. GAJ stated the green space is accessible by 2 tenants, Dreamland and the middle tenant.

MS. GAJ noted DCFS requires a minimum height of 4' for a fence, however, she showed a photograph of the 6' wood privacy fence they are considering that will enclose 1,500 square feet of the playground, having 1 gate. She also showed a photograph of the proposed signage for the existing ground sign.

COMMISSIONER REIDY inquired about the daycare center's hours of operation and the duration most children are in attendance. MS. GAJ reported DCFS allows for a 10-hour maximum.

COMMISSIONER REIDY also inquired about food service for the children. MS. GAJ reported the center will have a kitchen for drinks and snacks, however, a catering service will provide a hot lunch for the children.

CHAIRMAN WALKER inquired about the condition of the parking lot. The Petitioner's stated the parking lot will be seal coated and striped this year with further repairs occurring later.

There being no further questions from Commissioners, CHAIRMAN WALKER assigned COMMISSIONERS FICARO and REIDY to work with the Petitioner and Staff prior to the next meeting regarding any open items.

ADJOURNMENT

There being no further business, a motion was made by COMMISSIONER REIDY seconded by COMMISSIONER MAHONEY to adjourn the regular meeting of the Plan Commission of July 2, 2015 at 8:03 p.m. THE MOTION WAS UNANIMOUSLY APPROVED by voice call. PLAN COMMISSION CHAIRMAN WALKER declared the meeting ADJOURNED.