



City of Oakbrook Terrace
Planning & Zoning Commission Meeting
Tuesday, December 19, 2017
Case #18-9

The Planning and Zoning meeting was called to order by Chairman Caslin at 6:01 P.M.

Chairman Caslin asked Building and Zoning / Planning and Zoning Secretary Bossle to take roll call.

Present: Chairman Caslin, Commissioners Ventura, Jackson, Cardenas, Donoval, Walberg

Absent: Commissioner Schneider

Also Present: Mihaela Dragan, Building and Zoning Administrator, Peter Pacione, City Attorney, Michelle Bossle, Building and Zoning / Planning and Zoning Secretary.

Chairman Caslin said the first order of business was to approve the minutes of December 5, 2017, Case #18-7 for 17W619 Roosevelt Road, Petitioner 7-Eleven, Inc. for Variations from the Zoning Ordinance for Signage.

Chairman Caslin asked for a motion to approve the minutes of December 5, 2017, Case #18-7 for 17W619 Roosevelt Road, Petitioner 7-Eleven, Inc. for Variations from the Zoning Ordinance for Signage.

MOTION Commissioner Jackson moved and Commissioner Ventura seconded the motion to approve the minutes of December 5, 2017, Case #18-7 for 17W619 Roosevelt Road, Petitioner 7-Eleven, Inc. for Variations from the Zoning Ordinance for Signage.

A VOICE VOTE WAS TAKEN AND PASSED 6-0.

Chairman Caslin said the second order of business was to approve the minutes of December 5, 2017, Case #18-8 for 1S630 MacArthur Drive, Petitioner Daniel & Jessica Lindeen for Variations from the Zoning Ordinance.

Chairman Caslin asked for a motion to approve the minutes of December 5, 2017, Case #18-8 for 1S630 MacArthur Drive, Petitioner Daniel & Jessica Lindeen for Variations from the Zoning Ordinance.

MOTION Commissioner Jackson moved and Commissioner Ventura seconded the motion to approve the minutes of December 5, 2017, Case #18-8 for 1S630 MacArthur Drive, Petitioner Daniel & Jessica Lindeen for Variations from the Zoning Ordinance.

A VOICE VOTE WAS TAKEN AND PASSED 6-0.

Chairman Caslin said the third order of business was to consider a request by Oakbrook Terrace Square, LLC. ("Petitioner"), for the following relief:

-A text amendment to Section 156.087 (C) of the Zoning Ordinance to allow a dog daycare, dog boarding, dog spa services and dog grooming with an outdoor play area as a Special Use in the B-3 General Retail District.

-An amendment to final PUD Development Plans to allow a 7,753 sq. ft. dog daycare, dog boarding, dog spa services and dog grooming with an outdoor play area to occupy 946 sq. ft. on the western portion of Building C (the former Hokkaido restaurant) of Oakbrook Terrace Square.

-Approval of a Special Use Permit for a dog daycare, dog boarding, dog spa services and dog grooming with an outdoor play area.

Chairman Caslin asked all those who would be speaking this evening to please stand up and be sworn in.

Curt Hurst of Frontier Development Group, John Nania, Franchisee of Dogtopia, and Chris Commarota, Vice President of Construction for Kiddie Academy were sworn in by Michelle Bossle, Building and Zoning / Planning and Zoning Secretary.

Chairman Caslin asked the Petitioner to stand and state his case.

Curt Hurst of Frontier Development Group took the floor stating that he was the developer for the entire Oakbrook Terrace Square center. In 2007 the center was bought and Dominick's was going to be an original part of the center, but Dominick's did not stay in the market so they were fortunate to get Pete's Fresh Market in there as a shadow anchor. They have been a great tenant for the City; a lot of good success and multiple expansions. The most recent add on in the center will be Office Depot expected to open in March. In addition to that activity, Dogtopia is a new tenant under lease with clarification for approval by the City for the special use they are presenting tonight.

Commissioner Jackson asked if it is going to be in addition to the Oak Brook Office Depot.

