

Plan Commission

Minutes of the Meeting on
April 7, 2022

Village of Homer Glen
14240 W 151st Street, Homer Glen, IL 60491
Community Room

1. Call to Order

The Meeting was called to Order at 7:02 PM

2. Pledge of Allegiance to the Flag was led by Commissioner Foley.

3. Roll Call

Members present: Commissioner Foley, Commissioner Verdun, Commissioner Stanly, Commissioner McGary and Chairman Kozor. Also present were Assistant Planner Udarbe, Director King and Plan Commission Secretary Cassin.

Not present: Commissioner Hand

4. Minutes

a) March 3, 2022

Chairman Kozor asked for a motion to approve the minutes from the March 3, 2022 Plan Commission as they were written. Commissioner Stanly made a motion to approve the minutes, seconded by Commissioner Verdun. All were in favor, zero (0) opposed. The motion carried.

5. Public Comment.

None

6. New Business

- a) **Case No. HG-2205-SP, 14367 W 159th Street (Public Hearing):** Consideration of a request for approval of a Special Use Permit for a Day-Care Center and Preschool for certain real property located in the C-2 Local Business District at 14367 W 159th Street, Homer Glen, Illinois [Case No. HG-2205-SP]

The case was presented by Director King. Parkview Church is looking to establish a pre-school and day care connected to the church for children aged from fifteen (15) months to six (6) years of age. There will be an out-door play area on the South side of the building. In the C-2 Zoning District, a Special Use Permit is required for a Day Care or Preschool.

As part of the project, the church is undertaking minor site changes. There is a PUD on this property, these changes would be a minor PUD change. This project will remove (4) parking spaces, which will not impact the current parking requirements, increased expanded pavement areas, there are some minor hard scape changes and the addition of a small play area. Minor changes to the PUD will be considered at the Board level, per the Village Code.

Staff presented the state requirements just for informational purposes: License by state is required, day care center must comply with state requirements for outdoor play area and the outdoor play area will be completely enclosed by a new 5' bronze aluminum fence. There is a toddler section and older child section, per state code.

The hours of operation will be from 7:30 a.m. until 6 p.m. for pre-school and day care, which follows the Village code.

Staff received some public comment by a resident who visited the Village, she was concerned a new structure and parking lot were going in (which there are not) and also had some concerns

about the lighting. Staff addressed the lighting with the applicant. Also, a phone call came in from a resident who lives in Villas of Messenger Woods, to express concerns about noise complaints from Parkview during the summer and keeping the doors open and using a bull horn during summer events. The resident stated they contacted Will County Sheriff about the noise, but they continue. Our code enforcement officer did have some complaints of outdoor events during COVID but that has stopped with the shift in COVID rules and Will County Sheriff will look to see if there are any other complaints logged. A follow up email came in from the same resident, she said that this is injurious to her now and the new use will not be any different. Staff read this letter into the record. No specific complaint about noises from children.

Staff concluded their presentation.

Secretary Cassin swore in those who wanted to speak.

The applicant didn't have anything to add except that they were happy to be here, and this project will be DCFS approved. Patrick McCarty is the architect for the project. This set up is already in place at their main campus in Orland Park. It has been in place 2 years and it is working well, the model is successful.

A Motion to open the public hearing made by Commissioner Foley, seconded by Commissioner Stanly. All in favor, zero (0) opposed, the motion carried.

No public comment.

A Motion to close the public hearing was made by Commissioner McGary, seconded by Commissioner Foley. All in favor, zero (0) opposed, the motion carried.

The Commissioners didn't have any discussion, except to say that this was terrific and clarified that this daycare facility is open to anyone.

Commissioner Verdun asked about detention, and staff does not have an answer for whether additional detention will be required (*this is under review with engineering*). Patrick McCarty stated that the engineer from the original church Eagle Rock, and our engineers agreed they are well over the detention calculations, and there is room for expansion later though nothing is contemplated at this time. Staff stated they will confirm and get this information confirmed by our consulting engineers and will be ready before it goes to Village Board.

Dave Stanly made a motion, which was seconded by Commissioner Verdun, to adopt staff's findings as the findings of the Plan Commission and recommended approval of a Special use Permit for a Day-Care Center and Preschool for certain real property located in the C-2 Local Business District at 14367 W. 159th Street, Homer Glen, Illinois, subject to the following conditions:

- 1) *The applicant must provide to the Village a copy of any required federal, state, or local agency licensing or certifications prior to the issuance of occupancy.*

[Case No. HG-2205-SP]

The motion passed unanimously with Commissioners Foley, McGary, Stanly, Verdun, Hand and Chairman Kozor all voting in favor five (5) to zero (0). The motion carried.

This case will go before the Village Board on April 27, 2022.

7. Reports of Plan Commission and Staff

Director King let the Commissioners know we do not have any cases for the next Plan Commission. She also stated that staff decided to hold off on Plan Commission Training until we have a new Commissioner.

It appears we will have (3) cases for the next Plan Commission.

Village Manager, Carmen Maurella attended the Plan Commission Director King introduced him to the Plan Commissioners.

Secretary Cassin reminded the Commissioners to complete the Statements of Economic Interest.

8. Adjournment

Chairman Kozor asked for a motion to adjourn. Commissioner Foley so moved, seconded by Commissioner Stanly. The meeting was adjourned at 7:31 PM.

Minutes transcribed and respectfully submitted by Gia Cassin.

Gia Cassin (*Plan Commission Secretary*):

Gia Cassin
3/19/22

Approved Date: