

PLAN COMMISSION

June 17, 2021
7:30 P.M.

FLOSSMOOR VILLAGE HALL

The June 17, 2021 meeting of the Flossmoor Plan Commission will be conducted in person and remotely via Zoom, which is permitted by Illinois Public Act 2020-0620. 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. Comments received by 5:00 p.m. Wednesday, June 16, 2021 will be read into the record of the meeting.

Dial in using your phone: +1 312-626-6799
Access Code: 882 2921 3147
Passcode: 60422

<https://us02web.zoom.us/j/88229213147?pwd=cUYreXVWd3dONGh2aVI4ZFhqQWhrZz09>

AGENDA

1. ROLL CALL
2. APPROVAL OF THE MINUTES OF THE MEETING OF MAY 20, 2021
3. PUBLIC HEARING OF A REQUEST FOR A SPECIAL USE PERMIT FOR A SPORT COURT (2705 Heather Road)
 - A. PUBLIC COMMENTS
7. OTHER BUSINESS
8. STAFF REPORTS
9. MEMBERS CONCERNS AND IDEAS
10. ADJOURNMENT

SMB/jf

MEMORANDUM

TO: CHAIR CURRAN AND MEMBERS OF THE PLAN COMMISSION
FROM: SCOTT BUGNER, BUILDING AND ZONING ADMINISTRATOR
DATE: JUNE 10, 2021
RE: PUBLIC HEARING OF A REQUEST FOR A SPECIAL USE PERMIT – AGBARAH (2705 HEATHER ROAD)
SPORT COURT

We have received a request for a Special Use Permit for a sport court. The request has been submitted by Emmanuel Agbarah, owner 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 Heather Road, improved with a single-family residence and attached garage. The property is approximately 15,000 square feet in area.

In 2018, a permit for a 22' x 35' concrete patio located in the rear yard adjacent to the garage was issued. Subsequently, the patio has been converted to a sport court with a permanently mounted basketball backboard and a painted basketball court on the slab.

In April of this year staff received complaints from the neighbors on either side of the property regarding the basketball court. The complainants advised that there were would be anywhere from 6 to 12 kids and adults playing at all times of the day and night and that whenever they are playing there is constant yelling and banging of balls against the backboard which infringes on the quiet enjoyment of their homes and that the basketball court has become a chronic nuisance.

Upon receipt of the complaints and verifying that the patio had been converted to a permanent sport court, the petitioner was advised that a Special Use Permit would be required to continue the use as a sport court or to remove the backboard and return the use to a patio.

The petitioner argues that the court in the rear yard is safer because Heather Road is a busy street and wants to protect his children and feel comfortable that when they are outside playing there is no fear of them running onto the busy street.

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

- Application for Land Use Review
- Site plan showing the 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

2705 HEATHER ROAD, FLOSSMOOR, IL 60422
Address/Location of Property for which a review is being requested (Subject Property)

EMMANUEL AGBARAH
Name of Applicant

2705 HEATHER ROAD, FLOSSMOOR, IL 60422
Applicant's Mailing Address

219-508-0548
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

RECEIVED

MAY 10 2021

By _____

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)?

Single family home

Please provide a brief description of the proposed request:

I would like to apply for special use permit for ~~the~~ my backyard patio to also function as a mini basketball court. It is safer because I live on a busy street and want my children to be safe while playing. I have little children and want to protect them and be comfortable that they are outside playing without fear of them running onto a busy street!

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

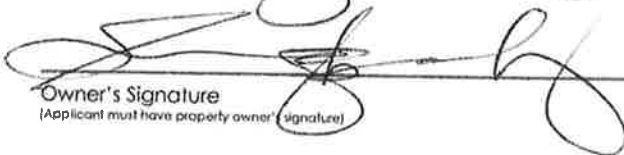
22x35' patio that my children and I also use as a basketball court

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

To my knowledge the request is in conformance with all requirements of the Flossmoor zoning ordinance.