Developer Hurst responded that it is going to be a new building and they are closing both stores; the one west on Roosevelt Road and the one that is in Oak Brook. With the merge of Office Depot and Office Max, it is a completely different landscape so they are bringing a brand new concept to how they do office supplies. The old footprint used to be about 25,000 sq. ft. this one is going to be 15,000 sq. ft.

Chairman Caslin asked where the building will be.

Developer Hurst replied that it is in between the two buildings that are existing; filling in the space.

John Nania, Franchisee of Dogtopia took the floor stating that it is going to be a family business with his nephew and his son joining him. The mission of Dogtopia is to enhance the joy of dog parenthood and enable dogs to positively change our world. It is a nationwide chain founded in 2002. There is going to be about 100 locations nationwide by the end of 2018, currently there is about 75. There are six stores that are under development in the Chicagoland area, LaGrange, Downers Grove, Palatine, St. Charles, here, and Mundelein; locating the stores in upscale communities like Oakbrook Terrace. The landscape of the dog business has changed dramatically. Today there are 89 million dogs in America, 68% of homes have dogs, and 62% of people who own those dogs, allow them to sleep in their bed. The dog business is booming; it is one of the fastest growing service sector businesses in America today. People are humanizing dogs and they are becoming more a part of their family. Nissan is just about to release a car that is designed for dog owners specifically. At Dogtopia, they will offer daycare, which is primarily their business, boarding and overnight stays, grooming, and training; what they are not is a dog kennel. The typical client based on the demographics of the other stores that have been operating for a while, has an average net worth of about two million dollars and they travel on average of about 4.6 miles to get to their store. The Dogtopia business is good for the malls and centers that they are located in; bringing a good clientele, one that will mix well with the existing businesses and fit well into the community. There are two demographics that are primarily their target markets that use the centers more than others. The first are millennial women, they are looking for fun, and they are looking for safety and lifestyle in their lives. How they are satisfying that is by getting dogs very often and in fact, they are delaying having children. So dogs are becoming in affect, part of their family. They are an important sector of our economy because they represent a very important buying segment. The other segment that uses their services is aging baby boomers who are empty nesters, who still want to

own a dog, but at the same time, want a lifestyle that allows them to travel and do other things, so they need a home for their dog. Those are the two primary types of people that will be bringing their dogs to Dogtopia. Of course it runs the gamut, the store in LaGrange interestingly finds that many people drop their dogs for four hours rather than for full days because typically women like to then go shopping; it is a temporary day care for them. So again, it is good for the local economy. The dogs never leave the property; they are big on safety at Dogtopia. The headquarters is out in Arizona where they employ full time animal behaviorists and environmental biologists and open play experts. What they want are safe, clean, healthy environments; never smelling "dog" when walking into one of their stores. They will occupy about 7,700 sq. ft. and about 5,000 of that will be dedicated to dog space with an additional 800 or so square feet behind a security fence on the side of the building that the dogs will be able to access each day; it is just a healthier environment to let them have some fresh air. Typically there will be 50-70 dogs a day and five overnight. Over the holidays, obviously the boarding will grow substantially. They are great neighbors, with the privacy fence on the side on the building; any sound that originates from the store doesn't travel. The high fence will also keep visitors from seeing the dogs and also for the dogs' safety so they can't get over it. Valet service is offered in the morning for the clients and probably 50-70 clients a day. In the afternoon, generally they need to come in to pick up their dog. That is good for the center in that they do not need a lot of parking. The store operates six days a week from seven in the morning; usually very busy from seven to eight with traffic in the area, but then pick up is up until eight o'clock at night and it generally starts somewhere around three. They employ about twenty people in the space; a great job as compared to food service. As part of their mission, they are big on giving back to the community, working with local autism centers; dogs prove to be great therapy. The mission will be so that every dog that comes there is having the best days of his life. Their "guests" are exercised, socialized, trained and groomed. In the packet are some pictures of what the store front and inside will look like with a layout.

Commissioner Cardenas asked about any complaints from neighbors of any of the other facilities.

