

MEMORANDUM

TO: CHAIR CURRAN AND MEMBERS OF THE PLAN COMMISSION
FROM: SCOTT M. BUGNER – BUILDING AND ZONING ADMINISTRATOR
DATE: JULY 8, 2020
RE: REGULAR JULY MEETING

Please find enclosed the agenda and related materials for the regular July meeting of the Flossmoor Plan Commission. The meeting will be held on Thursday, July 16th, beginning at 7:30 p.m. This meeting will be conducted in person at Village Hall and remotely via Go To Meeting, which is permitted by Public Act 2020-0640.

You may join the meeting from your computer, tablet or smartphone at the following link:
<https://global.gotomeeting.com/install/191549645>

Or you can also dial in using your phone:
1 (571) 317-3112

Access Code: 191-549-645

There is one new item on the agenda for your consideration.

- PUBLIC HEARING OF A REQUEST FOR AN AMENDMENT TO A SPECIAL USE PERMIT FOR AN ADDITIONAL SPORT COURT AT 1833 CORNELL ROAD (LLORENS)

Attached is a checklist and the procedures for conducting the meeting along with a copy of Public Act 2020-0640

Please telephone Jen Fisher at 957-4101 or e-mail her at jfisher@flossmoor.org no later than 5:00 p.m. Wednesday, July 15th to confirm your attendance. As always, it is important that we confirm as early as possible that a quorum will be available for the meeting.

If you have any questions or require additional information please do not hesitate to contact me via email at sbugner@flossmoor.org

PLAN COMMISSION

**JULY 16, 2020
7:30 P.M.**

FLOSSMOOR VILLAGE HALL

The July 16, 2020 meeting of the Flossmoor Plan Commission will be conducted in person and remotely via Go To Meeting, which is permitted by Illinois Public Act 2020-0620. The public is invited to monitor the meeting using the dial-in number below. Attendance at the meeting, including staff and members of the public, is limited to 50 people. Masks and temperature screenings are required. Anyone with a temperature of more than 100.4 degrees will be asked to leave.

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. Comments received by 5:00 p.m. Wednesday, July 15, 2020 will be read into the record of the meeting.

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AGENDA

1. ROLL CALL
2. APPROVAL OF THE MINUTES OF THE MEETING OF JUNE 20, 2020
3. PUBLIC HEARING TO CONSIDER AN AMENDMENT TO A SPECIAL USE PERMIT FOR THE INSTALLATION OF A SECOND SPORT COURT (1833 CORNELL ROAD)
 - A. PUBLIC COMMENTS
4. OTHER BUSINESS
5. OLD BUSINESS
6. STAFF REPORTS
7. MEMBERS CONCERNS AND IDEAS
8. ADJOURNMENT

MEMORANDUM

TO: CHAIR CURRAN AND MEMBERS OF THE PLAN COMMISSION
FROM: SCOTT BUGNER, BUILDING AND ZONING ADMINISTRATOR
DATE: JULY 8, 2020
RE: PUBLIC HEARING OF A REQUEST FOR AN AMENDMENT TO A SPECIAL USE PERMIT – LLORENS (1833 CORNELL ROAD) SECOND SPORT COURT

We have received a request for an amendment to a special use permit for a sport court. The request has been submitted by Velinda Llorens owner of the subject property. The facts in the matter are as follows:

The subject property is an interior lot located on the north side of Cornell Road, improved with a single-family residence and existing sport court. The property is a rectangular shaped lot with approximate dimensions of 500 ft. deep X 150 ft. wide and an area of approximately 75,000 sq. ft. or 1.72 acres.

The petitioner is proposing the installation of a second sport court to be installed 12 feet east of the existing sport court in the east half of the rear yard. The proposed new sport court would consist of a concrete slab with dimensions of 50 ft. X 70 ft. or an area of 3,500 sq. ft. The proposed use of the sport court would be used for roller-skating.

The proposed court would provide for an 18 ft. setback from the east (side) lot line and a 122 ft. setback from the north (rear) lot line.

A special use permit was previously granted for a 30 ft. X 60 ft. sport court in 2009.

No additional lightning is proposed as part of this request.

Director of Public Works John Brunke has reviewed this request and stated that he approves of the proposed court as long as it is constructed to drain properly to the north. Mr. Brunke suggested that the homeowner may want to consider a bioswale along the north side of both courts to mitigate the stormwater runoff impact within their property.

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

- Application for Land Use Review
- 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 scheduled) 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

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

1833 Cornell Rd

Name of Applicant

Velinda Llorens

Applicant's Mailing Address

1833 Cornell Rd

Applicant Home Telephone Number

Applicant Work Telephone Number

708) 906-8495

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

PAID
RECEIVED

JUN 18 2020

JUN 18 2020

By Velinda Llorens \$300.00

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)?

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

Single family home accessory.

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

yes

Velinda L. Lorens
Applicant's Signature

6-19-2020
Date

Velinda L. Lorens
Owner's Signature
(Applicant must have property owner's signature)

6-19-2020
Date

Do Not Write Below, For Office Use Only:

Date Submitted: _____

Fee Paid: _____

Requested Hearing Date: _____

Date Published: _____

Date Residents Notified: _____

Please provide a brief description of the proposed request:

Slab 50X70 Purpose to Skate
with family. Unable to skate in
Flossmoor Parks or Street due to
Condition of Streets.

