



**Village of Homewood
Planning and Zoning Commission
Thursday, December 14, 2017
7:30 p.m.**

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

CALL TO ORDER: Member Planera called the meeting of the Planning and Zoning Commission to order at 7:33 p.m.

ROLL CALL: Members Cap, Johnson, Bransky, O'Brien, Alfonso, and Planera were in attendance. Chairman Sierzega was absent. Present from the Village was Assistant Village Manager Napoleon Haney. There were three people in the audience.

APPROVAL OF MINUTES: Member Planera asked if there were any corrections or changes to the minutes for the October 26, 2017 meeting. There being no changes, Member O'Brien made a motion to approve the minutes of October 26, 2017, as submitted; seconded by Member Alfonso.

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

NAYS: None

ABSTENTIONS: Member Johnson and Planera

ABSENT: Chairman Sierzega

Motion passed.

PUBLIC HEARING – CASE NO. 17-39:

Acting Chairman Planera swore in Michelle Saulsberry, 2944 Kathleen Lane, Flossmoor.

Mrs. Saulsberry stated that she is requesting a special use permit and a related parking variance to open a daycare in the Southgate Plaza, specifically at 18729-31 Dixie Highway. Currently she runs a licensed in-home daycare program that has been in operation for one year and three months, yet has outgrown her space due to high demand.

Member Johnson asked if the playground will extend to the next building or is it only the space requested. Mrs. Saulsberry stated that it would extend right behind the building. It will be the first four stalls. Member Johnson asked if the playground would block any exits or entries to other businesses. Mrs. Saulsberry stated that there is ample room for movement. The two doors in the back belong to her. Member Johnson asked the petitioner to expand on the delivery service. Mrs. Saulsberry stated that they would have the food delivered; however, the number of children at the daycare. The truck would be a size that could easily access the adjacent parking spaces. Member Johnson asked if there is an egress on 186th Place to Dixie. Mrs. Saulsberry stated yes, there is.

Acting Staff Liaison asked if Member Johnson was referring to the alley going all the way through. Member Johnson stated yes. Mrs. Saulsberry stated that the alley does go all the way through.

Member O'Brien asked if the petitioner is requesting eliminating four parking spaces. Mrs. Saulsberry stated yes. Member O'Brien asked if the petitioner will be protecting the playground area with ballards and fencing. Mrs. Saulsberry stated that there will be ballards and fencing protecting the playground area, and she has already reached out to multiple contractors for pricing. Member O'Brien asked what type of fencing will be used. Mrs. Saulsberry stated that she is exploring options, but envisions a white privacy fence. Member O'Brien asked how high the fence would be. Mrs. Saulsberry stated at least 6 ft. high with an opening on the side. Member O'Brien asked if the petitioner is licensed by DCFS for the Dixie Hwy location. Mrs. Saulsberry stated that she is licensed, but not for the Dixie Hwy location. It would require an inspection. Member O'Brien asked what the layout would be for the playground. Mrs. Saulsberry stated that the covering for the asphalt depends on the type of play equipment in the play space. Due to being able to use the neighboring parks, she does not envision using large play equipment. Member O'Brien added that DCFS requirements require a certain depth of woodchips for playground areas. Mrs. Saulsberry stated that DCFS requires that if the play area has swings or slides. Whether or not it is required, she plans to definitely have the surface covered for a softer landing.

Member O'Brien stated on Page 4 of the materials received that 84 parking spaces, should be 86. Member O'Brien stated that trucks would pull into a parking space would end up being a fifth parking space for the time of delivery. Mrs. Saulsberry stated that she routinely observed the activity of the building and reported that there is one car that currently uses the rear parking space; and there are a total of 18 parking spaces. There is ample amount of parking in the area, so even if a truck comes everyday for 20 minutes to unload food there should be no issues for other tenants or patrons. Member O'Brien asked if the petitioner has discussed the situation and timeline with DCFS. Mrs. Saulsberry stated that it would be a new license, because of the new location and that DCFS would do a license study that would take place at the site. Mrs. Saulsberry also stated that DCFS requests 90 days for the licensing process after she is ready for an inspection.

Member Cap requested confirmation if 25 children is what the petitioner is looking to accommodate. Mrs. Saulsberry stated that the ultimate number will depend on the outcome of the DCFS licensing study. DCFS will look at the layout, the specific items that are taking up floor space and then they will determine the amount of floor space that is available to dedicate to the children; and from that they will determine the number of children the facility will be licensed to have on the property. Member Cap asked if the staffing level would be a maximum of six. Mrs. Saulsberry stated that six staff members are high relative to the 25 kids. Member Cap asked staff the question in the staff memo on the proximity to a liquor store. Acting Staff Liaison Napoleon Haney stated that staff did contact the Village's attorney and confirmed that there are no State requirements that prohibit a daycare being in close proximity to a liquor store.

Member Bransky stated that the Fitness Center would be the main business closest to the daycare that would be the biggest competitor during the daycare's pick up time and asked if staff would

know the fitness center's peak time and what their parking load is during that time period. Acting Staff Liaison Haney stated that he does not have that information, but would investigate.

Member Alfonso asked how the 6 and 12 year olds would get to the daycare from school. Mrs. Saulsberry stated that the children's parents would have to arrange transportation for their child. It is a possibility that bussing children to the daycare would be something that they look at down the road, but not something they are looking at now. Member Alfonso asked if there will be cribs and beds. Mrs. Saulsberry stated that there will be cribs and beds, because each individual child is required to have a crib or bed. The cribs will fold and are easily transferable and the cots for the children will be stacked or wall mounted.

