

MAYOR
Keith Pekau

VILLAGE CLERK
Brian L. Gaspardo

14700 S. Ravinia Avenue
Orland Park, IL 60462
(708)403-6100
orlandpark.org



DEVELOPMENT SERVICES

TRUSTEES

William R. Healy
Cynthia Nelson Katsenes
Michael R. Milani
Sean Kampas
Brian J. Riordan
Joni J. Radaszewski

Staff Report to the Plan Commission

Kiddie Academy Daycare | 7414 159th Street

Prepared: 10/7/2024

Case Number: 2024-0564

Petitioner: Christopher Krohe, GWK Orland Park

Location: 7414 159th Street

P.I.N.s: 27-14-300-068-0000

Parcel Size: 1.6 acres

Requested Actions: Approval of a site plan, landscape plan, and building elevations to construct an approximately 12,600 square-foot building within an existing planned development.

BACKGROUND

In 2016, the Board of Trustees approved an ordinance granting a Special Use Permit for a Planned Development and Modifications from the Land Development Code to construct a commercial planned development located at 7420 159th Street and surrounding properties. The approved site plan included a conceptual layout for a 10,000sf building footprint for daycare facility within the development.

The current Development Petition seeks approval for the site plan, landscape plan, and building elevations for this specific parcel. Daycares are a permitted land use within the BIZ General Business Zoning District, and no relief from the code has been requested with this application.

COMPREHENSIVE PLAN

Planning District	159 th and Harlem Planning District
Planning Land Use Designation	Community Commercial

ZONING DISTRICT

Existing	BIZ – General Business
-----------------	------------------------

LAND USE

Existing	Vacant
Proposed	Daycare (Permitted Use)

ADJACENT PROPERTIES

	Zoning District	Land Use
North	R-4 Residential District	Residential (Colonades)
East	BIZ General Business District	Commercial (AVIS)
South	R-6 Residential (Tinley Park)	Commercial (159 Residences Tinley Park)
West	BIZ General Business District	Commercial (Harbor Freight)

DEVELOPMENT OVERVIEW

Site Plan

The existing site features a detention pond adjacent to 159th Street and a 33-space parking lot designated for a future daycare use. The previously approved Planned Development (Ordinance 5307) included a building footprint for a 10,000sf daycare facility, along with an outdoor playground area. The current proposal reduces the building footprint to 6,000sf, which staff believes remains in substantial conformance with the original intent of the approved Planned Development. In addition to the proposed building, only minor site work is planned, including minor infrastructure upgrades such as curb and gutter along the west property line in addition to landscaping enhancements within the property.

Land Use/Compatibility

The proposed land use, as a daycare, is compatible to the BIZ General Business District zoning district (permitted uses) and to the Comprehensive Plan's designation for Community Commercial.

BUILDING SETBACKS

	Required	Proposed
North (rear)	30' minimum	53.3'
South (front)	25' minimum	178.5'
East (side)	15' minimum	192.9'
West (side)	15' minimum	36.9'

LOT COVERAGE

Maximum Allowed in BIZ District	Proposed
75% (80% with BMPs)	63% Impervious

Parking and Traffic Circulation

Per LDC Section 6-306, daycare uses are required to have 1 parking space per 300sf of building area. The petitioner has provided a parking and operations plan with this petition (attached) stating that the total parking count for the site will be approximately 23 vehicles. The existing shared access drive to the east of the proposed building will provide direct access from the subject site to the PUD's internal access drives to other surrounding developments.

OFF-STREET PARKING COUNTS

Existing Parking Spaces	33 vehicle spaces	31 standard, 2 ADA
Required Parking Spaces	42 vehicle spaces	1 space per 300sf, based on 12,674sf
Parking Space Deficiency	8 vehicle spaces	Up to 20% space reduction permitted with director approval (19.5% reduction)

Drop-off and Pick-up Operations

According to the petitioner, vehicles will enter the site and park before children are dropped off. Parents are required to walk their children into the building. As a result, no drop-off lane is planned for the site.

