

## **PLAN COMMISSION**

**JUNE 18, 2020  
7:30 P.M.**

### **FLOSSMOOR VILLAGE HALL**

The June 18, 2020 meeting of the Flossmoor Plan Commission will be conducted remotely via Go To Meeting, which is permitted by Governor Pritzker's Executive Order 2020-07. The public is invited to monitor the meeting using the dial-in number below. Public participation will be permitted during the Public Hearing portion of the meeting agenda. Members of the public may also comment on the Public Hearing by email to [info@flossmoor.org](mailto:info@flossmoor.org). Comments received by 5:00 p.m. Wednesday, June 17, 2020 will be read into the record of the meeting.

**Dial in using your phone: +1 (571) 317-3112  
Access Code: 213-888-653**

### **AGENDA**

1. ROLL CALL
2. APPROVAL OF THE MINUTES OF THE MEETING OF NOVEMBER 21, 2019
3. PUBLIC HEARING TO CONSIDER A SPECIAL USE PERMIT FOR THE INSTALLATION OF A SPORT COURT (2112 HUTCHISON ROAD)
  - A. PUBLIC COMMENTS
4. OTHER BUSINESS
5. OLD BUSINESS
6. STAFF REPORTS
7. MEMBERS CONCERNS AND IDEAS
8. ADJOURNMENT

SMB/jf

# MEMORANDUM

**TO: CHAIR CURRAN AND MEMBERS OF THE PLAN COMMISSION**  
**FROM: SCOTT BUGNER, BUILDING AND ZONING ADMINISTRATOR**  
**DATE: JUNE 11, 2020**  
**RE: PUBLIC HEARING OF A REQUEST FOR A SPECIAL USE PERMIT – RUFFIN (2112 HUTCHISON ROAD)**  
**SPORT COURT**

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We have received a request for a Special Use Permit for a sport court. The request has been submitted by Danny Ruffin and Marlana Bayless, owners of the subject property. The facts in the matter are as follows:

The subject property is an interior lot located on the south side of Hutchison Road, improved with a single-family residence. The property is a rectangular shaped lot with approximate dimensions of 100 ft. wide X 180 ft. deep and an area of approximately 18,000 sq. ft.

The petitioner is proposing the installation of a sport court with the proposed placement to be in the east half of the rear yard. The proposed sport court would consist of a concrete slab with dimensions of 30 ft. X 25 ft. or an area of 725 sq. ft. The sport court would be used primarily as a basketball court. The petitioner has not indicated whether basketball backboards will be permanently mounted or portable.

The proposed court would provide for a 12 ft. setback from the east (side) lot line and a 12 ft. setback from the north (rear) lot line.

No additional lightning is proposed as part of this request and a permit for a 6 ft. high privacy fence surrounding the rear yard was recently issued.

To assist you in your consideration of this matter please find attached the following materials:

- Application for Land Use Review
- Plat of Survey showing proposed location
- Legal Notice and Notice to Residents
- Address map locating the subject property

# VILLAGE OF FLOSSMOOR

Office of the Zoning Administrator

## Application for Land Use Review

This application is to be used for petitions for Village approval of consolidations, subdivisions, changes in zoning, planned unit developments, non-residential site plans and special use permits. If you should have any questions regarding the type of land use review that applies to your situation please contact the Office of the Zoning Administrator at (708) 798-2300. The application must be completed and returned to the Building Department accompanied by the required fee (see attached schedule) and submittals. Submittal requirements are contained in the Village's Zoning and Subdivision Ordinances. No petition will be scheduled for consideration by the Village Plan Commission unless a completed application (including required submittals) has been received. Petitions must be received no later than twenty one (21) calendar days prior to the Plan Commission meeting.

### PROPERTY INFORMATION

2112 Hutchison Road

Address/Location of Property for which a review is being requested (Subject Property)

Danny Russo & Marlon Baylis

Name of Applicant

2112 Hutchison Road

Applicant's Mailing Address

713 454-2948 & 713 918-5664

Applicant Home Telephone Number

Applicant Work Telephone Number

OWNER

Applicant's Interest in Subject Property (Owner, contract purchaser etc)

**If the applicant is not the owner of the property please provide the following information:**

Owner's Name

Owner's Address

Owner's Telephone Numbers

Owner's Work Telephone Number

**ALL APPLICANTS MUST ANSWER THE FOLLOWING QUESTIONS**

**PLEASE INDICATE WHICH TYPE OF LAND USE REVIEW YOU ARE SEEKING:**

- Approval of a Plat of Subdivision, Resubdivision or Consolidation
- Approval of a Request for Rezoning
- Approval of a Special Use Permit
- Approval of an Amendment to an existing Special Use Permit
- Approval of a Site Plan (Non-Single Family Residential)
- Approval of a Planned Unit Development
- Approval of an Amendment to an approved Planned Unit Development

**What is the current Zoning of the subject property (i.e., R-1 Single Family Residential)?**

*Single Family residential*

**What is the current use of the subject property (i.e. vacant, improved with single family home etc)?**

*Improved with single family home.*

**Please provide a brief description of the proposed request:**

Our request is to build a concrete slab to have a ~~back~~ basketball court in our spacious yard. We have 3 sons, who are for the foreseeable future will be at home. They love basketball, we would like to move it from our driveway, which can sometimes fall into our neighbors' yard to our backyard. This is to increase the safety of the boys, less physical interaction with ball going into the neighbors or the street. It also would fall behind our neighbors in the back garage, and we are installing a fence to help with noise.

