

MINUTES OF THE PLAN COMMISSION
June 8, 2015

The regular meeting of the Plan Commission was called to order by Vice Chairman William Cotey at 7:00 p.m. at the Village Hall.

Members present: Vice Chairman William Cotey, Dan Donahue, Amy Flores, Walter Oakley, Kurt Schultz, and David Semmelman.

Members absent: Chairman Mark Moore.

Village Staff present: John Spoden, Director of Community Development; David Smith, Senior Planner; and Fred Chung, Senior Project Engineer.

Commissioner Oakley moved, seconded by Commissioner Schultz, to approve the May 11, 2015, Plan Commission meeting minutes.

Motion carried 6 - 0.

OLD BUSINESS: None.

NEW BUSINESS:

**PC 15-11 A Village Green Montessori, Applicant
125 West Church Street**

Request is for an Amendment to the Special Use Permit to allow a Day Care Center to serve children between 2 and 6 years of age in an IB Institutional Buildings District.

Mr. David Smith, Senior Planner, introduced the request for the amendment for the Special Use Permit. Mr. Smith stated that in February 2002 the Village Board granted the applicant, Ann Phillips, a Special Use Permit to allow a Day Care Center in an IB Institutional Buildings District located in St. Lawrence Episcopal Church at 125 West Church Street. Mr. Smith stated that one of the conditions of that approval was to limit the ages of the children served from 3 to 6 years of age. Mr. Smith stated that the petitioner has submitted an application to amend that condition to include 2 year olds. Mr. Smith stated that in accordance to DCFS regulations, any outdoor play area dedicated for 2 year old children must be maintained on site of the Montessori establishment, therefore, the petitioner is proposing to install a fenced in play area on the west side of the St. Lawrence Church building. Mr. Smith stated that St. Lawrence Episcopal Church is located within the IB, Institutional Buildings District near the southeast corner of Church Street and Brainerd Avenue across Church Street from Cook Memorial Library.

Ms. Ann Phillips, A Village Green Montessori, Applicant, stated that her Montessori establishment is an education use with hours of operation from 8:30 a.m. to 3:30 p.m. She stated that they will comply with both the State Fire Marshall and the local Fire Department District's requirements. She stated that due to the State requirements relative to the 2 year old children that

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they will serve they are proposing the on-site fenced in outdoor play area. She stated that the play area will be based with rubber and wood mulch for safety and in accordance to the DCFS regulations. She stated that the 975 square foot area can accommodate up to 13 children. She stated that the proposed fence will be a decorative fence styled similar to a black wrought iron type and conducive to the fence styles that exist on neighboring properties.

Mr. Mike Hazen, Warden for St. Lawrence Church, stated that he supports the zoning requests by Montessori. He stated that the Montessori as a tenant who leases from the church provides financial stability to the church's budget. He stated that since the public school system has required full school days for kindergarten age children, it will have a substantial impact upon Montessori being able to administer their services. He stated that the hardship placed upon the Montessori is brought on by the public school system by changing their policy to require full school days for kindergarten age children. He stated that DCFS requires the play area for the 2 year old children to be on site. He stated that the church property has substantial site constraints requiring the outdoor fence placement to need a variation.

Commissioner Flores asked for clarification as to the location of the existing ground mounted transformer equipment relative to the proposed play area. Ms. Phillips stated that the transformer is against the church building wall and will be inside the proposed play area, but will be fenced off so that the children will not have any access to it.

Commissioner Flores asked about the area where there appears to be a storm drain. Ms. Phillips stated that the storm water drain is outside of the fenced in area.

Commissioner Schultz asked about the height of the proposed fence used to screen the transformer. Ms. Phillips stated that the fence and landscape screening will comply with the Village regulations.

Commissioner Schultz asked if there will be any playground equipment. Ms. Phillips stated that at this time the plan is only to include the fence and DCFS approved ground mulch.

Vice Chairman Cotey asked for clarification regarding the traffic generated on the site. Ms. Phillips stated that the parents park their cars in the parking lot and walk their children into the facility. She stated that the parents don't typically stay in the building longer than 5 minutes. She stated that the class times are staggered so that it is not an overwhelming number of people arriving or leaving at the same time. She stated that the parents use the rear entrance to the building.

Vice Chairman Cotey asked if the petitioner would consider using a higher fence as he is concerned about the high level of traffic along Church Street. Ms. Phillips stated that they are not necessarily opposed to a higher fence.

Vice Chairman Cotey read the DRC Staff Report review comments. He asked the petitioner if they would like for the Plan Commission to go to a vote on the petition. Ms. Phillips stated that she would like the Plan Commission to render their recommendation for support to the Village Board.

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In the matter of PC 15-11, Commissioner Oakley moved, seconded by Commissioner Schultz, to recommend the Village Board of Trustees approve an Amendment to the Special Use Permit to allow a Day Care Center to serve children between 2 and 6 years of age in an IB Institutional Buildings District, in accordance with the plans submitted.

Motion carried 6 - 0.

Ayes: Cotey, Donahue, Schultz, Flores, Oakley, Semmelman

Nays: None

Absent: Moore

COMMUNICATIONS AND DISCUSSION: None.

Commissioner Oakley moved, seconded by Commissioner Donahue, to adjourn the Plan Commission meeting.

Motion carried 6 - 0.

Meeting adjourned at 7:28 p.m.