Village of Spring Grove
Plan and Zoning Commission
Meeting Agenda

1. Call to Order
2. Roll Call
3. Approval of Minutes – June 19, 2019
4. Public Hearing – 2850 Route 12 – A special use permit to operate a daycare facility
   A. Swearing in of Petitioner
   B. Presentation by Petitioner
   C. Questions by Planning & Zoning Commission
   D. Questions by Zoning Officer
   E. Public Comment
   F. Further Commission Discussion
   G. Motion to Adopt the Findings of Fact
   H. Motion of Recommendation to Village Board
5. Public Comment
6. Other Business
7. Adjournment
MINUTES OF A REGULAR MEETING OF THE
PLANNING & ZONING COMMISSION OF THE
VILLAGE OF SPRING GROVE
JULY 17, 2019

Council Chambers, Spring Grove, Illinois, July 17, 2019; a Regular Meeting of the Planning and Zoning Commission was held this date at 6:00 p.m., at the Municipal Centre, 7401 Meyer Road; Chairperson Gajewski presiding.

Roll Call. Roll call vote showed the following commissioners to be present at the meeting: Chairperson Mike Gajewski and Commissioners Bill Greenhill, Kevin Hessenthaler, John Sullivan, Paul Tierney and Ted Trzaskowski – 6. Absent: Commissioners Mike Bukolt - 1. Also present for the Village were Bob Walczak, Zoning Officer, and Sandi Rusher, Village Clerk.

Approval of the June 19, 2019 Minutes. Commissioner Greenhill moved, seconded by Commissioner Trzaskowski to approve the minutes as presented. On voice vote, the motion carried.

Public Hearing – 2850 Route 12 – A special use permit to operate a daycare facility.

Swearing in of Petitioner. Shawn Tiani was sworn in at the commencement of the hearing.

Presentation of Petitioner. Mr. Tiani and his family moved to Spring Grove in 2013 for its small-town atmosphere and spacious backyards. They did find the community lacking in DCFS licensed childcare facilities though. He and his husband Ben Torres are in the process of purchasing Peppermint Preschool, which is in foreclosure, and obtaining their DCFS license. They will rename the facility to Launch Enrichment. They are excited to provide a high quality of educational experience for the children of the Richmond and Spring Grove area, building a strong foundation for their academic and social-emotional success.

Mr. Tiani will serve as the center director and oversee the daily operations. He spoke of his 20 plus years of educational experience and the certifications he has obtained to become the director. He is in the process of obtaining his school bus permit so they can bus children to Spring Grove and Richmond schools and go on field trips. He is eager to bring his skill set and talents to the community. The facility will be licensed for up to 74 children from six weeks to 12 years old. Currently, Peppermint has 59 students.

The 5,000 sq. ft. building built in 2003 was specially designed as a commercial daycare facility. The building features 4 classrooms and bathrooms, a licensed commercial kitchen, a fenced in-play area and office area. They have no plans to make structural changes immediately but will be doing some cosmetic updates.

He will install temporary signage to train parents on how the traffic flow will work for drop offs and pickups. Parents will enter the facility off Industrial Court and travel along the northern edge of the parking lot to the facility before turning right to exit along the southern edge of the parking lot and exiting back out onto Industrial Court. The commission did not concur with this traffic pattern and recommended it be reversed so that when the children are dropped off from cars or the bus, they don’t have to cross the parking lot but exit directly into the building. This will also prevent cars from backing up in front of the businesses at 2900 Route 12, who share a parking lot with the daycare facility. Mr. Tiani agreed to redirect the traffic flow as recommended by the commission.

All the adjoining property owners have been notified and he has not heard of any issues. He then affirmed the standards for the special use permit and the specific standards for a commercial daycare facility that were attached to the zoning application.
Questions by Planning and Zoning Commissioners. In response to the inquiries from the commission, Mr. Tiani stated the facility currently has cameras on the inside and outside of the facility but they are looking to increase the number. The suppression system for the kitchen’s hood and vent have been and will continue to be maintained and serviced. Every classroom has an exterior and interior door that are locked from the outside and all visitors have to be buzzed in. Mr. Tiani agreed to number the exterior doors if not already done so.

In response to a question from Commission Tierney, Zoning Officer Walczak stated he has not figured out the occupancy load. Village staff has notified the fire department that the facility will have new owners and Mr. Tiani is aware that the facility will need an occupancy inspection prior to it being opened.

Overall, the commission voiced support for the application noting that is a great facility that the owners are qualified to run.

Questions by Zoning Officer. Zoning Officer Walczak recommended any approval be subject to the staff recommendations found in the staff review.

Public Comment. Chairperson Gajewski then opened the meeting up for comment by the public. Public Comment was closed as no one from the public wished to speak.

Further Board Discussion. None.

Motion to Adopt the Findings of Fact. Commissioner Tierney moved, seconded by Commissioner Trzaskowski to accept the Findings of Fact as presented. Roll call vote: Ayes: Gajewski, Greenhill, Hessenthaler, Sullivan, Tierney and Trzaskowski – 6. Nays: None. Motion carried.

Motion of Recommendation to Village Board. Commissioner Tierney moved, seconded by Commissioner Hessenthaler to recommend a special use permit be granted to SBJS, LLC dba Launch Enrichment, L3C to allow the operation of a commercial daycare facility and the special use permit run with the land. Roll call vote: Ayes: Gajewski, Greenhill, Hessenthaler, Sullivan, Tierney and Trzaskowski – 6. Nays: None. Motion carried.

Public Comment. Chairperson Gajewski then opened the meeting up for comment by the public. Public Comment was closed as no one from the public wished to speak.

Other Business. None.

There being no further business, Commissioner Greenhill moved, seconded by Commissioner Hessenthaler to adjourn the meeting at 6:20 p.m. On voice vote, the motion carried.

Respectfully submitted,

[Signature]
Sandi Rusher, Village Clerk