**Community Development Department**

**SUBJECT:** First Consideration of an Ordinance for Final Site Plan Review for Children’s Land at 1814 Waukegan Road

<table>
<thead>
<tr>
<th>AGENDA ITEM:</th>
<th>11.c</th>
</tr>
</thead>
<tbody>
<tr>
<td>MEETING DATE:</td>
<td>February 7, 2017</td>
</tr>
</tbody>
</table>

**TO:** Village President and Board of Trustees

**FROM:** Jeff Brady, Director of Planning, (847) 904-4306

**THROUGH:** Donald K. Owen, Interim Village Manager

**CASE #:** P2016-043

**LOCATION:** 1814 Waukegan Road

**PROJECT NAME:** Children’s Land

**ACTION REQUESTED:**
Staff requests Village Board first consideration of a Plan Commission recommendation for approval of a Final Site Plan Review Ordinance to allow for the expansion of an existing playground area which is an accessory use to an existing day care facility.

**OWNER:**
C&F Properties  
745 N. Dearborn Street  
Chicago, IL  60654

**CONTACT:**
Christopher Russo  
ALA Architects & Planners  
2600 Behan Road  
Crystal Lake, IL  60014  
Tel: (815) 788-9200
PLAN COMMISSION ACTION:
On October 25, 2016, Commissioner Witt moved, seconded by Commissioner Burton, to recommend approval, by a 4-0 vote, to the Village Board of Trustees for P2016-043, Children’s Land at 1814 Waukegan Road, to allow for the expansion of an existing playground area which is an accessory use to an existing day care facility, in accordance with the following:

1. **Final Site Plan Review** approval is granted for the subject property, in accordance with the requirements of Chapter 54, Article IV of the Village Municipal Code and in compliance with the following:
   A. The documents prepared by ALA Architects and Planner, Inc.
      i. Site Plan (A001) dated January 13, 2017
   B. Final Engineering approval through the building permit process of the lot comprising the development site.
   C. All materials presented to the Plan Commission on October 25, 2016; and associated revisions required by the Plan Commission.

2. Final Appearance Commission approval is required for any alterations to the proposed building architecture, signage, landscaping, lighting, and trash enclosure.

3. Prior to petitioner appearing before the Board of Trustees, it shall prove to the appropriate Village commission that the site circulation and trash plan are permissible and operable.

4. All materials presented to the Commission on October 25, 2016 and associated revisions required by the Plan Commission.

PLAN COMMISSION DISCUSSION:
On October 25, 2016, staff introduced the proposed site plan changes to the Plan Commission including the reconfiguration of the trash enclosure, playground expansion, and interior renovations.

The Plan Commission discussed the usability of the new roofed-over trash enclosure. The applicant stated that the final design would need to be reviewed by the contracted waste hauler. Additional discussion between staff, the applicant, and the Plan Commission ensued. The Plan Commission, while in support of the changes to the site, was unable to confirm on the plans that the trash enclosure would be usable given the location of curbs, size of the doors, and adjacency to the parking lot. The Plan Commission went on to approve the request but required the applicant to clarify the issues regarding the trash enclosure prior to Board of Trustees’ consideration.

No members of the public spoke.

The applicant has been reviewing the design with their waste hauler for the past several months and recently informed staff the design of the garbage enclosure is acceptable to the waste hauler. The applicant has submitted revised drawings with a few minor modifications, and is now requesting Board of Trustees approval of the site plan changes implemented in response to the Plan Commission’s direction.