Franchisee Nania replied that he does not own another one, this is his first, but the dogs are kept inside; they do not walk dogs and they never leave the property. When they defecate or urinate, it is inside the building and the tall fence as well for sound; they have been very good neighbors everywhere they have been and been very well received. They are in a lot of upscale strip centers across the country, very often the neighbors are like a Pete's or Whole Foods or something like that.

Commissioner Walberg asked where they are located in Downers Grove.

Franchisee Nania noted that it is not his store, but it is on Ogden. They took over an existing location that used to be a dog daycare and converting it to Dogtopia sometime in January. They are building out the space right now to get it up to Dogtopia standards.

Commissioner Walberg asked if they are a kennel or not a kennel, but they do board dogs overnight.

Franchisee Nania said that they are not a kennel, they are a daycare primarily.

Commissioner Walberg commented that this is his first and asked why he decided to go into this type of business.

Franchisee Nania replied this yes, this is his first but hopes to open a second one sometime in 2018. Both his son and nephew are hard workers and he wanted to find the right opportunity for them to start in business. Being in the food service growing up, he did not want anything to do with that, and wanted regular hours for them to be able work and to enjoy family life as well. This segment is such a fast growing sector of our economy, just the dog business in general. The response of stores that have just been opened recently has been overwhelming; it has been amazing.

Commissioner Walberg added that she rescued a dog in February and the days she works the dog goes to daycare. Being concerned about the neighbors, out at the site tonight, there is fencing that is a ways back, but depending on the type of dogs, it can get loud; assuming the dogs will be segregated by small, medium and large.

Franchisee Nania responded that they will have three rooms and they will be inside probably about 95% of the time. The door will be opened up to let the dogs go out depending on the room accordingly, and also depending on the weather, the elements and everything else; sound has never been a concern.

Commissioner Walberg also noted that parking is not an issue because it is drop off and come and go. Just a little bit of a concern for the noise not knowing exactly where the residential area starts after that fence.

Franchisee Nania stated that immediately to the west is a nursing home, so they will have a fence, then some parking lot and then their fence with about 50 yards in between. In the back there will not be any dog activity with at least 100 yards maybe more from the next structure.

Commissioner Walberg asked what type of work they do with autism children and adults.

Franchisee Nania replied that Dogopia works and encourages the franchisees to work with autism centers. He works closely with Little Friends in Naperville. Depending on the center, they are not to the point of marketing themselves yet, but will also be working with veterinarians and shelters very closely. They expect on a regular basis to be taking in a shelter dog or two; housing that dog to try and find it a home with the shelter helping to promote it.

Commissioner Ventura asked if there are any occupant limitations on how many dogs will be taken in on any given day.

Franchisee Nania said that best practices say that they have no less than 30 feet per dog. So based on having about 5,000 sq. ft. of dog space, that puts the number somewhere around 150. He wouldn't imagine having anywhere close to 100 at a time, targeting between 50-70 dogs, but there is no real occupancy that he knows of.

Commissioner Ventura then asked about the urination and defecation, it is not going outside anywhere; how do they dispose of all that.

Franchisee Nania responded that they pick it up, bag it and dispose of it; it does not go into the sewer. The urine is mopped so it does end up in the drain, but it's diluted. Everything is very carefully treated on a nightly basis to keep bacteria in check. A large floor scrubber in the building that each night will sweep all of the rooms.

Commissioner Ventura added that she is more concerned about once it gets outside and the neighboring properties.

Franchisee Nania stated that they will be bagging it and throwing it in a disposal. There was an option of having a flush system that would tie into the sewer, but opted against it, not being confident with the technology. So it is treated as regular waste.

Commissioner Ventura asked that the outdoor area is to the west and will there be a limit on how many dogs are allowed out at one time.

Franchisee Nania responded yes, it will be about 12 feet extended from the building and it will run about 70 feet wide. If they peak out at about 70 dogs with three rooms that are evenly dispersed with 20-25 dogs in a room, at most that would be the number of dogs that would be out there. When the dogs come in the morning, they spend a lot of time getting to know each

other and playing very hard. Usually within a couple of hours they are completely exhausted, so it is after they have worn down that generally they are allowed to have some fresh air.