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

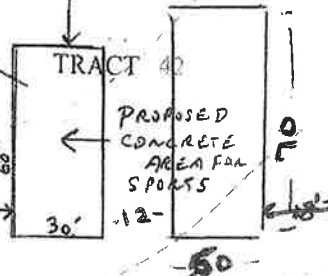
See Exhibit Plan.

EXHIBIT "B"

REFER TO ARCHITECT'S PLAN FOR LOCATION OF CONNECTIONS TO WATER & SEWER
 ALL AREAS DISTURBED BY CONSTRUCTION WILL BE RESTORED TO THEIR ORIGINAL CONDITION
 VEGETATION WILL BE REESTABLISHED AS SOON AS PRACTICAL TO RETARD EROSION
 MINIMUM REQUIREMENTS FOR LAWN AREAS ARE 4" TOP SOIL, MULCH, AND SEED MIX 1
 TYPICAL DRIVE PAVEMENT: 8" IDOT TYPE B BASE OVER 8 OZ/SY NONWOVEN GEOTEXTILE
 AND 2" IDOT CUI SURFACE

4" CONCRETE SLAB
 OR MIN 4" GRAVEL BASE
 #4 REBAR 30" O.C. BOTH WAYS

ADJ. RES.
 T/F 99.08'



III AREA OF CONSTRUCTION SEDIMENTATION & EROSION CONTROL MEASURES WILL CONFORM TO USDA-NRCS "ILLINOIS URBAN MANUAL"

SYMBOL	CODE	PRACTICE
	920	SILT FENCE
	930	STRAW BARRIER
	880	PERMANENT SEEDING
	930	STABILIZED CONSTRUCTION ENTRANCE

ADJ. RES.
 T/F 102.70'

ADJ. RES.
 T/F 103.08'

TREEWELL (ESCHMENTAL RETAINING WALL) TOP OF WALL 101.5 TOE 100.0

TRUCK (TO BE REMOVED)

PROPOSED 8" PVC SANITARY SERVICE # 18 IN DIAM W/ CONNECTION INTO EXISTING STUB

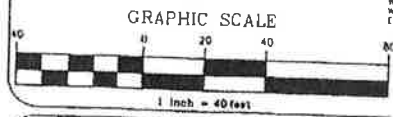
ALL SERVICE CONNECTIONS WILL BE MADE IN MANNER ACCEPTABLE TO MUNICIPALITY
 LOCATE EXISTING SERVICE STUB BY TELEVISION SANITARY SEWER

PROPOSED 12" CURBLET W/ RCP 12" W 100' 9" D 1" INV 98.9

EXISTING WATERMAIN 150.0' ALGRADE DITCH TO DRAIN

EXISTING DRAINAGE APRON AND CURBLET TO REMAIN

CORNELL RD



NO.	DATE	BY	CHKD.
1			
2			
3			
4			

CPA BUILDERS
 SITE GRADING PLAN
 FLOSSMOOR, IL

NO.	DATE	BY	CHKD.
1			
2			
3			
4			

Professional Engineer
 License No. 001-000000
 State of Illinois
 10/10/2024 10:10:00 AM
 © 2024

LEGAL NOTICE
PUBLIC HEARING
FLOSSMOOR
PLAN COMMISSION

Notice is hereby given that on Thursday, July 16, 2020, the Flossmoor Plan Commission will hold a public hearing to consider a request for an amendment to a Special Use Permit. If approved it would allow the installation of an additional sport court.

LEGAL DESCRIPTION:

TRACT 42 IN FIRST ADDITION TO FREDERICK H. BARTLETT'S GOLF AND COUNTRY CLUB ESTATES, BEING A SUBDIVISION OF THAT PART OF THE SOUTHEAST 1/4 OF SECTION 7, TOWNSHIP 35 NORTH, RANGE 14 EAST, EAST OF THE THIRD PRINCIPAL MERIDAN, LYING WEST OF THE CENTER LINE OF CHICAGO AND VINCENNES ROAD (DIXIE HIGHWAY) EXCEPT THE WEST 674.71 FEET AND THE NORTH 500 FEET THEREOF, ACCORDING TO THE PLAT THEREOF RECORDED AS DOCUMENT NO. 12901127, IN COOK COUNTY, ILLINOIS.

LOCATION:

1833 Cornell Road

APPLICANT:

Velinda Llorens

HEARING DATE:

Thursday, July 16, 2020, beginning at 7:30 p.m. in the Flossmoor Village Hall, 2800 Flossmoor Road, Flossmoor, Illinois. This meeting will be held remotely. Visit 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

July 8, 2020

*THIS IS A COURTESY NOTICE ONLY

Dear Resident:

On Thursday, July 16, 2020, the Flossmoor Plan Commission will hold a public hearing to consider a request for an amendment to a Special Use Permit. If approved it would allow the installation of an additional sport court.

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

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Access Code: 191-549-645

Please call me at 708-957-4101 or email me at sbugner@flossmoor.org if you have any questions.

Sincerely,



Scott M. Bugner

Building and Zoning Administrator

SMB/jf