ATTACHMENTS:
1. Plan Commission Staff Report and Exhibits
2. Excerpt of Plan Commission Minutes from October 25, 2016
3. Petitioner’s Request for Waiver of Administrative Procedure
4. Draft Ordinance and Exhibits
CASE #: P2016-043
LOCATION: 1814 Waukegan Road
PROJECT NAME: Children’s Land

PROPOSAL: The applicant, George Tychalski, represented by Chris Russo, requests final site plan approval for the expansion of the existing playground area which is an accessory use to an existing day care facility.
VILLAGE OF GLENVIEW ZONING:

<table>
<thead>
<tr>
<th>PIN(s):</th>
<th>04-26-202-015-0000</th>
</tr>
</thead>
<tbody>
<tr>
<td><strong>Current</strong></td>
<td>Glenview B-2 General Business District</td>
</tr>
<tr>
<td>North</td>
<td>Glenview B-3 General Service District</td>
</tr>
<tr>
<td>East</td>
<td>Glenview B-2 General Business District</td>
</tr>
<tr>
<td>South</td>
<td>Glenview B-2 General Business District</td>
</tr>
<tr>
<td>West</td>
<td>Glenview R-18 Multi-Family Residential District</td>
</tr>
</tbody>
</table>

AERIAL PHOTOGRAPHY:
PICTOMETRIC PHOTOGRAPHY:

East Elevation(s)

North Elevation(s)
PROJECT DESCRIPTION:
The applicant, George Tychalski, represented by Chris Russo, proposes the expansion of an existing playground area, an accessory to an existing day care center. The applicant is also proposing the interior renovation of the existing day care facility, which will include the addition of a new class room as well as other improvements. The expansion of the playground area is proposed to accommodate the number of new students expected to accompany the reconfiguration of the interior. The State of Illinois requires a minimum square footage of outdoor playground area per student and this expansion would accommodate the square footage required for new students.

Additionally, the applicant is proposing to enclose the existing trash enclosure in a metal, roofed-over structure, compliant with Metropolitan Water Reclamation District requirements.

BACKGROUND:
The property is located on the west side of Waukegan Road, just north of Chestnut Avenue. Portions of the site were reconfigured in 2012 to accommodate new roadway improvements at the Chestnut/Waukegan intersection.

The entire lot, including Pizano’s, the adjacent Car Wash, and other retail spaces are governed by a variation granted in 2007 which allowed the businesses to operate with fewer than the minimum number of required parking stalls. The proposed changes to the day care center do not impact this variation as day care centers are required to provide one (1) parking stall for every 350 square feet of gross floor area. The applicant is not proposing to expand the building area, so no amendment to the existing zoning variation will be required.

POTENTIAL NEIGHBORHOOD IMPACTS:
Surrounding properties are commercially zoned and feature retail land uses. The tenant space has been operating as a day care center since 2001. As such, no new impacts on surrounding properties are anticipated.
SITE PLAN COMMENTS:
The purpose of Site Plan Review is to go beyond the basic zoning, subdivision, design and building requirements in order to address site details which these other codes may not regulate in such detail. The review process is intended to promote more orderly and harmonious development and are intended to ensure that all codes and ordinances have been met helping to provide a logical and coordinated review of proposed developments.

Staff comments after evaluating the development for compliance with the Final Site Plan Review Ordinance Criteria:

CIRCULATION
- The proposed improvements will not impact any parking lot or pedestrian circulation paths.
- The existing trash enclosure is blocked by the existing parking pattern. The applicant has explained that the day care staff parks in those stalls and they will continue to coordinate with refuse pick-up companies to provide access as needed.
- The applicant has provided information, based upon existing operations, which displays the number of parents dropping off students at any one time. This chart suggests that the circulation would not be impacted by a high volume of drop-offs occurring simultaneously.

BUILDING AND STRUCTURE LOCATION
- The fencing and other building materials within the playground addition will match the materials of the existing playground area.

BUILDING SCALE
- No changes are proposed to the building.

PARKING LOTS
- No changes are proposed to the existing parking lot.

SITE ILLUMINATION
- No changes are proposed to the existing site lighting.
- Any alterations to the lighting plan shall be subject to the review and approval of the Appearance Commission.

