

**Regular Meeting – Plan Commission/Zoning Board of Appeals
Carol Stream Fire Protection District Station 28, DuPage County,
Carol Stream, Illinois**

***All Matters on the Agenda may be Discussed, Amended and Acted Upon
January 22, 2018.***

Chairman Parisi called the Regular Meeting of the Combined Plan Commission/Zoning Board of Appeals to order at 7:00 p.m. Chairman Parisi directed Jane Lentino, Community Development Secretary, to call the roll.

The results of the roll call were:

Present: Chairman Frank Parisi, Commissioners Angelo Christopher, Dave Creighton, Frank Petella, Dee Spink, Charlie Tucek, and John Meneghini

Absent: None

Also Present: Tom Farace, Planning and Economic Development Manager, Jane Lentino, Secretary, and a representative from the DuPage County Court Reporters.

MINUTES:

Commissioner Spink moved and Commissioner Petella seconded the motion to approve the minutes of the meeting of November 27, 2017, with a correction.

The results of the roll call vote were:

Ayes: 7 Commissioners Christopher, Creighton, Petella, Spink, Tucek, Meneghini,
Chairman Parisi.

Nays: 0

Abstain: 0

Absent: 0

PUBLIC HEARING

Chairman Parisi asked for a motion to open the Public Hearing. Commissioner Spink moved and Commissioner Tucek seconded the motion.

**Case #17-0047 – Naveeda Athar / Stepping Stones Early Childhood Center – 925 Geneva Road
Special Use for a Daycare Center**

Chairman Parisi swore in the witnesses, Naveeda Athar, 1N330 Farwell Street, Carol Stream, IL, and Christopher Lauriat, Church Building Architects, 1825 College Avenue Suite 130, Wheaton, IL, 60187.

Ms. Athar stated that she is proposing a daycare center at 925 Geneva Road. She stated that the building is about 4,400 square feet. She stated that minus the kitchen, bathrooms, and other rooms, there is 3,400 square feet which, according to the Department of Children and Family Services (DCFS), will allow Ms. Athar to accommodate 35-40 children. She stated that she has not applied to DCFS as of yet because applying for Special Use is the first step.

Ms. Athar stated that she has submitted drawings with the proposed indoor renovations, as well as drawings for the outdoor fenced area.

Mr. Lauriat referred to the plans and stated that they are not proposing any additions or additional buildings on the site, that all renovations will be in the interior of the building, and there are site improvements proposed. He stated that the parking lot would be restriped according to Carol Stream standards, as was suggested by Staff. Mr. Lauriat stated that there were 10 parking spaces to the north of the building and six spaces along the east side of the building, and that one space was lost due to the spacing needed for double loop striping.

Mr. Lauriat stated that a portion of the side and back yards will be fenced off for play areas needed for DCFS daycare facilities. He stated that there were a few existing trees that would be trimmed, that chain link fencing would be installed around mechanical items, and there would be a solid six foot wooden fence with two gates that would enclose the refuse area. Mr. Lauriat stated that the south, east and north perimeters of the play area will have a six foot high solid wood fence similar to the drawing on the plans.

Mr. Lauriat referred to layout of the floor plans. He reiterated that Ms. Athar is looking to have 35-40 children enrolled at the maximum, and that they are looking to divide the floor area into three main pre-school rooms and a before and after school care room. He showed an existing wall that would create a back of house area that would be divided into a kitchen and a nurse's office. He stated that there are two existing toilet rooms and they would create an additional bathroom for children who are still in training. Mr. Lauriat stated that the reception area would be in the front to greet families as they come in to drop off children.

Mr. Lauriat stated that they feel the site and building work well for daycare because it is on a main thoroughfare and close to residential areas.

Mr. Lauriat stated that the row of evergreens would be kept and trimmed to be above children's heads, and it would be level or lower than the fence so the neighbors would not see much visual change.

Ms. Athar stated that the building used to be DeSitter Carpets and will be a good opportunity to have a daycare center at this location as it is near a residential area and schools which might use their services.

Chairman Parisi asked for questions from the audience. There were none.

Chairman Parisi asked that an email from a resident of Timber Ridge be submitted as an addendum to the minutes.

Chairman Parisi asked Mr. Farace for the Staff report.

