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Staff Report to the Board of Trustees

Kiddie Academy Daycare | 7414 159th Street

Prepared: 10/28/2024

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 and Modifications from the Land Development Code to construct a commercial planned development located at 7420 159th Street and surrounding properties. Existing businesses within the planned development include Heartis Village Senior Living, Avis/Budget Rental Car, and a vacant drive-thru restaurant. The approved site plan included a conceptual layout for a daycare facility within the planned development.

This Development Petition seeks approval for the site plan, landscape plan, and building elevations for the daycare 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.

PLAN COMMISSION DISCUSSION

Present at the Plan Commission were 6 commissioners, the Kiddie Academy project team, and members of staff. No members of the public were present at the meeting. Following the petitioner’s and staff’s presentations, the Plan Commission raised several discussion topics discussed below:

Building Elevations

The Commissioners discussed the exterior design of the Kiddie Academy building. They supported staff’s comments regarding more masonry and faux windows being implemented into the building elevations, which improved the overall building aesthetics. There was a discussion about the placement of certain doors and windows to clarify that the design choices were driven by the interior layout of the building.

Parking and Traffic Circulation

Majority of the project discussion centered around parking capability and traffic safety. Several commissioners raised concerns about the limited parking spaces, particularly regarding daycare staff, parents, and potential future land uses if the daycare transitions to a different business. The Commissioners asked about the AVIS property adjacent to the Kiddie Academy site who has been utilizing the entire Kiddie Academy parking lot. The petitioner responded that Avis has contractual rights to use the spaces on their lot only and a limited amount that are not on their lot. Avis is

currently using the Kiddie Academy parking right now because the parking lot is currently not being used by anyone.

The Commissioners also raised concerns regarding the number of students and the drop off situation proposed. The petitioner responded that they have developed Kiddie Academy daycare locations all over the region. Kiddie Academy has flexible hours and different drop-off times so there is not a constant flow of traffic for all parents coming and going at one time like a school. The petitioners responded that they want to make sure it is a safe environment for everyone by utilizing proper signage, in addition to providing advisory notices to adjacent properties within the Planned Development.

Overall, the Plan Commission supported the project and recommended approval with 6 ayes, 0 nays, and 1 absent. Additional discussion for this case is available in the October 15 Plan Commission Meeting Minutes.

PLAN COMMISSION RECOMMENDED ACTION/MOTION

The Plan Commission recommends that the Village Board of Trustees 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.

BOARD OF TRUSTEES RECOMMENDED MOTION

Regarding Case Number 2024-0564, also known as Kiddie Academy Daycare, I move to approve the Plan Commission recommended Action for this case

And

I move to adopt an Ordinance entitled: [Ordinance title will be added when finalized]