**Please provide a brief description of the property involved including such information as dimensions, area, current use and existing improvements on the site.**

Single Family home, backyard, current use has brick deck and shed, mostly grass. current use is for our boys playing ~~basketball~~ lot is 4,456 sqft. Concrete court proposed is 30 x 25. Yard dimensions are 95 (left side) 100 feet wide, 119 on the right side. — For the fence we are having installed as well.

**To your knowledge, is the request in conformance with all requirements of the Flossmoor Zoning Ordinance? If not, please describe:**

*Yes to my knowledge but also in answer*

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*Dany Ruge Male 5-7*

Applicant's Signature

*5/13/2020*

Date

*Dany Ruge Male 5-7*

Owner's Signature

(Applicant must have property owner's signature)

*5/13/2020*

Date

**Do Not Write Below, For Office Use Only:**

Date Submitted:

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Fee Paid:

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Requested Hearing Date:

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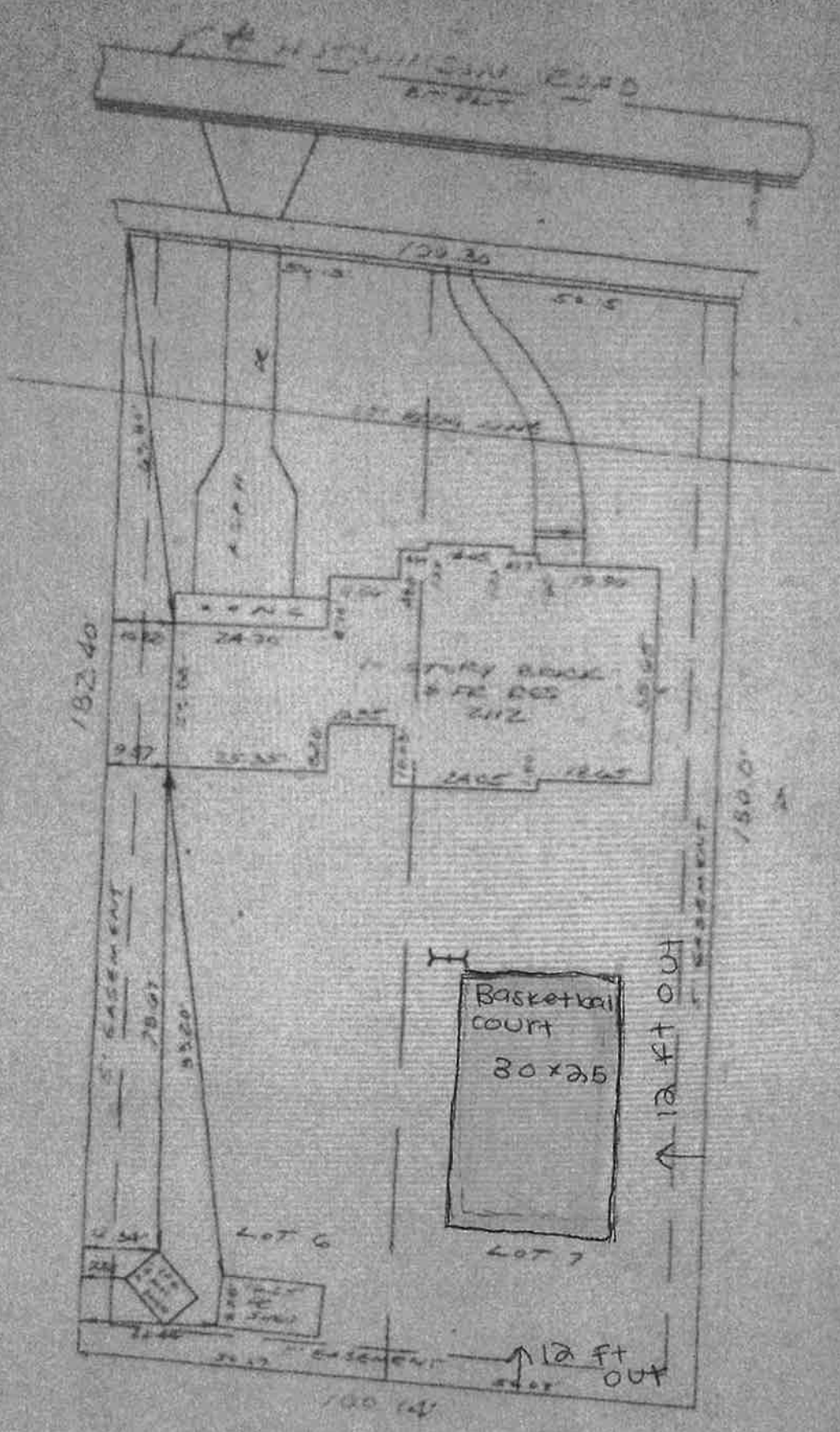
Date Published:

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Date Residents Notified:

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ARD E DAVIS  
 20'  
 1/2"

HITCHHIKER ROAD  
 27' 1/2"

LEGAL NOTICE  
PUBLIC HEARING  
FLOSSMOOR  
PLAN COMMISSION

Notice is hereby given that on Thursday, June 18, 2020, the Flossmoor Plan Commission will hold a public hearing to consider a request for approval of a Special Use Permit. If approved it would allow the installation of a sport court.