Mr. Farace stated that the applicant is seeking approval of a Special Use permit for a daycare center to be located at President and Geneva, which is the former DeSitter Carpets building. He stated that the building is about 4,400 square feet and the building would not be expanded or enlarged in any way. He stated that interior modifications are proposed, and the parking lot will be restriped. Mr. Farace stated that there will be a couple of parking spaces and a curb that will be removed to accommodate the outdoor play area, and said that DCFS has regulations in terms of square footage per child for indoor and outdoor spaces.

Mr. Farace stated that Ms. Athar is already working with DCFS to make sure the requirements are met, and that, given by the size of the building, Ms. Athar might start out with about 20 children and could go up to having a license for 50 students, but as indicated, there would be 35-40 children. Mr. Farace asked Ms. Athar to verify the DCFS regulation for an outside play area.

Ms. Athar answered that the requirement is 65 square feet per child, and 25 percent of the school capacity can be outside at one time.

Mr. Farace stated that the DCFS rules and regulations have been taken into consideration when Mr. Lauriat designed the floor plan and outdoor play area.

Mr. Farace stated that parking accommodations meet the Zoning Code requirements, which is one parking space for every 250 square feet of net floor area, and comes out to the 13 spaces required. He stated that the kitchen space, the bathroom space, and the utility rooms are not included when determining the net square footage, and that the classroom space used by teachers and children determine the net floor area.

Mr. Farace stated that Staff felt comfortable that the number of spaces meet the needs of a smaller daycare center that will accommodate both full and part time children, and that pick up and drop off times will be staggered. He noted that Staff looked at the possibility of parents parking along President Street stating that there is signage along the west side of President Street is designated as no parking, and that the east side of the street has not been designated as no parking at this time. Mr. Farace stated that Ms. Athar has stated that she does not want parents and caregivers parking along the street, and that Staff feels the same. Mr. Farace stated that both Ms. Athar and Staff will monitor parking on the street and if there is the issue of parents and/or caregivers beginning to park on the street arises, Staff will move forward to designate that area as a no parking area.

Mr. Farace stated that there were minor property maintenance issues indicated in the Staff report that will be taken care of during the building review process, and that Ms. Athar was in agreement.

Mr. Farace stated that he spoke with Ms. Athar about signage and that, as a condition of approval, channel letters rather than a box sign would be required for this location, and that a sign permit would be required.

Mr. Farace stated that Staff is supportive of the request. He noted that there were 2 residents of Timber Ridge who were concerned about noise and traffic, and it was indicated to them that there would be a six foot solid fence on the north and east sides of the property, and the landscaping on the east side will be maintained. He noted that there were 106 letters sent out and that if it were a concern there might be more individuals at the meeting to respond.

Mr. Farace stated that Staff recommends approval with conditions listed, and adding the channel letter wall sign as a condition of approval.

Chairman Parisi asked for questions from the Commission. Commissioners Tucek, Meneghini, and Christopher had none.

Commissioner Petella asked how big the play area was and if it could accommodate 25 percent of the children if there were 20 children to start out.

Mr. Lauriat stated that they are taking out two parking spaces and the drive aisle, equaling about 800 square feet which is more than enough for five children being that $5(\text{children}) \times 65(\text{sf per child}) = 325$ square feet.

Chairman Petella stated that the back area is on a hill and the trees are over grown, that it doesn't look like a play area, and asked for confirmation about height of the fence being six feet.

Mr. Lauriat stated that the trees need trimming, and stated that the overall area of the back area is about 40 feet by 60 feet. He confirmed that the fence is six feet on two sides, and the fence facing the parking lot would be four feet.

Commissioner Petella asked how many cars could be accommodated during the drop off rush hour.

Mr. Lauriat stated that there are 16 spaces and that drop off isn't 15 minutes, that it happens over the course of about two and a half hours.

Commissioner Spink referred to a letter to the Commission from the petitioner that stated that there would not be more than 50 children enrolled at this facility and asked if there would be another facility.

Ms. Athar stated that there would not be another facility.

Commissioner Spink asked if they would be using the kitchen to provide food for the children according to DCFS requirements and asked what appliances they would have.

Ms. Athar stated that there would be a stove, a refrigerator, and a microwave, and that the meals would be prepared according to DCFS specifications.