LANDSCAPING
- The applicant should confirm if the tree adjacent to the existing trash enclosure or any other landscaping would be impacted by any of the new construction.
- Any alterations to the landscape plan shall be subject to the review and approval of the Appearance Commission.
GRAPHICS AND SIGNAGE

- No changes are proposed to the existing signage.
- Any alterations to the existing signage shall be subject to the review and approval of the Appearance Commission.

Technical Review

COMPLIANCE WITH VILLAGE PLANS:

<table>
<thead>
<tr>
<th>Village Plan</th>
<th>Compliance Yes / No / N/A</th>
<th>Comments</th>
</tr>
</thead>
<tbody>
<tr>
<td>Comprehensive Plan</td>
<td>Yes</td>
<td>The proposed land use is consistent with the land uses prescribed by the Comprehensive Plan.</td>
</tr>
<tr>
<td>Official Map</td>
<td>Yes</td>
<td>The existing property zoning is consistent the property zoning prescribed by the Official Map.</td>
</tr>
<tr>
<td>Waukegan Road Corridor Plan</td>
<td>N/A</td>
<td>No alterations to the site plan are proposed that would impact the Waukegan Road frontage. Many of the tenets of the Waukegan Road Corridor Plan were accommodated on this site in conjunction with the prior Chestnut/Waukegan Intersection Improvements.</td>
</tr>
<tr>
<td>Milwaukee Avenue Corridor Plan</td>
<td>N/A</td>
<td>-</td>
</tr>
<tr>
<td>Downtown Revitalization Plan</td>
<td>N/A</td>
<td>-</td>
</tr>
<tr>
<td>Natural Resources Plan</td>
<td>N/A</td>
<td>-</td>
</tr>
<tr>
<td>Bike &amp; Sidewalk Master Plan</td>
<td>Yes</td>
<td>Public sidewalk is existing in this area.</td>
</tr>
<tr>
<td>The GNAS Design Guidelines</td>
<td>N/A</td>
<td>-</td>
</tr>
</tbody>
</table>
LAND USE STATISTICS:

<table>
<thead>
<tr>
<th></th>
<th>Allowed/Permitted</th>
<th>Proposed</th>
<th>Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Zoning</td>
<td>B-2</td>
<td>B-2</td>
<td>Yes</td>
</tr>
<tr>
<td>Lot Size</td>
<td>6,250 sq. ft.</td>
<td>18,565 sq. ft.</td>
<td>Yes</td>
</tr>
<tr>
<td>Building Height</td>
<td>40.0 feet</td>
<td>12.0 feet</td>
<td>Yes</td>
</tr>
<tr>
<td>Minimum Front Yard Setback</td>
<td>50.0 feet to centerline</td>
<td>63.8 feet to centerline</td>
<td>Yes</td>
</tr>
<tr>
<td>Minimum Side Yard Setback</td>
<td>0 or 3 feet</td>
<td>0.0 feet</td>
<td>Yes</td>
</tr>
<tr>
<td>Minimum Rear Yard Setback</td>
<td>0 or 3 feet</td>
<td>0.0 feet</td>
<td>Yes</td>
</tr>
<tr>
<td>Minimum Side Yard Setback</td>
<td>20.00 feet</td>
<td>130.20 feet</td>
<td>Yes</td>
</tr>
<tr>
<td>Lot Coverage (Building Only)</td>
<td>25%</td>
<td>37%</td>
<td>Yes</td>
</tr>
</tbody>
</table>

PARKING REQUIREMENTS:
The Zoning Ordinance stipulates formulas to be applied to various possible land uses in order to establish the minimum number of required parking stalls. These parking formulas have been examined by staff to establish the most restrictive requirements, which can be summarized as follows:

<table>
<thead>
<tr>
<th>Parking Requirements</th>
<th>Formula</th>
<th>Quantity</th>
<th>Total Required</th>
<th>Total Proposed</th>
<th>Compliance</th>
</tr>
</thead>
<tbody>
<tr>
<td>Child Care Facility</td>
<td>1 stall per 350 sq. ft.</td>
<td>5,395 sq. ft.</td>
<td>15</td>
<td>64 (shared)</td>
<td>Yes (per variation – Ord. 5036)</td>
</tr>
</tbody>
</table>