Commissioner Ventura stated that usually when they go outside they are not all wound up, and they are just getting a little fresh air and coming back in.

Franchisee Nania added that it is not really a play area because they cannot control the elements and so they don't count on that as a space to keep dogs; it's just a playground for them.

Commissioner Ventura asked about the fence that runs along the south end of the entire perimeter is not in very good condition.

Developer Hurst stated that would be for him to address and they have that under contract to be replaced, the entire fence along the south property line. It will be done with steel posts instead of wooden posts because that has been an issue so it will be a much more durable fence.

Commissioner Jackson asked Building and Zoning Administrator Dragan if the letter from Brandywine about the fence is the same Brandywine that is on Meyers Road.

Building and Zoning Administrator Dragan responded no, that one is Berkshire.

Commissioner Jackson then asked if the obligation for the fence was that in the original PUD.

Developer Hurst replied yes, and that is for us to maintain.

Commissioner Jackson stated that number one, these people don't really have standing to talk to us, and number two, the Planning and Zoning Commission doesn't have any responsibility for the fence to begin with.

Building and Zoning Administrator Dragan noted that there is a responsibility to maintain the fence.

City Attorney Pacione added that it is an enforcement issue.

Building and Zoning Administrator Dragan said that one of the concerns from the homeowner's association is the noise from the outdoor play area for the dogs.

Commissioner Jackson asked if the Commission answers to the unincorporated areas of DuPage County with respect to that.

Commissioner Ventura commented that the City wants to be a good neighbor.

City Attorney Pacione stated that they received notice because they are within 250 feet so they have raised an objection in a letter which will be entered into the record; they have standing to say something because they are within 250 feet. The Commission can give as much weight to their complaint as they want.

Building and Zoning Administrator Dragan added that the landlord responded in regards to the noise issue; the outdoor area will be very thoughtfully addressed and this is something they are used to as a national brand.

Commissioner Donoval asked if the franchise owners require inspections and how often.

Franchisee Nania responded that corporate does quarterly inspections. In every room in the store there are cameras that are used for their own benefit, as well as allow the owners of the dogs to be able to watch their dogs while they are in the daycare. This is an upscale daycare; cleanliness, safety, and being good neighbors all are real important in building out this brand in order to have 400 stores by the end of 2022. They are working very closely to make sure that the brand is not tarnished, and if the store is not in compliance, they can buy it.

Chairman Caslin asked about the type of fencing and how it is for the run.

Franchisee Nania replied that it is security fencing so it is dense with no openings or gaps, it is plastic and reinforced, it is between eight and ten feet tall; a minimum of eight feet tall so that the dogs cannot jump over and for sound purposes. There is also an artificial turf that is placed out there, a real high grade turf that is designed specifically to be able to handle urine and stuff like that, so that will also help to deaden the sound; it's not like the dogs are walking on a hard surface out there.

Chairman Caslin then asked about cleaning up that area when the dogs go outside the building.

Franchisee Nania stated that what will happen is that the team is walking around real time picking up the waste as it happens, so that never just remains. At the end of each night, they will have a hose and will wash the

entire grounds down with water and a special disinfectant that Dogtopia provides.

Chairman Caslin noted that there will be some folks that are not real polite and let their dogs go outside in front of the property or across the way on the other side of the property.

Franchisee Nania said that their dogs will be exhausted when they leave and will go right into their cars. When they come in, once the dogs know they are pulling into the center, they don't even need to be on a leash because they run right into the door to see 25 of their best friends.

Commissioner Donoval asked if they take any kind of dogs.

Franchisee Nania replied that there are a couple of dogs in the pit bull variety that they won't take, but every dog prior to being accepted into the center has to go through a very lengthy interview process; checking for temperament, shots, if they've been spayed or neutered. They will be introduced slowly into a very small group first to see if they get along and make sure they can fit.

Chairman Caslin asked if at any time they would have set up procedures for that the Police Department can bring a stray dog or does that have to go to a kennel.

