

**VILLAGE OF WOODRIDGE
PLAN COMMISSION MEETING
Regular Meeting of October 7, 2013**

A regular meeting of the Plan Commission for the Village of Woodridge was held at 7:30 p.m. on Monday, October 7, 2013 in the Board Room of the Village Hall, Five Plaza Drive, Woodridge, Illinois.

I. CALL TO ORDER

Chairman Zawacki called the meeting to order at 7:34 p.m.

II. ROLL CALL

Upon roll call the following were:

Present: Balogh, Hendricks, Mast, Page, Zawacki

Absent: Przepiorka, Gaspar

Director of Community Development Michael Mays, Senior Planner Jenny Horn, Planner Jason Zawila, and Recording Secretary Peggy Halper were also present.

III. APPROVAL OF MINUTES FOR THE SEPTEMBER 16, 2013 MEETING

Commissioner Balogh made a motion, seconded by Commissioner Hendricks to approve the minutes of the September 16, 2013 meeting with no changes. A roll call vote was taken:

Ayes: Balogh, Mast, Hendricks, Zawacki

Nays: None

Abstain: Page

Motion passed

IV. CONSIDERATION OF A SPECIAL USE FOR A PRESCHOOL AND DAYCARE IN THE B-1 ZONING DISTRICT – LITTLE KIDS LEARNING CENTER – 3010-3012 HOBSON ROAD – LITTLE KIDS LEARNING CENTER, LLC.

A. PUBLIC HEARING

Chairman Zawacki called the public hearing to order at 7:35 p.m. He reviewed the application before the Plan Commission verifying that all required public notices had been given. He then called for a motion to adopt the Rules of Procedure.

Commissioner Hendricks made a motion, seconded by Commissioner Mast to adopt the Rules of Procedure. A roll call vote was taken:

Ayes: Hendricks, Mast, Balogh, Page, Zawacki

Nays: None

Motion passed

Chairman Zawacki then asked if staff wanted to make a presentation.

Jason Zawila, Planner for the Village of Woodridge, was sworn in. He stated he would like to enter staff's report into the record as exhibit "B". He said the proposed daycare relocation is in the Hobson Road Plaza shopping center. It is located along the north side of Hobson Road between Woodridge Drive and the Commonwealth Edison right-of-way.

Mr. Zawila stated the shopping center was originally constructed in 1970. The Little Kids Learning Center has been in the shopping center since 1982. He said in 1986 preschools and daycares became a special use in the B-1 Zoning District. He stated this made the Little Kids Learning Center a legal non-conforming use in the shopping center, as they have never received a special use permit since the code was amended. Mr. Zawila said the Village Code allows legal non-conforming uses to continue, but they cannot be expanded or extended beyond the area it occupies. He stated in order to allow Little Kids Learning Center to expand and relocate into the larger space a special use must be granted allowing the use in the B-1 neighborhood shopping district.

Mr. Zawila said Little Kids Learning Center currently occupies a 2,450 square foot space and will relocate to a 3,900 square foot space located at the east end of the shopping center. He stated it is similar to the existing space. The new space will include a kitchen, various activity rooms, office and storage space. Mr. Zawila said daycare facilities are tightly controlled by the State of Illinois. He stated the new expanded facility will be designed to accommodate approximately 70 children with nine employees. He said Little Kids Learning Center expects to be open Monday through Friday from 6:30 a.m. to 6:30 p.m.

Mr. Zawila stated staff finds the proposed preschool and daycare is compatible and appropriate in the shopping center. He said Little Kids Learning Center has existed in the shopping center for 30 years with no code enforcement complaints on the use. He stated the new location will also place the center closer to the playground utilized by Little Kids in the Hobson Road Plaza.

Mr. Zawila said because of the proposed expansion of the preschool and daycare, staff reviewed the existing and required parking for the shopping center and identified that parking is sufficient for the use. He stated this would conclude staff's presentation.

Chairman Zawacki then asked if there were any questions for staff.

Commissioner Balogh asked in staff's report under Recommendation, it had stated Centerpointe Shopping Center and should it read the Hobson Road Plaza.

Mr. Zawila said when they get to the recommendation portion of the meeting a correction will be made.

Chairman Zawacki asked if there were any other questions. None responded. He then asked if the applicant would like to make a presentation.

