



VILLAGE OF PALATINE

VILLAGE HALL - COUNCIL CHAMBERS 200 E. WOOD STREET
PALATINE, IL 60067-5339 – (847) 359-9050
<http://www.palatine.il.us>

PLAN COMMISSION MINUTES • JULY 17, 2018

Village Hall - Council Chambers

Regular Meeting

7:00 PM

I. CALL TO ORDER

Attendee Name	Title	Status	Arrived
Conrad Hansen	Plan Commissioner	Present	
Dennis Dwyer	Chairman	Present	
Jane Robins	Plan Commissioner	Present	
Patrick Noonan	Plan Commissioner	Present	
Teri Williams	Plan Commissioner	Present	
Eric Friedman	Plan Commissioner	Present	
Rodney Bettenhausen	Plan Commissioner	Present	
Robert Kolososki	Plan Commissioner	Absent	
Stephen Fedota	Plan Commissioner	Present	

Staff present: Ms. Lyn Bremanis

II. APPROVAL OF MINUTES

1. Plan Commission - Regular Meeting - May 15, 2018 7:00 PM

Mr. Fedota made a motion to approve the minute of May 15, 2018; seconded by Mr. Noonan.

RESULT:	ACCEPTED [UNANIMOUS]
MOVER:	Stephen Fedota, Plan Commissioner
SECONDER:	Patrick Noonan, Plan Commissioner
AYES:	Hansen, Dwyer, Robins, Noonan, Williams, Friedman, Bettenhausen, Fedota
ABSENT:	Kolososki

III. PUBLIC HEARING

1. 345 N Quentin Road

Chairman Dwyer read the notice of public hearing that was published in the Daily Herald on June 28, 2018 and mailed to the owners of the surrounding properties.

The following petitioner's exhibits were introduced:

1. Public Notice
2. Application for Planned Development Amendment
3. Proof of Ownership
4. Plat of Survey/ Site Plan
5. Fence Elevation
6. Business Plan
7. Floor Plan
8. Ordinance # 0-13-95
9. Ordinance # 0-51-13

Sworn in petitioners: Oksana, Irena and Igor Klishch

Ms. Klishch gave a brief summary of the request. She explained they want to open a daycare at 345 N. Quentin Road. She stated they currently are open in Glenview. She stated they are Ukrainian and came to the United States 17 years ago and opened a home day care. Ms. Klishch stated the business was successful so they opened in a daycare center Glenview 2 years ago. She spoke to the large Ukrainian community in Palatine and the current and upcoming Ukrainian churches in Palatine. Ms. Klishch stated they have people driving to Glenview from Palatine and the surrounding towns because they want to be in a Ukrainian community. Ms. Klishch explained the proposed layout and business plan. She stated they are proposing 6 rooms with 5 child classes and 1 multipurpose room. She stated they will have children infant to 6 years old. Ms. Klishch stated there will be a playground in the back of the building, and a multipurpose room that will accommodate a music teacher. She spoke to the curriculum including different teachers such as a Spanish and Ukrainian teacher. Ms. Klishch stated the hours of operation will be 7am-6 pm Monday-Friday.

Mr. Hanson asked if they would be closing the Glenview location and moving. Ms. Klishch answered no they would like to keep it open as well.

Mr. Hanson asked about the management team and their fluency in Ukrainian and Spanish.

Ms. Klishch explained they currently have a teacher that is fluent in Spanish that comes in twice a week. She further explained twice a week they would also have a music and Ukrainian teacher. Ms. Klishch stated each - each room has one American and one Ukrainian teacher.

Mr. Hanson pointed out the business plan does not say anything about English. He asked if they would be teaching the children English as well.

Ms. Klishch answered yes.

Mr. Hanson spoke to District 15 curriculum and how at some schools it is 80% Spanish and 20% English.

Ms. Klishch explained currently it is 80% American and 20% Ukrainian families.

Mr. Hanson stated there is nothing wrong with learning the mother tongue but would like to see the children taught English as well so they can be prepared for school.

Irena Klishch spoke to her education background stating she graduated Denison University as an English major. She stated her parents put her in a program when she was little where she was taught both Ukrainian and English which allowed her to pursue something she loves but still have the mother tongue. She spoke to the struggles of identity children face having to choose between cultures and how allowing them to have both simultaneously it teaches children they don't have to be one thing and more doors will open.

Mr. Hanson referred to the parking information in the packet and asked about the conflicting comments about drop off.

Irena Klishch explained they would not allow parents to drive up to door but rather they will park their car and bring their child into the building.

Mr. Hanson clarified the curriculum will include both Spanish and English.

Irena Klishch answered yes.

Chairman Dwyer asked when they planned on opening in Palatine.

Ms. Klishch stated it depends on the Village since they will have to remodel the inside which will require building permits and inspections. She stated they think in a year.

Chairman Dwyer asked if there is much renovation required.

Ms. Klishch answered yes explaining they are currently small offices that need to be made in to 5 big rooms.

Mr. Bettenhausen asked if a food license is required.

Ms. Klishch answered yes and explained currently they have 3 people with food manager certification that is required by the Public Health Department. She further explained everyone else will have a food handler certificate.

Mr. Fedota clarified they will have a cook there or 3 people there who are certified.

Ms. Klishch explained they have 3 people right now with the certification but are required to have 1. She stated she likes having more than 1 staff member is certified not just 1.

Mr. Bettenhausen asked about the flexible hours and asked if they would stay within the 7am-6pm.

Ms. Klishch answered yes explaining parents can drop off anytime within that time.

Mr. Fedota asked about staffing and what is required at full capacity and the parking associated.

Ms. Klishch explained the Spanish teacher and cook are included in the staff count and the music teacher comes during hours that are not parent drop off times.

Mr. Fedota clarified according to the state licensing a minimum 10 teachers would be required

Irena Klishch stated the cook is also teacher certified

Ms. Klishch explained she is an assistant to allow for an extra person.

Mr. Fedota stated if they are at capacity the teacher would not be able to leave the classroom

Ms. Klishch stated she would be the cook.

Mr. Fedota asked about safety with the remodeling and how the floor plan provided show no front desk or stopping point of egress for anyone entering the building.

Ms. Klishch explained they will have a security door that requires a pass code. She further explained the daycare doors would be closed and locked and the reception area is on the right side of entrance.

Mr. Fedota referred to the men's rest room plans that show 2 urinals with one stall and asked if those are final plans pointing out they would be staffed by predominately female staff.

Ms. Klishch stated they are just preliminary drawings.

Mr. Fedota asked about the stockade style fence.

Ms. Bremanis stated the fence elevations shows a privacy style fence not stockade.

Mr. Fedota pointed out the existing ordinance outlaws stockade fences.

Ms. Robins asked if there will be other transportation like busses

Ms. Klishch stated they are currently no plan for school busses.

Sworn in staff: Ms. Lyn Bremanis

Chairman Dwyer asked if one accessible parking stall is up to code with state

Ms. Bremanis answered yes according to the building review.

Ms. Robins clarified they have no current plans for busses but possibly in the future.

Ms. Klishch explained they have been in the business for 17 years and have no plans to take on field trips. She explained her curriculum is to learn, have fun and stay in the facility.

Ms. Robins pointed out the day care to the north has busses blocking Quentin Ave. with kids getting off and on.

Ms. Bremanis explained the difference is that day care has school age children being transferred to and from school while this center is only up to 6 years of age.

Ms. Robins clarified that will not happen with this center.

Ms. Klishch answered no they do not have school aged kids.

Mr. Fedota asked if the front drive would be used for any type of parking or loading.

Ms. Bremanis stated it is a fire lane and the petitioner is aware of this. She explained this is where the drop off came into play in the business plan.

STAFF RECOMMENDATIONS:

The proposal is consistent with the Comprehensive Plan and with the mix of neighboring business and residential uses. Based upon the Petitioner's parking analysis and business plan, where the various ages of children are seeking either full-time or as needed childcare, Staff does not have an initial concern with the parking provided. Therefore, Staff recommends approval of the Planned Development Amendment subject to the following conditions:

1. The Planned Development Amendment shall significantly conform to the Business Plan submitted by the petitioner on 7/9/18, Site Plan submitted on 6/8/18 and the floor plan prepared by Leader Architects dated 06/04/2018, except as such plans may be revised to conform to Village Codes and Ordinances.
2. Only Dreamer's Childcare shall be permitted to operate at this facility. Any future changes in the proposed user shall require the review and approval of the Village Council.
3. A landscape plan shall be submitted in a manner acceptable to the Director of Planning and Zoning.
4. Prior to the issuance of a Certificate of Occupancy or Temporary Certificate of Occupancy, the Petitioners shall provide the Department of Planning and Zoning, with a copy of the appropriate current DCFS license for the operation of a daycare at the Subject Property.

Mr. Hanson asked the petitioner if they can and will comply with all 4 conditions.

Ms. Klishch answered yes.

Ms. Williams made a motion to close the public hearing; seconded by Mr. Noonan.

Mr. Hanson stated he had concerns but they answered them all.

Mr. Noonan stated it is straight forward

Chairman Dwyer stated it is an appropriate use

Mr. Fedota agreed it is an appropriate use of an existing building. He pointed out it is a nice site relative to the reservoir, and is set far enough back from the street.

Discussion on the parking situation associated with Barb's precious rescue next door.

Mr. Noonan made a motion to accept subject staff's conditions; seconded by Mr. Fedota.

Chairman Dwyer summarized that this request has met the standards and was unanimously approved by a vote of 8-0. This item will tentatively go to the Community and Economic Development Committee of the Village Council on August 6, 2018.

RESULT:	RECOMMENDED TO APPROVE [UNANIMOUS]
MOVER:	Patrick Noonan, Plan Commissioner
SECONDER:	Stephen Fedota, Plan Commissioner
AYES:	Hansen, Dwyer, Robins, Noonan, Williams, Friedman, Bettenhausen, Fedota
ABSENT:	Kolososki

IV. COMMUNICATIONS**V. ADJOURNMENT**

1. Motion to adjourn

Mr. Noonan made a motion to adjourn; seconded by Mr. Fedota

RESULT:	MOTION CARRIED BY VOICE VOTE [UNANIMOUS]
MOVER:	Patrick Noonan, Plan Commissioner
SECONDER:	Stephen Fedota, Plan Commissioner
AYES:	Hansen, Dwyer, Robins, Noonan, Williams, Friedman, Bettenhausen, Fedota
ABSENT:	Kolososki