Franchisee Nania responded that they would have to know if the dog had been spayed or neutered, had its shots, and check its temperament; if it can't meet those criteria, it can't be introduced to the public or other dogs. It would depend if the dog had a tag, but they would consider working with the Police Department in that regard.

Chairman Caslin asked if Flood Brothers Disposal going to handle the waste that is bagged or is it an environmental issue.

Franchisee Nania replied that it is traditional waste and will use whoever is servicing the center; it is not a special pick up.

Chairman Caslin opened the floor for public participation.

Chairman Caslin asked for any positive testimony or negative testimony.

Chairman Caslin noted that there was none.

Chairman Caslin asked if there were any comments from Building and Zoning Administrator Dragan.

Building and Zoning Administrator Dragan took the floor stating that the Applicant is seeking approval for a text amendment to the Zoning Ordinance to permit the proposed use as a special use in the B-3 general retail district. The use is currently not a permitted use, and based on this they are proposing a text amendment, a special use permit, and an amendment to final PUD development plans. If the proposed text amendment is approved, future applicants with a similar request would still have to come for a public hearing because a special use permit would be required. Prior to the meeting, you received comments from Dan Lynch of Christopher Burke Engineering, Ralph DeLuca, Fire Chief of Oakbrook Terrace Fire District, and a letter from Brandywine Homeowner's Association. These matters were addressed. Also, Dan Lynch of Christopher Burke Engineering mentioned if the request would be approved, prior to construction, the Applicant shall submit grading and drainage plans for the dog daycare outdoor area. Ralph DeLuca sent a review letter noting items to be addressed during the permit review process.

Chairman Caslin asked for a motion to approve Case #18-9, a request by Oakbrook Terrace Square, LLC. ("Petitioner"), for the following relief:

-A text amendment to Section 156.087 (C) of the Zoning Ordinance to allow a dog daycare, dog boarding, dog spa services and dog grooming with an outdoor play area as a Special Use in the B-3 General Retail District.

MOTION Commissioner Ventura moved and Commissioner Jackson seconded the motion to approve Case #18-9, a request by Oakbrook Terrace Square, LLC. ("Petitioner"), for the following relief:

-A text amendment to Section 156.087 (C) of the Zoning Ordinance to allow a dog daycare, dog boarding, dog spa services and dog grooming with an outdoor play area as a Special Use in the B-3 General Retail District.

Chairman Caslin asked Building and Zoning / Planning and Zoning Secretary Bossle to take the roll call.

Ayes: Chairman Caslin, Commissioners Ventura, Jackson, Cardenas, Donoval, Walberg

Nays: None

Absent: Commissioner Schneider

MOTION PASSED WITH A VOTE OF 6-0.

Chairman Caslin asked for a motion to approve Case #18-9, a request by Oakbrook Terrace Square, LLC. ("Petitioner"), for the following relief:

- An amendment to final PUD Development Plans to allow a 7,753 sq. ft. dog daycare, dog boarding, dog spa services and dog grooming with an outdoor play area to occupy 946 sq. ft. on the western portion of Building C (the former Hokkaido restaurant) of Oakbrook Terrace Square.
- Approval of a Special Use Permit for a dog daycare, dog boarding, dog spa services and dog grooming with an outdoor play area.

MOTION Commissioner Jackson moved and Commissioner Ventura seconded the motion to approve Case #18-9, a request by Oakbrook Terrace Square, LLC. ("Petitioner"), for the following relief:

- An amendment to final PUD Development Plans to allow a 7,753 sq. ft. dog daycare, dog boarding, dog spa services and dog grooming with an outdoor play area to occupy 946 sq. ft. on the western portion of Building C (the former Hokkaido restaurant) of Oakbrook Terrace Square.
- Approval of a Special Use Permit for a dog daycare, dog boarding, dog spa services and dog grooming with an outdoor play area.

Chairman Caslin asked Building and Zoning / Planning and Zoning Secretary Bossle to take the roll call.

Ayes: Chairman Caslin, Commissioners Ventura, Jackson, Cardenas, Donoval, Walberg
Nays: None
Absent: Commissioner Schneider

MOTION PASSED WITH A VOTE OF 6-0.