Lawrence Cohen, President of Affiliated Reality and Management Company, 1720 W. Algonquin Road, Mount Prospect, was sworn in. He said he is joined this evening with Lina and Paul Reyes who own and operate Little Kids Learning Center. He stated they are petitioning for a special use to relocate from their current location to a new position at the east end of the shopping center. Mr. Cohen said this professional licensed daycare facility has been in continuous operation, at the same location, for the past 30 years serving the families of the Woodridge community. He stated they are a tenant in good standing and contribute to the overall vibrancy of the plaza. He said with a relocation from their current 2,450 square foot facility to the 3,900 square foot vacant premises at the east end of the property, their dream will be realized. Mr. Cohen stated they will be able to continue to provide improved facilities for the children and their families and be closer to the existing outdoor play area.

Mr. Cohen said Mr. and Mrs. Reyes, with the support of Affiliated Reality and the properties owners they represent, will cooperate and comply with the Village of Woodridge, County, and State agencies to obtain occupancy and licensing. He stated they have already met on-site with a representative from the Illinois Department of Children and Family Services. He said the architect is working with a sanitarian of the DuPage County Health Department to ensure that the new facility meets all requirements. Mr. Cohen stated they appreciate their consideration of the petition and invite any comments and questions they might have.

Chairman Zawacki asked if there were any questions from the Commission. None responded. He then asked if anyone from the audience wanted to give statement or testimony in support of the applicant. None responded. He then asked if there was anyone in the audience that wanted to make a statement in opposition of the applicant. None responded.

Chairman Zawacki then called for a motion to close the public hearing.

Commissioner Page made a motion, seconded by Commissioner Balogh to close the public hearing. A roll call vote was taken:

Ayes: Page, Balogh, Hendricks, Mast, Zawacki

Nays: None

Motion passed

B. Plan Commission Discussion

Chairman Zawacki asked if staff had any further comments.

Mr. Zawila stated staff has prepared the following draft Findings of Fact in Attachment 4. He said the Plan Commission may modify these Findings as necessary and should adopt such Findings under a separate motion.

Mr. Zawila said staff does recommend that the Plan Commission make the following motions and recommendation. The first is to adopt the Findings of Fact for a Special Use, as contained in Attachment 4 of staff's report. He said the second motion would recommend to the Mayor and Board of Trustees approval of a Special Use permit for a daycare and preschool in Hobson Road Plaza subject to the condition that they comply with all applicable Village Codes and ordinances.

Chairman Zawacki asked if there were any questions for staff. None responded.

C. Findings of Fact

Chairman Zawacki called for a motion to adopt the Findings of Fact.

Commissioner Mast made a motion, seconded by Commissioner Balogh to adopt the Findings of Fact for a Special use as contained in Attachment 4 of staff's report dated October 7, 2013. A roll call vote was taken:

Ayes: Mast, Balogh, Hendricks, Page, Zawacki

Nays: None

Motion passed

D. Plan Commission Recommendation

Chairman Zawacki called for a motion for a recommendation to the Mayor and Board of Trustees.

Commissioner Balogh made a motion, seconded by Commissioner Page to recommend to the Mayor and Board of Trustees approval of a special use permit for a daycare and preschool facility in the Hobson Road Plaza, subject to compliance with all applicable Village codes and ordinance. A roll call vote was taken:

Ayes: Balogh, Page, Hendricks, Mast, Zawacki

Nays: None

Motion passed

V. PUBLIC COMMENT (ITEMS NOT RELATED TO THE AGENDA)

None

VI. DISCUSSION ITEMS

Mrs. Horn stated as of right now they do not have anything for the October 21st meeting. She said there will be a meeting on November 4th and November 18th.

Chairman Zawacki asked if they had heard how Burr Ridge voted in regards to the medical marijuana.

Mr. Zawila stated he was not sure. He said they are preparing that agenda item for the Village Board and they will be looking at what the other communities are doing.

Mr. Mays said it is his understanding that Naperville is considering allowing distribution centers for medical marijuana in industrial zoning districts. He stated it was similar to what they are proposing. He said staff will provide in a memo a follow up on the electronic message board research and the medical marijuana.

VII. UPDATE OF PREVIOUS PLAN COMMISSION CASES

None

VIII. ADJOURNMENT

Chairman Zawacki called for a motion to adjourn the meeting.

Commissioner Hendricks made a motion, seconded by Commissioner Mast to adjourn the meeting. A roll call vote was taken:

Ayes: Hendricks, Mast, Balogh, Page, Zawacki

Nays: None

Motion passed

Donn Zawacki, Chairman

Peggy Halper, Recording Secretary