



**Village of Homewood
Planning and Zoning Commission
Thursday, May 11, 2017
7:30 p.m.**

**Village Hall Board Room
2020 Chestnut Road
Homewood, IL 60430**

CALL TO ORDER: Chairman Sierzega called the meeting of the Planning and Zoning Commission to order at 7:30 p.m.

ROLL CALL: Members Bransky, O'Brien, Alfonso, Cap and Chairman Sierzega were in attendance. Member Planera and Johnson were absent. Present from the Village was Economic and Community Development Director Angela Mesaros. There were 4 people in the audience.

APPROVAL OF MINUTES: Chairman Sierzega asked if there were any corrections or changes to the minutes of April 27, 2017. There being no changes, Member Alfonso made a motion to approve the minutes of April 27, 2017, as submitted; seconded by Member O'Brien.

AYES: Members Alfonso, Bransky, O'Brien, Cap, and Chairman Sierzega

NAYS: None.

ABSTENTIONS: None

ABSENT: Members Planera and Johnson

Motion passed.

PUBLIC COMMENT: There were no comments.

REGULAR ORDER OF BUSINESS:

PUBLIC HEARING – CASE NO. 17-11: A request filed by Tina Buntin for a Special Use permit to operate a child daycare center on the property at 3019-3023 183rd Street located in the B-3, Commercial Service Business zoning district.

Chairman Sierzega noted that the case was a continuance and a legal notice was published in the *Daily Southtown* on 3/26/2017; letters were sent to the properties within 250 sq. ft and no comments were received. All the background information has been provided to the commission from the village.

Chairman Sierzega swore in Tina Buntin, 4830 Summerhill Drive, Country Club Hills.

Ms. Buntin stated that she would like to operate a child care and learning center fully licensed with DCFS for children from ages 6 weeks to twelve years. She would provide after-school care for school aged children from 3pm-6pm. She has been in this business for 28 years and has run both commercial and home-based daycare centers. She provides a preschool learning facility.

She is also state certified to teach kindergarten for children who cannot attend school. They graduate from her facility and then go straight to first grade with their credentials. She is also licensed NSAW to provide youth services. She stated that this location is great due to the single-family homes that are within the area. She will remain in compliance with the rules and regulations of the Village of Homewood as she has done with the Village of Glenwood and Chicago Heights, while remaining compliant with the rules and regulations with DCFS.

Chairman Sierzega asked for confirmation from Ms. Buntin that the reason she came in front of the commission was because a child daycare center requires a special use permit under the Village's ordinance. Ms. Buntin responded that she is requesting a special use permit to operate a daycare center

Member O'Brien stated that on page 2 of the staff report, it states that there are *76 parking spaces available in the parking lot*, it needs to be changed to '75 parking spaces.' There are three rows of 21 and one row of 12.

Member O'Brien inquired about item 8 on page 3, *an outdoor play area that will be fenced*. Ms. Buntin stated that upon speaking with Angela it was agreed that the proposed playground area in the parking lot would not be safe. It is not mandatory that they have a playground on site, if there is a park within walking distance. She received approval from a DCFS representative to use the park that is behind the location. Ms. Buntin further stated that she contacted the H-F Park District to find out the rules and regulations. They said as long as there are fewer than fifteen children at once she can utilize the park when the weather is permitting.

Member O'Brien stated that the park that Ms. Buntin is going to take the children to is a fenced in park and the comment on page 3 item 8 should be modified to some extent, since there will not be a playground at the daycare.

Member O'Brien inquired about item 4 under 'Findings of Fact' on page 4 *food will be prepared*; and asked if that means the food will be warmed up not cooked and if there would be any cooking on site. Ms. Buntin stated that the food would be warmed up at warming stations and they have obtained their food handler certifications.

Member Cap asked if it would be the largest location that she owns. Ms. Buntin stated that the location in Glenwood had 5500 sq. ft. and was licensed for 110 kids.

Member Cap asked if it will be her only location in Homewood. Ms. Buntin stated that this one particular location will be the only one in Homewood.

Member Bransky asked if she would have small children all day and school aged children only after school. Ms. Buntin stated that this is correct.

Chairman Sierzega asked if the hours of the daycare facility are from 6:00 a.m. to 7:00 p.m. Ms. Buntin stated that the hours were correct. Pick up time is at 6:00 p.m., but she allows the parents an extra hour to pick up their children.

Member Alfonso asked if there is a designated area for the older children. Ms. Buntin stated that it is currently an open space, but there will be individualized space for each group.