Building and Zoning Administrator Dragan stated that the Letter of Recommendation will be placed on the January 9, 2018 City Council meeting agenda.

City of Oakbrook Terrace
Planning & Zoning Commission Meeting
Tuesday, December 19, 2017
Case #18-10

Chairman Caslin said the fourth order of business was, to consider a request by Oakbrook Terrace Square, LLC. ("Petitioner"), for the following relief:

- An amendment to final PUD Development Plans to allow a 10,500 sq. ft. day care with 4,500 sq. ft. for outdoor play area for Building D instead of 17,088 sq. ft. retail previously approved for the west side of the Oakbrook Terrace Square.
- Approval of a Special Use Permit for a day care and preschool as allowed under Section 156.087 (C) (1) of the Zoning Ordinance.

Chairman Caslin asked the Petitioner to stand and state his case.

Curt Hurst of Frontier Development Group took the floor introducing Chris Commarota from corporate in Baltimore, Maryland for the Kiddie Academy franchise.

Chris Commarota, Vice President of Construction for Kiddie Academy started his presentation stating that he has been with Kiddie Academy for seventeen years and assisted more than 150 locations and franchisees to open their location. Currently there is almost 200 locations open throughout the country including twelve in the suburbs of Chicago; two within ten miles of this location. Kiddie Academy is an education focused childcare provider, believing in educating the whole child so they have developed a curriculum called Life Essentials. It is a developmentally appropriate curriculum focused on the child's needs and aligned with the state standards. Kiddie Academy offers technology education as well through the use of computers, smart boards and tablets. Health and fitness education extends from the classroom all the way to the outside where they will have playgrounds on all the suburban locations; not so much in the urban markets because of the limitations with outside play. Character education teaches the child how to care for and demonstrate respect for other children. The facilities operate throughout the country from 6:30 A.M. until 6:30 P.M. Generally they are about eight to ten thousand square feet; some a little larger, some a little smaller, just really depends on the market. This market as the research was done by the franchisee, Saj and Sunny Rizvi, identified this market as a potential location and found a true need for additional childcare in this market. They researched ten other locations that are within a five mile radius of this and found them to be operating at a very high capacity. That, along with the demographics of the market suggests that this would be a perfect location for Kiddie Academy. Kiddie Academy focuses their buildings on safety, so they are basically on lock down every day; someone that does not have an access code to enter the building cannot get into the building or the playground. Only a person with a PIN number can enter through the front door and then have access to the rest of the building being the classrooms or

the playground. The drop off is pretty simple. Parents are required to park their car, come to the vestibule, enter their PIN number, and escort their child to the classroom. That generally takes about ten minutes, and each parking space turns itself over in about ten minute intervals so that parking space represents about six parks per hour. The location has sufficient parking to support that. Each door is panic alarmed; any door that exits a classroom is panic alarmed. If the child were to get outside, they would enter a fenced in area. This particular location has 4,500 sq. ft. of exterior play and it's separated into three areas by infant/toddler and two preschool areas. This location will operate for children infants through five years of age and the capacity of the building will be 159 children. Unlike a school where it starts at 7:30 and is out at 3:00 with a line of busses for pick up and drop off, their drop off starts at 6:30 and ends about 9:00 with parents coming in those ten minute intervals; peak is between 7:00 and 9:00, so those parking spaces are really fluid in nature and don't really create a cuing situation with the drop off. The same thing in the afternoon, pick up starts about 4:00 with some maybe coming in a little bit earlier, but again, they come in intervals about ten minutes every hour until about 6:30. This information is known because as parents are entering their child in the morning and picking up in the evening, they are entering that PIN number into a software program that is unique to Kiddie Academy and all that data is collected in order to understand those averages. The playground equipment is installed per ASTM requirements and they have certified playground installers. Artificial turf is installed throughout with a cushion underneath so that it is all fall zone protected. Fire Marshall requires exits out of those playgrounds so there will also be panic alarmed gates on all of those playgrounds. The playground is designed to accommodate 60 children at any given time, so children are out to play in the morning generally speaking from 10:00 until before lunch, and then in the afternoon generally speaking from about 1:00 until 4:30, in half hour intervals. This location will be licensed by the Department of Child and Family Services by the State of Illinois. All locations are licensed and meet the requirements for square footage. Each classroom is designed to meet the square footage requirements of the licensing department. The franchise operator for this location owns six other locations in the market and has been franchisee of the year on more than one occasion.

Commissioner Donoval asked if the franchisees need some kind of special education.

Vice President Commarota replied that all the franchisees come to the corporate office before they sign on. The Rizvis were in the corporate location many years ago and have six operating locations and as franchisees of the year they understand how to operate. Every new operator that comes in goes through a process where they are prequalified to be a Kiddie Academy franchisee and it is a mutual interview process.

Commissioner Walberg asked how young would children be able to attend and what is the oldest.

Vice President Commarota responded that the youngest is six weeks to fourteen months in the infant/toddler group.

Commissioner Walberg commented, so it is a daycare then.

Vice President Commarota noted that is education focused childcare. The oldest is five years old and consider that still their preschool.

Commissioner Walberg asked if the teachers are certified teachers or volunteers.

Vice President Commarota replied that they go through a process and have to be qualified for licensing and the center has to provide licensing with their qualifications before they can be a teacher, and certainly there are background checks that they need to go through.

Chairman Caslin asked if it would be Oakbrook Terrace Police Department that would be doing the background check.

Franchisee Saj Rizvi replied that those are done by DCFS.

Chairman Caslin asked about the height of the fence for the playground.

Vice President Commarota noted that it is a six foot perimeter fence, and then each play area is separated by a four foot tall fence. It is a solid fence with no visibility coming through, so it is a vinyl fence.

Chairman Caslin then asked if they handle any special needs children.

Vice President Commarota commented that it is an operator question, so he would rather have them come up and talk about that.

City Attorney Pacione noted that whoever is going to speak needs to be sworn in if they were not sworn in the beginning.

Sunny Rizvi, Academy Owner, and Saj Rizvi, Managing Partner of Kiddie Academy were sworn in by Michelle Bossle, Building and Zoning / Planning and Zoning Secretary.

Owner Sunny Rizvi replied that it depends on if the child is going to benefit from their program. They do take in any child that has special needs, but if they are not benefiting in the program, in that large group environment, they

work with the parents and the school districts to try to make sure they are meeting their needs the best that they can. So, generally, yes, as long as they can continue to provide the best care for them.

Chairman Caslin questioned with that many children do they have nursing staff on site at all.

Managing Partner Saj Rizvi responded that initially when going for the permitting licensing phase which happens for six months, there is a nurse that is required to be on staff once a week for weekly visits. Then after that, they come for monthly visits. So there is a permanent nurse that comes out that is employed by Kiddie Academy.

Chairman Caslin asked if the staff will be trained in first aid.

Managing Partner Saj Rizvi stated that all staff will be trained. They try to not only just meet, but exceed the state standards. The licensing just requires one first aid certified in the building at all times, but they require the entire staff, 100% of the staff to be certified.

Chairman Caslin then asked about the food handling they will be doing there.

Managing Partner Saj Rizvi replied that they have a cook, who makes fresh from scratch meals, that cook is also certified with the food and sanitation license and anything that is applicable for them to operate.

Owner Sunny Rizvi added that all the staff as well has food handler certification. DCFS is very strict on pretty much all regards of childcare, of the facility itself, the training of the teachers, and anything else that goes on with the care of the children.

Commissioner Jackson asked if it will be a newly constructed building with similar construction with what exists in the rest of the PUD.

Developer Hurst replied, yes it will be a new building. Kiddie Academy has a standard brand that they use nationwide and included in the packet is a picture of the elevation as far as the construction type and elevation; it won't be the same look as the balance of the center.

Commissioner Jackson asked if that is acceptable in the original PUD.

Building and Zoning Administrator Dragan answered that the PUD addressed this matter concerning brick, but it was for the main building as no specific building elevations were approved for the outlot.