Applicant's Signature

5/8/21
Date


Owner's Signature
(Applicant must have property owner's signature)

5/8/21
Date

Do Not Write Below, For Office Use Only:

Date Submitted:

5/10/21

Fee Paid:

\$300⁰⁰

Requested Hearing Date:

6/17/21

Date Published:

5/30/21

Date Residents Notified:

6/10/21

Order ID: 6963561

* Agency Commission not included

GROSS PRICE * : \$73.50

PACKAGE NAME: IL Govt Legal Daily Southtown

Product(s): SubTrib_Daily Southtown, Publicnotices.com

AdSize(s): 1 Column

Run Date(s): Sunday, May 30, 2021

Color Spec. B/W

Preview

**LEGAL NOTICE
PUBLIC HEARING
FLOSSMOOR
PLAN COMMISSION**

Notice is hereby given that on Thursday, June 17, 2021, 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 a permanent sport court.

LEGAL DESCRIPTION:

LOT 8 IN BLOCK 2 IN BRAEMAR, BEING A SUBDIVISION OF PART OF THE NORTHWEST ¼ OF SECTION 1 AND PART OF THE WEST ½ OF LOT 1 IN THE NORTHEAST ¼ OF SECTION 1, TOWNSHIP 35 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, AS PER PLAT THEREOF RECORDED SEPTEMBER 3, 1952 AS DOCUMENT 1526441 IN COOK COUNTY, ILLINOIS

LOCATION: 1705 Heather Road

APPLICANT: Emmanuel Agbarah

HEARING DATE:

Thursday, June 17, 2021, beginning at 7:30 p.m. in the Flossmoor Village Hall, 2800 Flossmoor Road, Flossmoor, Illinois. This meeting will be held in person and 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
5/30/2021 6963561

E HEATHER

7' N LINE - VILLAGE OF PO...

ROAD

PAVEMENT

CONC. CURB

ZONE SIDEWALK

PARK DRIVE

6.9'

25.0'

DRIVEWAY

2 CAR GARAGE

1 1/2 STORY BRICK VENEER RESIDENCE

24'

14'-0"

LOT 9

BLOCK 2
BRAEMAR SUBDIVISION
MOUNTAIN VIEW, ILL.

N

PIPE SECTIONS AND TRENCH PLAN
FOUNDATION & LATERALS - PLS
ELEVATIONS
FIRST FLOOR UNFINISHED FLOOR
FOUNDATIONS AND BASEMENT ON
ELEVATIONS & DETAILS
SECTIONS & DETAILS
ELEVATIONS & DETAILS
HEATING & AIR FLOW &
HEATING PLAN TO BE SUBMITTED

GENERAL NOTES FROM THE
RESIDENCE SHALL BE AS SHOWN
ALL OTHER SHEETS SHALL AP

PLOT PLAN 1

SCALE 1"=30'



FLOSSMOOR

Welcoming Beautiful Connected

June 09, 2021

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
Michelle Nelson

Trustees
Joni Bradley-Scott
Gary Daggett
Brian Driscoll
Perry Hoag
George Lofton
James Mitros

Village Clerk

Village Manager
Bridget A. Wachtel

***THIS IS A COURTESY NOTICE ONLY**

Dear Resident:

On Thursday, June 17, 2020, the Flossmoor Plan Commission will hold a public hearing to consider a request for approval of a Special Use permit for a sport court at 2705 Heather Road

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

The meeting will be held in person and 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. Comments received by 5:00 p.m. Wednesday, June 16, 2021 will be read into the record.

To join via computer, tablet or smartphone:

Join Zoom Meeting

<https://us02web.zoom.us/j/88229213147?pwd=cUYreXVWd3dONGh2aVI4ZFhqQWhrZz09>

+1 312 626 6799 US (Chicago)

Meeting ID: 882 2921 3147

Passcode: 60422

One tap mobile

+13126266799,,88229213147#,,,,*60422# US (Chicago)

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

SUBJECT PROPERTY