Public Transportation

PACE Bus service along this portion of 159th Street is provided by Route 364. The 159th/Olcott bus stop is currently located in front of Wendy's Restaurant on the north side of 159th Street. On the south side, the bus stop is directly across the east access drive, in front of condominium buildings located in Tinley Park.

Pedestrian Circulation

Sidewalks are provided around the east and south perimeters of the site. To the north, the sidewalk is located across the PUD internal access drive at Heartis Village. It connects to the existing shared access drive from 159th Street and then leads south to 159th Street where it links to the public sidewalk network. An existing sidewalk is located along 159th Street on this property, which will be expanded to the west if/when Harbor Freight redevelops.

Building Elevations

The exterior will be constructed mainly of brick but includes fiber-cement panels at the top of the building. Stacked stone details add texture and break the large façade up to provide visual interest. The elevations contain dark bronze aluminum windows and doors. A bronze-colored canopy at the entrances have been requested for additional building details. Decorative lighting and dark bronze accents will match across the exterior. The building will be two stories tall, totaling 29'-8" at the roofline.

BUILDING HEIGHT

Maximum Allowed in BIZ District	Proposed
4 stories or 50ft, whichever is higher	2 stories, 29'-8"

Preliminary Landscape Plan

The existing stormwater basin between 159th Street and the proposed building is not currently in compliance with Village-approved plans or the WMO permit issued for the existing development. The petitioner will be required to comply and provide a pond maintenance plan during final engineering. In lieu of foundation plantings around the entirety of the building, the code allows for foundation landscaping to be placed near the building to meet the intent of foundation plantings. For this case, the foundation plantings have been placed outside of the fenced playgrounds to have adequate space within the playgrounds in addition to screening them from the parking lot and drive aisles.

The Board-approved landscape plan for the site also includes a "Future amenity to be determined upon the development of Lot 7" at the northeast corner. After discussing with the petitioner, a decorative bench will be installed at that location.

Preliminary Civil Engineering Plan

Preliminary engineering has been recommended for approval and will be completed during final engineering. The detention for this parcel is located south of the proposed building along 159th Street.

Utility/Mechanical Screening

All mechanical equipment must be screened, either at grade level with landscaping or hidden behind the roofline.

Signage

Signage is not part of this petition and will be submitted for separate review to the Building Division.

Garbage Enclosure

A single garbage enclosure is proposed at the northeast corner of the subject site. The garbage enclosure is masonry construction, which matches the masonry of the principal structure as required in LDC Section 6-302 Accessory Structures.

Lighting

The existing parking lot already contains lighting approved with the existing Planned Development Ordinance. A lighting plan is required per LDC Section 6-315.B.2 and will be reviewed during final engineering of this case, prior to issuance of building permits.

PLAN COMMISSION RECOMMENDED ACTION

Regarding Case Number 2024-0564, also known as Kiddie Academy Daycare, Staff recommends to accept and make findings of fact as discussed at this Plan Commission meeting and within the Staff Report dated October 7, 2024.

And

Staff recommends the Plan Commission approve the preliminary site plan, landscape plan, and building elevations for Kiddie Academy Daycare, subject to the following conditions:

1. The petitioner shall develop the subject property in substantial conformance with the site plan prepared by Design Studio 24, last revised August 12, 2024, the landscape plan, prepared by Manhard Consulting, last revised September 25, 2024, and building elevations, prepared by Design Studio 24, last revised September 23, 2024.
2. All building and landscape code requirements must be met, including required permits from outside agencies.
3. All ground-based and roof-mounted mechanical equipment must be fully screened from view and shall meet the requirements listed in Section 6-308.J.

PLAN COMMISSION RECOMMENDED MOTION

Regarding Case Number 2024-0564, also known as Kiddie Academy Daycare, I move to approve the Staff Recommended Action as presented in the Staff Report to the Plan Commission for this case.