Developer Hurst added that they never really had architecture for this building.

Chairman Caslin questioned the size of the sign on the top of the building and is it illuminated.

Vice President Commarota replied that it is illuminated and it is about twelve feet two inches wide, three feet six inches tall.

Chairman Caslin asked how that fits with the City's Sign Code.

Building and Zoning Administrator Dragan stated that when she met with the landlord, she mentioned there is no signage variation at this time; however for the sign permit it is carefully reviewed. They will be allowed two times building frontage or 300 sq. ft.

Commissioner Ventura asked if there are special construction requirements with it being a daycare.

Vice President Commarota responded that they will follow all codes and fire requirements. They will have a sprinkler system at this size building.

Building and Zoning Administrator Dragan noted that the Fire District received the prints that were distributed for the public hearing meeting and they followed up with the review letter noting items to be addressed during the permit process.

City Attorney Pacione added that they will need an automatic fire sprinkler system.

Chairman Caslin opened the floor for public participation.

Chairman Caslin asked for any positive testimony or negative testimony.

Chairman Caslin noted that there was none.

Chairman Caslin asked for a motion to approve Case #18-10, a request by Oakbrook Terrace Square, LLC. ("Petitioner"), for the following relief:

-An amendment to final PUD Development Plans to allow a 10,500 sq. ft. day care with 4,500 sq. ft. for outdoor play area for Building D instead of 17,088 sq. ft. retail previously approved for the west side of the Oakbrook Terrace Square.

-Approval of a Special Use Permit for a day care and preschool as allowed under Section 156.087 (C) (1) of the Zoning Ordinance.

MOTION Commissioner Jackson moved and Commissioner Cardenas seconded the motion to approve Case #18-10, a request by Oakbrook Terrace Square, LLC. ("Petitioner"), for the following relief:

-An amendment to final PUD Development Plans to allow a 10,500 sq. ft. day care with 4,500 sq. ft. for outdoor play area for Building D instead of 17,088 sq. ft. retail previously approved for the west side of the Oakbrook Terrace Square.

-Approval of a Special Use Permit for a day care and preschool as allowed under Section 156.087 (C) (1) of the Zoning Ordinance.

Chairman Caslin asked Building and Zoning / Planning and Zoning Secretary Bossle to take the roll call.

Ayes: Chairman Caslin, Commissioners Ventura, Jackson, Cardenas, Donoval, Walberg
Nays: None
Absent: Commissioner Schneider

MOTION PASSED WITH A VOTE OF 6-0.

Chairman Caslin asked in the letter from the engineering, why do they want more engineering on a site that has already been engineered.

Building and Zoning Administrator Dragan replied that it is because it is new construction and the lot is not even paved so they need to see all the details and the grading plan.

Developer Hurst added that it is mostly related the grading, making sure top of elevation, foundation and all that meets with what the requirements would be from a drainage standpoint. All the infrastructure is 100% in; sanitary, sewer and water and is already stubbed up to the site and just need to make the connections. The engineer will be part of the planning process to make sure that all of the building connections made to the existing structures will be engineered property.

Building and Zoning Administrator Dragan stated that the Letter of Recommendation will be placed on the January 9, 2018 City Council meeting agenda. Since no public hearing is scheduled at this time, the Commission may want to cancel the January 2, 2018 Planning and Zoning meeting.

Chairman Caslin asked for a motion to cancel the January 2nd Planning and Zoning meeting.

MOTION Commissioner Jackson moved and Commissioner Donoval seconded the motion to cancel the January 2nd Planning and Zoning meeting.

MOTION PASSED UNANIMOUSLY THROUGH A VOICE VOTE OF 6-0.

Chairman Caslin asked for a motion to adjourn the meeting.

MOTION Commissioner Cardenas moved and Commissioner Ventura seconded the motion to adjourn the meeting.

MOTION PASSED UNANIMOUSLY THROUGH A VOICE VOTE OF 6-0.

Chairman Caslin adjourned the meeting at 7:02 P.M.

Respectfully submitted by,

Michelle Bossle
Building and Zoning / Planning and Zoning Secretary