PROJECT TIMELINE:
A. 10/01/16 Application Submitted
B. 10/25/16 Plan Commission Meeting
C. 10/26/16 Appearance Commission Meeting
D. TBD Village Board of Trustees First Consideration
E. TBD Village Board of Trustees Second Consideration
F. TBD Building Permit Application & Final Engineering
G. TBD Building & Engineering Inspections
H. TBD Business License(s)
I. TBD Certificates of Occupancy
REQUIRED APPROVAL(s):
The following chart details the necessary required approvals:

<table>
<thead>
<tr>
<th>Required</th>
<th>Regulatory Review</th>
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</thead>
<tbody>
<tr>
<td></td>
<td>A. Annexation</td>
</tr>
<tr>
<td></td>
<td>B. Annexation with Annexation Agreement</td>
</tr>
<tr>
<td></td>
<td>C. Comprehensive Plan Amendment</td>
</tr>
<tr>
<td></td>
<td>D. Official Map Amendment</td>
</tr>
<tr>
<td></td>
<td>E. Rezoning</td>
</tr>
<tr>
<td></td>
<td>F. Planned Development</td>
</tr>
<tr>
<td></td>
<td>G. Conditional Use</td>
</tr>
<tr>
<td>✓</td>
<td>H. Final Site Plan Review</td>
</tr>
<tr>
<td></td>
<td>I. Second Curb Cut</td>
</tr>
<tr>
<td></td>
<td>J. Subdivision (Preliminary, Final, and Waivers)</td>
</tr>
<tr>
<td>✓</td>
<td>K. Variation(s) (Zoning Board of Appeals)</td>
</tr>
<tr>
<td>✓</td>
<td>L. Certificate of Appropriateness (Appearance Commission)</td>
</tr>
<tr>
<td>✓</td>
<td>M. Final Engineering Approval &amp; Outside Agency Permits</td>
</tr>
<tr>
<td>✓</td>
<td>N. Building Permits</td>
</tr>
<tr>
<td>✓</td>
<td>O. Building &amp; Engineering Inspections</td>
</tr>
<tr>
<td>✓</td>
<td>P. Recorded Documents (Development Agreements, Easements, Covenants, etc.)</td>
</tr>
<tr>
<td>✓</td>
<td>Q. Business License</td>
</tr>
<tr>
<td>✓</td>
<td>R. Certificate of Occupancy</td>
</tr>
</tbody>
</table>

Attachments & Exhibits

1. Petitioner’s Application Materials & Exhibits
EXEMPLARY MINUTES OF OCTOBER 25, 2016 PLAN COMMISSION MEETING

P2016-043 1814 Waukegan Road – Children’s Land

Mr. Rogers introduced the case including a review of the site plan and including an expansion of the existing playground and other site changes. Mr. Rogers also detailed the operation aspects of the proposed use including hours of operation, traffic circulation, and garbage pick-up.

Commissioner Witt inquired about requirements for the proposed trash enclosure. Mr. Rogers explained that the designs for the structure provided so far appear compliant.

Commissioner Fallon asked how the applicant would accomplish the grading changes to allow access to the trash enclosure. Staff and the applicant explained that depressed curb would have to be installed and the doors for the trash enclosure may have to be reduced in width. The trash enclosure design will be finalized for Appearance Commission review.

Commissioner Igleski inquired about tree removals for trash enclosure. Commissioner Igleski asked that a detailed plan for trash pick-up. Commissioner Witt felt that since the trash enclosure was required by code, all requirements would be met during the permitting and Appearance Commission phases.

Additional discussion ensued regarding the circulation and trash service.