Acting Chairman Planera asked if DCFS has a required area per population of the space for the playground area. Mrs. Saulsberry stated that DCFS requires that a daycare has 75 sq. ft. of space per child for 25 percent of the license capacity. Acting Chairman Planera stated that if the 2,700 sq. ft daycare space accommodates 30 to 35 children, than the playground area will be very limited. Acting Chairman Planera asked if there will be a gate for the deliveries. Mrs. Saulsberry stated yes, because they have to have a safe exit at that location. Acting Chairman Planera stated that to maintain active egress from the building the petitioner cannot prohibit exit from the playground area and asked how the children and staff would exit easily if the playground is fenced in and locked. Mrs. Saulsberry stated that if it is fenced in and locked, it would be in a manner that it would not be difficult to exit. Acting Chairman Planera asked about instructions for child pick up/drop off. Mrs. Saulsberry stated that the adult has to park their vehicle and come inside to pick up their child. One specific door would be used for pick up. If a parent needs assistance loading or unloading a staff person will be on hand to assist.

Member O'Brien requested clarification on the playground parking stalls. He stated that parking stalls are conservatively 9'x18', so that is roughly 648 sq. ft. Mrs. Saulsberry stated that 648 sq. ft can be divided by 75 to get the estimated amount of children that can be on the playground at any one time. The playground would be able to accommodate about 8 children.

Motion was made by Member Bransky to approve Case 17-39 for a special use permit, site plan approval and a variance from Section 11.1 of the Homewood Zoning Ordinance to permit a day care center that does not meet the parking requirements by four parking spaces on the property located at 18729-31 Dixie Highway in the B-2 Community Business zoning district and incorporating the Findings and Facts into the record, conditioned upon: 1) Registration and licensure by DCFS; and 2) Issuance of a final occupancy permit by the Village of Homewood; seconded by Member O'Brien.

AYES: Members Alfonso, Cap, Bransky, O'Brien, Johnson and Planera

NAYS: None

ABSTENTIONS: None

ABSENT: Chairman Sierzega

Motion passed.

PUBLIC HEARING – CASE NO. 17-44:

Acting Chairman Planera swore in Jason Cooper, 6454 Malibu Lane, Palatine, IL. and Greg Waldo, Wichita, KS., representing Freddy's Frozen Custard and Steakburgers.

Mr. Waldo stated that Freddy's started in Wichita, KS and has 280 locations. Orland Park will be open mid-February with a second location currently under contract in Frankfort. Homewood will be the third location in the Chicago area. Mr. Waldo further stated that the restriction with Taco Bell is that it is small building and is more conducive for Freddy's to build the size that they need instead of trying to convert the current building. The site plan mirrors that of current Taco Bell, with the only difference being the dual drive-thru and a new dumpster enclosure. Other than that, the building will be approximately in the same location. Freddy's identifies as fast casual, meaning they cook to order. Mr. Cooper added that Freddy's is requesting a PUD amendment, in order to change the use of the restaurant.

Member Alfonso asked, with the exception of the sign on the front of the building, are the three signs on the side of the building separate signs. Mr. Waldo stated that the three signs are part of the total signage package. Member Alfonso asked if the atmosphere is more of a sit down atmosphere. Mr. Waldo stated that there will be 110 seats, drive thru and dine in. Member Alfonso asked if the petitioner would be selling alcohol. Mr. Waldo stated that they will not be selling alcohol, because it is family-oriented.

Member Bransky had no questions

Member Cap asked the hours of operation. Mr. Waldo stated M-F 10:30 am to 10:30 pm and Sat. and Sun. 10:30 am to 11:00 pm. Late night business is not an interest of Freddy's, so it will not be a 24 hr. restaurant.

Member O'Brien requested clarification regarding sanitary service that was brought up in the Site Plan meeting. Mr. Cooper stated that it has been changed. Member O'Brien asked if the petitioner has done a soil boring, because of the proximity to the quarry. Mr. Waldo stated that they are waiting for Taco Bell to close, to not interrupt business. Member O'Brien requested clarification on the hours, because the memo states that Freddy's will not be open 14 hours. Mr. Waldo stated that that might be a typo and that it should read 24 hours and not 14 hours.

Member Johnson asked if the petitioners could explain on the entrance and egress into the restaurant. Mr. Waldo stated the area that the dumpster enclosure location will be different, other than that there will be no changes.

Acting Chairman Planera asked the number of box/marquee signs. Mr. Waldo stated that they will have one double-sided monument sign.

Motion was made by Member Alfonso to approve Case 17-44 for a major amendment to the Park Plaza Planned Unit Development with the necessary sign variance to be incorporated into the PUD amendment for redevelopment of the property at 17601 S. Halsted Street for Freddy's Frozen Custard and Steakburgers in the B-4 Shopping Center zoning district and incorporating

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the Findings and Fact into the record and recommendation to the Village Board of Trustees; seconded by Member O'Brien.

AYES: Members Alfonso, Cap, Bransky, O'Brien, Johnson and Planera

NAYS: None

ABSTENTIONS: None

ABSENT: Chairman Sierzega

Motion passed.

NEW BUSINESS: None.

OLD BUSINESS: None.

ADJOURNMENT: Member O'Brien moved to adjourn the meeting at 8:25 p.m.; seconded by Member Cap. Motion passed by voice vote.

Respectfully submitted,

Angela Mesaros
Staff Liaison