LEGAL DESCRIPTION:

Lot 6 and 7 in block 10 in Flossmoor Park, a subdivision of the west  $\frac{1}{2}$  of the southwest  $\frac{1}{4}$  and the south east  $\frac{1}{4}$  of the southwest  $\frac{1}{4}$  of section 6, township 35 north, range 14 east of the third principal meridian, according to the plat thereof recorded June 13, 1924 as document 8465369, in Cook County, Illinois.

LOCATION:

2112 Hutchison

APPLICANT:

Danny Ruffin

HEARING DATE:

Thursday, June 18, 2020, beginning at 7:30 p.m. Meeting held remotely, visit [www.flossmoor.org](http://www.flossmoor.org) for dial-in instructions.

All interested parties are encouraged to attend and to present oral or written testimony.

/s/ John Curran, Chairperson  
Flossmoor Plan Commission





# FLOSSMOOR

Welcoming. Beautiful. Connected.

**Village of Flossmoor**  
Building Department  
2800 Flossmoor Road  
Flossmoor, Illinois 60422  
Phone: 708.957.4101  
TDD: 708.647.0179  
Fax: 708.335.5490  
www.flossmoor.org

Building and Zoning Administrator  
Scott Bugner

Mayor  
Paul S. Braun

Trustees  
Joni Bradley-Scott  
Brian Driscoll  
Perry Hoag  
Gyata Kimmons  
James Mitros  
Diane Williams

Village Clerk  
Ananda Billings

Village Manager  
Bridget A. Wachtel

June 11, 2020

## \*THIS IS A COURTESY NOTICE ONLY

Dear Resident:

On Thursday, June 18, 2020, the Flossmoor Plan Commission will hold a public hearing to consider a request for approval of a Special Use permit. The amendment would allow the installation of a sport court.

A map locating the property is shown on the back of this letter.

The meeting will be held remotely beginning at 7:30 p.m. All interested parties are encouraged to attend and to present oral or written testimony. Members of the public may also comment on the Public Hearing by email to [info@flossmoor.org](mailto:info@flossmoor.org). Comments received by 5:00 p.m. Wednesday, June 17, 2020 will be read into the record.

To join via computer, tablet or smartphone:

<https://global.gotomeeting.com/join/213888653>

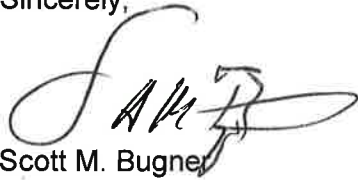
To dial in using your phone:

1(571)317-3112 Access Code: 213-888-653

If you are new to GoToMeeting, you can get the app at any time and be ready before the meeting starts. <https://global.gotomeeting.com/install/213888653>

Please call me at 708-957-4101 or email me at [sbugner@flossmoor.org](mailto:sbugner@flossmoor.org) if you have any questions.

Sincerely,



Scott M. Bugner

Building and Zoning Administrator

SMB/jf



Subject Property

Resident  
2130 Hutchison Road  
Flossmoor, IL 60422

Resident  
2122 Hutchison Road  
Flossmoor, IL 60422

Resident  
2120 Hutchison Road  
Flossmoor, IL 60422

Resident  
2116 Hutchison Road  
Flossmoor, IL 60422

Resident  
2104 Hutchison Road  
Flossmoor, IL 60422

Resident  
2102 Hutchison Road  
Flossmoor, IL 60422

Resident  
2044 Hutchison Road  
Flossmoor, IL 60422

Resident  
2051 Hutchison Road  
Flossmoor, IL 60422

Resident  
2103 Hutchison Road  
Flossmoor, IL 60422

Resident  
2111 Hutchison Road  
Flossmoor, IL 60422

Resident  
2117 Hutchison Road  
Flossmoor, IL 60422

Resident  
2121 Hutchison Road  
Flossmoor, IL 60422

Resident  
2135 Hagen Lane  
Flossmoor, IL 60422

Resident  
2125 Hagen Lane  
Flossmoor, IL 60422

Resident  
2117 Hagen Lane  
Flossmoor, IL 60422

Resident  
2115 Hagen Lane  
Flossmoor, IL 60422

Resident  
2113 Hagen Lane  
Flossmoor, IL 60422

Resident  
2109 Hagen Lane  
Flossmoor, IL 60422

Resident  
2101 Hagen Lane  
Flossmoor, IL 60422

Resident  
2049 Hagen Lane  
Flossmoor, IL 60422

Resident  
2043 Hagen Lane  
Flossmoor, IL 60422