Mr. Lauriat stated that it would be a full commercial kitchen with a triple basin wash sink, vegetable prep sink, hand wash sink, grease trap, and it will have to go through the County of DuPage Health Department.

Commissioner Spink asked if the children will eat in the kitchen

Ms. Athar stated that the food will be brought to the children to eat in the classroom, and that infants will eat in their high chairs.

Commissioner Spink asked how many infants the daycare center plans to accommodate and how many people would be available for infant care

Ms. Athar would apply for eight infants based on the space of the specified infant room, and that according to DCFS specifications, there will be two staff members in the infant room, and that also according to DCFS, if there are less than 50 children, the staff can float from room to room.

Commissioner Spink asked if the nurse will be qualified to teach or fill in as a teacher.

Ms. Athar said that the nurse will not teach and, based on DCFS requirements, the nurse will be there once a week for the first three months, and after the first three months the nurse will be there once a month.

Commissioner Spink asked how many teachers and students will be in the infant and toddler area.

Ms. Athar stated that she would have eight infants and about 10 toddlers, and if there is less than 50 children, she can combine the age groups, in which case she would need three staff members.

Commissioner Spink asked if there would be enough staff to accommodate the children who are outside as well as the children who will be inside.

Ms. Athar stated that infants would not go out as much as the pre-school classroom

Commissioner Spink asked how many children would be in the pre-school classroom and asked to clarify if there were also 10 toddlers in the toddler room.

Ms. Athar stated there would be about 10 in the pre-school classroom which includes ages three to five and requires one staff member.

Commissioner Spink asked if there was a certain criteria that the daycare would have to prepare the children for the school district curriculum.

Ms. Athar stated that there will be a pre-school program with qualified teachers, and that she is director qualified and in school to get the credentials for early childhood.

Commissioner Creighton referenced the email about noise concerns, and asked what the earliest time that the children would be let outside to play.

Ms. Athar stated that the children would be outside from 9am to 11am, and that pre-school and toddlers will be outside 20 to 30 minutes. She stated that, after being outside, they will eat, nap, etc., and that in the evening, weather permitting, they will be outside for about another half hour between 3:30pm and 4:30pm.

Commissioner Creighton asked to verify that there will only be five children out at a time.

Ms. Athar stated that maybe five to eight children will be out at a time.

Mr. Lauriat stated that there is enough room to have all the children outside and that DCFS requires that a minimum of 25 percent of the whole facility be able to go outside.

Ms. Athar noted that age groups cannot be combined. She stated that she has to provide a separate time and space for different age groups to play, and that based on Commissioner Creighton's question, not everyone will be outside at once.

Commissioner Creighton asked what the maximum number of children that will be outside at once would be.

Ms. Athar stated not more than 10 if she is lucky enough to have the enrollment.

Commissioner Creighton asked if there was any intent to put a barrier on the west side of the building, where there is parking up to the front doors, to keep cars from jumping the curb, and suggested bollards.

Mr. Lauriat stated that there is currently a five or six inch curb and there is a sidewalk with a curb at the front door to let people know to stop.

Commissioner Creighton recommended parking bollards because six inches won't stop a car from going into the building.

Mr. Lauriat stated that they would be coming in on a curve and not straight, and maybe going 5mph at that point.

Commissioner Creighton stated that he feels that bollards are a lot safer than wheel stops.

Chairman Parisi asked how children will get to the play area from inside the building.

Mr. Lauriat stated that there is a door in the back of the building that is a step and a half above the floor level that will be lowered, and there will be a sidewalk outside to ameliorate any grade change that may happen, therefore the children will be able to walk out the back door into a secured area and not have to enter the parking lot.

Chairman Parisi asked if the area immediately to the east of the entrance is a designated play area, or just the area to the north.

Mr. Lauriat stated that that area to the east could be a play area, as it is fenced in, depending on how DCFS wants to work it, and how Ms. Athar wants to staff it in case of high enrollment.

Commissioner Parisi asked to clarify that the petitioner would like to have the area to the north, where the transformer and the air conditioning unit are, as an additional play area.

Ms. Athar stated that the transformer and air conditioning unit will be fenced in and inaccessible to the children. Mr. Lauriat showed where the proposed fence will be and where the gates will be located.

Chairman Parisi asked if children in the after school program will be bussed in or dropped off.