Ultimately, the Plan Commission felt comfortable approving the Final Site Plan Review with conditions that the details for trash service be finalized ahead of the Board of Trustees review of the project.

Commissioner Witt moved in regard to case P2016-043, Children’s Land at 1814 Waukegan Road, to recommend approval to the Village Board of Trustees for final site plan review in accordance with the following:

1. **Final Site Plan Review** approval is granted for the subject property, in accordance with the requirements of Chapter 54, Article IV of the Village Municipal Code and in compliance with the following:
   - D. The documents prepared by ALA Architects and Planner, Inc.
     - iii. Site Plan (A001) dated October 18, 2016.
   - E. Final Engineering approval through the building permit process of the lot comprising the development site.
   - F. All materials presented to the Plan Commission on October 25, 2016; and associated revisions required by the Plan Commission.

2. Final Appearance Commission approval is required for any alterations to the proposed building architecture, signage, landscaping, lighting, and trash enclosure.

3. Prior to petitioner appearing before the Board of Trustees, it shall prove to the appropriate Village commission that the site circulation and trash plan are permissible and operable.

Commissioner Burton seconded the item.

YEAS: Commissioners Burton, Fallon, Witt, and Igleski
NAYS: None
ABSTAIN: None
ORDINANCE NO. ______

AN ORDINANCE GRANTING
FINAL SITE PLAN REVIEW APPROVAL

WHEREAS, the Village of Glenview (the “Village”) is a home rule municipality in accordance with the Constitution of the State of Illinois of 1970;

WHEREAS, the Village has the authority to adopt ordinances and to promulgate rules and regulations that pertain to its government and affairs that protect the public health, safety and welfare of its citizens;

WHEREAS, the applicant, Children’s Land, is requesting Final Site Plan Review approval to allow for the expansion of the existing playground area and other modifications to the existing day care at 1814 Waukegan Road (the “Subject Property”);

WHEREAS, a Final Site Plan Review for the Subject Property, pursuant to the criteria of Chapter 54, Article IV of the Glenview Municipal Code (the “Code”), was conducted by the Plan Commission on October 25, 2016 at the hour of 7:00 P.M. and a recommendation was forwarded to the Glenview Board of Trustees; and

WHEREAS, the corporate authorities, having considered the recommendation of the Plan Commission, find it in the public interest to grant such final site plan review approval and that the approval of the development will promote the public health, safety and welfare of the Village and its residents.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Glenview, Cook County, Illinois, as follows:

Section 1: The facts and statements contained in the preamble to this Ordinance are found to be true and correct and are hereby adopted as part of this Ordinance.

Section 2: Final Site Plan Review approval is granted for the Subject Property, in accordance with the requirements of Chapter 54, Article IV of the Code and in compliance with the following:

A. The documents prepared by ALA Architects and Planner, Inc.
   i. Site Plan (A001) dated January 13, 2017.
B. Final Appearance Commission approval is required for any alterations to the proposed building architecture, signage, landscaping, lighting, and trash enclosure.
C. All materials presented to the Commission on October 25, 2016 and associated revisions required by the Plan Commission.
Section 3: To allow a period of up to twelve (12) months from the date of this Ordinance for the issuance of a building permit for construction of the aforementioned improvements, or the approval shall be rescinded.

Section 4: Every section and provision of this Ordinance shall be separable, and the invalidity of any portion of this Ordinance shall not affect the validity of any other portion of this Ordinance.

Section 5: This Ordinance shall be in full force and effect from and after its passage and approval according to law.

PASSED this _________day of ________________, 20___.

AYES: ________________________________

NAYS: ________________________________

ABSENT: ______________________________

APPROVED by me this ____ day of ____________, 20___.

James R. Patterson, Jr., President of the Village of Glenview, Cook County, Illinois

ATTESTED and FILED in my office the ____ day of ________________, 20___.

Donald K. Owen, Interim Village Clerk of the Village of Glenview, Cook County, Illinois