Chairman Sierzega asked how long of a walk it is to the park. Ms. Buntin stated that it is 0.2 miles and a 4-minute walk. The children do not have to cross busy streets. The park is in a cul-de-sac, so once they get to Matthew they can cross over to the park where there is no traffic. The children will go to the park in the mornings, so they do not go out during the busy period. Ms. Buntin further stated that outside time is no longer than 25-30 minutes per day and 25 percent of the capacity can go out at one time. The children will be accompanied by 2-3 staff members. Chairman Sierzega asked if they would take the back door. Ms. Buntin stated that they would take the service entrance out and she has communicated with American Bagel and FedEx on their delivery times and dates, so that she knows the children can not go out until later in the morning.

Roger Sanders, 645 Emerald Avenue, Chicago Heights stated that Ms. Buntin has an excellent program that has proven results. His children have become more confident, open, involved, and read and write at advance levels as a result of Ms. Buntin's programs. It is a phenomenal system and has greatly affected his children in a positive manner.

There being no further questions, Member O'Brien moved for approval of Case No. 17-11 for a special use to operate a daycare center on the property at 3019-3023 W. 183rd Street in the B3 zoning district on behalf of Tina Buntin, conditioned upon: 1) Registration and licensure by DCFS and 2) Issuance of final occupancy permit by the Village of Homewood. The Findings of Fact shall be included as part of the record and recommendation to the Village Board of Trustees; seconded by Member Cap.

AYES: Members O'Brien, Alfonso, Cap, Bransky and Chairman Sierzega

NAYS: None.

ABSTENTIONS: None.

ABSENT: Members Planera and Johnson

Motion passed.

PUBLIC HEARING – CASE NO. 17-12 – A request was filed by KLT Enterprise for a Special Use permit to operate a learning center (adult training program) on the property at 1141 175th Street located in the M, Limited Manufacturing zoning district.

Chairman Sierzega noted that a legal notice was published in the *Daily Southtown* on 3/26/2017; letters were sent to the properties within 250 sq. ft and no comments were received.

Chairman Sierzega swore in Syretta West, 213 Maple Drive, Homewood.

Ms. West stated that she has come in front of the commission to request a special use. Ms. West stated that they would like to expand their services, because their enrollment has increased. They would like to move two doors down within the same building. The current location is 1,600 sq. ft. and the new space measures 4,400 sq. ft. Ms. West further stated that KLT Enterprise offers developmental training to individuals with developmental disabilities. Their clients ages

range from 18 years to 55 years old. She has been in this field for 19 years and in business for herself for 11 years. She moved from Phoenix, Illinois to Homewood three years ago and started with 21 clients and is currently at 36 clients. They are open Monday through Friday from 8:00 a.m. to 2:00p.m.

Chairman Sierzega asked if Ms. West will be running the same type of business and how long they have been at that particular location. Ms. West confirmed that it is the same type of business and they have been located there for three years this month.

Member Alfonzo asked if there is any security or any safety issues. Ms. West stated that there have not been any safety or security issues. The surrounding businesses are very helpful and they even helped them move.

Member Bransky had no questions.

Member Cap had no questions.

Member O'Brien stated that the commission received a business plan in the materials that stated it was created on March 16th; however, in the business plan on page 3 under 'Proposed Business' it states that the facility is 1,700 to 2,000 square feet. Ms. West stated that she was originally looking for 2,000 sq. ft. but because they expanded they needed more space. It is the same business, just more staff.

Chairman Sierzega asked if the students will get to the facility by Pace bus. Ms. West stated that they use Pace and private transportation. Chairman Sierzega asked Ms. West to elaborate on the private transportation. Ms. West stated that a company called CC Limo Transportation uses vans to transport the individuals.

Chairman Sierzega asked if some of her students are wheelchair bound. Ms. West stated that she has one student that is wheelchair bound, but she comes by Pace.

Chairman Sierzega asked if she is going into the 4,400 sq. ft. space. Ms. West stated yes that was correct.

There being no further questions, Member Alfonso moved for approval of Case No. 17-12 for a special use for a learning center to operate a development training center on application by KLT Enterprises at 1141 175th Street. The Findings of Fact shall be included as part of the record and recommendation to the Village Board of Trustees; seconded by Member O'Brien.

AYES: Members O'Brien, Alfonso, Cap, Bransky and Chairman Sierzega

NAYS: None.

ABSTENTIONS: None.

ABSENT: Members Johnson and Planera

Motion passed.

MEETING MINUTES

NEW BUSINESS: Staff Liaison Mesaros reminded the Commission that she wishes to schedule training with the commission in June.

OLD BUSINESS: None.

ADJOURNMENT: Motion passed by voice vote at 7:35 p.m.

Respectfully submitted,

Angela M. Mesaros
Staff Liaison