

MINUTES
FLOSSMOOR PLAN COMMISSION
REGULAR MARCH MEETING
MARCH 17, 2016

Chair Curran called the Regular March 2016 Meeting to order at 7:35 PM

1. ROLL CALL

PRESENT:

Acting Chair Mitchell, Commissioners Martin, Matthys, Thiros and White.

ABSENT:

Commissioner McCarthy and Chair Curran.

ALSO PRESENT:

Scott Bugner, Zoning Administrator; Edward McCormick, Village Attorney; Anne Kearns, Jane Sloss, Christina Swanson and Tim Knapp representing New Hope Center; Approximately 4 residents.

2. APPROVAL OF THE MINUTES OF THE MEETINGS OF JANUARY 21, 2016

Commissioner Thiros motioned to accept the minutes of the January 21, 2016 meeting as submitted. Commissioner Matthys seconded the motion which passed by voice vote.

Ayes: Acting Chair Mitchell, Commissioners Matthys and Thiros

Nays: None

Abstained: Commissioners Martin and White

3. PUBLIC HEARINGS

A. A PUBLIC HEARING TO CONSIDER A REQUEST FOR APPROVAL OF A PRELIMINARY PLAN FOR A PLANNED UNIT DEVELOPMENT – NEW HOPE APARTMENTS – 1032 AND 1038 LEAVITT AVENUE.

Acting Chair Mitchell introduced the petition and asked Mr. Bugner read the Legal Notice and provide a brief summary of the agenda item. Mr. Bugner provided a brief summary of the proposed request as outlined in the staff memorandum.

Mr. Bugner explained that during the review of the provided floor plan, the plan failed to meet the Flossmoor Building Code provisions for minimum required room sizes. As a result the petitioner was required to amend the site and floor plans, increasing the overall footprint of the building by approximately 1,500 square feet. Mr. Bugner explained that although the building area was increased, the Zoning Ordinance requirements for site and structure continued to be met.

Acting Chair Mitchell asked the petitioners if they would like to make a statement. Tim Knapp of New Hope also recognized that the previous plan required amendment to accommodate the required room size provisions of the building code. Mr. Bugner noted that because no floor plan had been submitted with the Conceptual Plan, there was too little information provided to determine apartment layout and individual room areas.

Acting Chair Mitchell asked for any questions or comments from the Commissioners. No questions or comments were brought up by the Commissioners.

Acting Chair Mitchell asked if there were any questions or comments from the public.

Mr. Richard Kamin of 2648 Central Drive asked the petitioner if the trees located along the north side of the property were going to remain. Jane Sloss advised that the intent is to preserve as many of the existing trees as possible. Mr. Kamin stated that there were five large trees along the north property line adjacent to the park that were of concern. Ms. Sloss stated that while the exact location of the trees has yet to be determined, she believed that they were located north of the proposed building addition.

Commissioner Matthys asked that a site plan identifying existing trees of eight caliper or greater be submitted as part of the final plat submittal. Mr. McCormick asked the petitioner could provide such for the next hearing. Ms. Sloss advised that they would provide the requested information at the next hearing.

Acting Chair Mitchell asked for a motion to recommend approval of the Preliminary Plan.

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Commissioner White motioned to recommend approval of a Preliminary Plan for a Planned Unit Development as submitted. Commissioner Matthys seconded the motion which passed by roll call vote.

AYES: Acting Chair Mitchell, Commissioners Martin, Matthys, Thiros and White.

NAYS: None

4. OTHER BUSINESS

None

5. OLD BUSINESS

None

6. STAFF REPORTS

None

7. MEMBERS CONCERNS AND IDEAS

None

Commissioner Thiros motioned to adjourn the meeting. Commissioner Martin seconded the motion which passed by unanimous voice vote.

AYES: Acting Chair Mitchell, Commissioners Martin, Matthys, Thiros and White

NAYS: None

Meeting adjourned at 7:50