

PLANNING AND ZONING BOARD OF APPEALS

- MINUTES -

Public Hearing Held May 8, 2019

Village of Lansing

TO: Mayor Eidam
Executive Assistant to the Mayor
Village Administrator
Village Clerk
Village Board of Trustees
Building Commissioner
Village Attorney
Village Engineer

Vice Chairman Kasper called the meeting to order at 6:30 p.m.

ROLL CALL:

Present: Board Members Oberman, Caballero, Hallow, McSwiggan, Vice Chairman Kasper and Secretary Schmittel. Also present was Bob Alderden of the Building Department, and Village Attorney Erin Blake.

Absent: Commissioner Cole and Venem

Vice Chairman Kasper informed the petitioners a quorum is present.

A public hearing was scheduled for Wednesday, May 8, 2019 at the Municipal Courtroom, 2710-170th Street to receive testimony and take whatever action was deemed to be appropriate on the above request pursuant to the legal notice published in The Daily Southtown newspaper on Tuesday, April 23, 2019.

Vice Chairman Kasper swore the petitioners in.

RE: The request of Tiny Town of Lansing for a Special Use Permit to operate a Day Care/Pre-School located at 18144 Glen Terrace, Lansing, Illinois 60438.

Present was Cindy Tortolano, 2462 Ridge Road, Lansing, Illinois who owns the business.

Mrs. Tortolano described to the board her request for a Special Use Permit to operate a Day Care/Pre-School. Tiny Town is currently located at 2462 Ridge Road. They have been in business for over 36 years and have outgrown this location. The move will allow them to have another classroom and will also provide room for expansion in the future.

Bob Alderden, Building Department asked what their plans are for the 2462 Ridge Road location. Mrs. Tortolano replied that their plans are to sell the building. Alderden stated that this type of business at this location would be beneficial to the Village of Lansing. The Building Department recommends this Special Use Permit be granted.

Vice Chairman Kasper asked if there were any questions from the audience. Being none, the public portion of the meeting was closed.

Commissioner Oberman wanted to know if there were any issues with asbestos and if Tiny Town would be hiring additional people at the new location. Mrs. Tortolano replied that Tiny Town is not aware of any asbestos issues and would definitely look into it. With adding a 2 year old program, they will also be hiring additional staff.

Commissioner McSwiggan asked how many classrooms they would have and what the business hours would be. Mrs. Tortolano replied that there would be 3 classrooms and that their hours will be from 6:30 a.m. to 6 p.m. Monday thru Friday.

Vice Chairman Kasper wanted to know what the time line would be for the new location. Mrs. Tortolano stated June 5th but is realistically shooting for July 1st.

No further questions being asked, Vice Chairman Kasper asked for a motion to be made.

Commissioner Oberman made the following motion: We recommend to the Village Board that they grant a Special Use Permit to allow a Day Care/Pre-School to be located at 18144 Glen Terrace, Lansing, Illinois 60438. The location is currently zoned R-2 which requires a Special Use for this type of business. Motion was seconded by Commissioner Hallow.

ROLL CALL ON THE MOTION:

AYES –Oberman, Caballero, Hallow, McSwiggan, Kasper

NAYS - None

FINDING OF FACTS: Unanimous decision to recommend to the Village Board to **grant** a Special Use Permit to allow a Day Care/Pre-School to be located at 18144 Glen Terrace, Lansing, Illinois 60438. The location is currently zoned R-2 which requires a Special Use for this type of business.

NEXT ITEM ON THE AGENDA: TONY & MARGARET THOMPSON

RE: The request of Tony & Margaret Thompson – 16801 Torernce Avenue, Lansing, Illinois 60438 for a Special Use Permit for a Venue For All Special Occasions.

Present was Margaret (Jackie) Thompson who resides at 18525 Willow Lane, Lansing, Illinois 60438. Mrs. Thompson described to the board her passion to have a venue for all special occasions. Family and friends would have a great place to come together and celebrate.

Bob Alderden stated that the Building Department recommends this special use be granted to allow for a new business in The Landings Shopping Center.

Vice

Chairman Kasper asked if there were any comments from the audience. Being none, the public portion of the meeting was closed

Commissioner McSwiggan asked for more details about the business. Mrs. Thompson replied that the rental facility would be for all occasions such as: weddings, birthdays, showers, graduations, corporate meetings, fund raisers, any celebration. There would be no food service, people would bring their own food or have it catered. McSwiggan asked about the hours of operation. Mrs. Thompson said there would be different hours depending on the event, the latest would be 2 a.m. Mc Swiggan mentioned that a liquor license was applied for and if her intentions were to still have the venue at this location, or find another location if the license was not approved. Mrs. Thompson stated that her intentions are to stay at this location.

Commissioner Hallow asked if there would be a kitchen. Mrs. Thompson replied that there would be a warming area, not a cooking area and that there would be a refrigerator. Hallow stated that she really likes the idea for this type of business but has some concerns about a venue being located in a strip mall. Mrs. Thompson responded that she has seen venues in Country Club Hills and Matteson that are in strip malls and that they do quite well. Hallow asked about security and if a liquor license is issued who would serve the liquor. Mrs. Thompson stated that her husband would be the security and if they get a liquor license they will supply the bartender.

Commissioner Caballero inquired that if in the future she has any plans to furnish food. Mrs. Thompson replied that they would not furnish food. Caballero asked if on a slow day you would have people come in for the bar. Mrs. Thompson replied no, the business would be strictly for events.

Commissioner Oberman asked how many employees she would have. Mrs. Thompson said, for now it would be her and her husband. Oberman asked why she chose this location and if she researched other locations. Mrs. Thompson replied that she really likes this location, and would like to give back to the community that she lives in.

Vice Chairman Kasper asked if there were any future plans to have catering, video poker machines or a bar. Mrs. Thompson said there were not. .

With no further comments by the Commissioners, Vice Chairman Kasper asked for a motion to be made.

Commissioner Oberman made a motion that we recommend to the Village Board to grant a Special Use Permit to allow an indoor recreational facility called Serinity Dreams An Event For All Special Occasions, 16801 Torrence Avenue, Lansing, Illinois 60438. This location is currently zoned B-3 which requires a Special Use for this type of business. Seconded by Commissioner Hallow.

Vice Chairman Kasper called for a vote on the motion.

ROLL CALL ON THE MOTION:

AYES: Oberman, Caballero, McSwiggan, Kasper

NAYS: Hallow

FINDINGS OF FACTS: Unanimous decision to recommend that the Village Board **grant** a Special Use Permit to allow an indoor recreational facility called Serinity Dreams An Event For All Special Occasions, 16801 Torrence Avenue, Lansing, Illinois 60438. This location is currently zoned B-3 which requires a Special Use for this type of business.

Vice Chairman Kasper asked if there were any public comments. Being none, the public portion of the meeting was closed.

Commissioner McSwiggan made a motion to adjourn at 6:58 p.m. The motion was seconded by Commissioner Hallow.

The public hearing was adjourned.

Respectfully submitted,

Steve Kasper, Vice Chairman
Planning & Zoning Board of Appeals