Ms. Athar stated that she has not worked on that detail as of yet, however in the past, when she had her own daycare, she drove kids to and from school.

Chairman Parisi asked to clarify that Ms. Athar was not going to provide bus service.

Ms. Athar stated that she didn't think that she would have a bus service, but she might have a van to provide service if needed.

Commissioner Petella asked what type of surface would be put on the ground if the area to the north should end up being used as a play area, as it is all mud and no grass.

Ms. Athar stated that DCFS requires some kind of surface be put on top of the mud, that she is looking at using pea gravel, and that three to five inches is required.

Commissioner Petella noted that the area wasn't level and goes uphill toward the condominiums, and asked if the fence would be right up against the condominiums.

Mr. Lauriat stated that the condominiums are set back 20 to 30 feet from the property line.

Mr. Farace stated that it might not be 30 feet, but it's probably 20 feet.

Commissioner Spink suggested installing an electric sign that says whether school is in or out, and not of just the name of the school.

Chairman Parisi asked Commissioner Spink to clarify if she meant the monument sign.

Commissioner Spink said that she meant the monument sign.

Chairman Parisi asked to clarify if the petitioner would have to go before the Plan Commission to change the signs.

Mr. Farace stated that they would only need a sign permit and not have to go before the Plan Commission for the signs.

Chairman Parisi asked for a motion to approve the Special Use for Stepping Stones Daycare Center located at 925 Geneva Road. Commissioner Meneghini moved and Commissioner Christopher seconded the motion to approve the request with Staff recommendations for the sign.

The results of the roll call vote were:

Ayes: 6 Commissioners Creighton, Christopher, Meneghini, Spink, Tucek, and Chairman Parisi.

Nays: 1 Commissioner Petella

Abstain: 0

Absent: 0

The motion was approved.

This case will go before the Village Board of Trustees on Monday, February 5, 2018, at 7:30 PM for formal approval.

Chairman Parisi asked for a motion to close public hearing.

Commissioner Creighton moved and Commissioner Spink seconded the motion to close Public Hearing.

PRESENTATION:

Chairman Parisi received a request from Northwest Medicine and asked for a motion to postpone Case #16-2075, and asked for a motion to continue Case #16-2075 to the February 26, 2018, Plan Commission meeting.

Commissioner Creighton moved and Commissioner Tucek seconded the motion to continue Case# 16-2075 to the February 26, 2018, Plan Commission meeting.

The motion passed unanimously.

OLD BUSINESS:

NEW BUSINESS:

ADJOURNMENT:

At 7:35pm Commissioner Creighton moved and Commissioner Spink seconded the motion to adjourn the meeting.

The motion passed by unanimous vote.

FOR THE COMBINED BOARD

Recorded and transcribed by,



Jane Lentino
Community Development Secretary

Minutes approved by Plan Commission on this 3 day of APRIL, 2018.



Chairman

ADDENDUM TO PLAN COMMISSION MINUTES 1-22-18 CASE 17-0047

Jane Lentino

From: Village of Carol Stream <donotreply@carolstream.org>
Sent: Monday, January 22, 2018 11:00 AM
To: DPT - Community Development Email Account
Subject: Village of Carol Stream: Opposition to Special Use Permit 17-0047

This is an enquiry email via <http://www.carolstream.org/> from:
John Akmakjian <johnbroker@sbcglobal.net>

As a homeowner at 550 Timber Ridge, Unit 304; I voice my total opposition to the issuance of a special use permit for a daycare center. Our property values have just started to rise after many years of stagnant prices and a daycare center just behind us will take away from this appreciative upward movement.

A daycare center will also create noise; parents parking in our parking spots to drop-off and pickup children.

This will also cause traffic issues as well. A shopping center is more conducive to a daycare center and not behind a 220 residential unit complex. This proposed daycare is not in the best interests of the Timber Ridge Condo Association residents. A daycare of this nature creates a negative stigma to home values. Also, the erection of a fence would be an eyesore.

I speak on behalf of myself; however, I know the majority of residents hold the same concerns I have in this regard.

A professional office like an insurance, real estate or law office would best fit this location and not a daycare center.

We as owners of units at Timber Ridge want our peace and quite not to be disturbed.

Respectfully,

John Akmakjian Unit 304, 550 Timber Ridge, Carol Stream, IL. 60188