

## PLAN COMMISSION

July 15, 2021  
7:30 P.M.

### FLOSSMOOR VILLAGE HALL

The July 15, 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](mailto:info@flossmoor.org). Comments received by 5:00 p.m. Wednesday, July 14, 2021 will be read into the record of the meeting.

Dial in using your phone: +1 312-626-6799  
Access Code: 893 0363 1524  
Passcode: 60422

<https://us02web.zoom.us/j/89303631524?pwd=ZVNkdUU4K2hIRHdnZFZjRUt6M1FGdz09>

### AGENDA

1. ROLL CALL
2. APPROVAL OF THE MINUTES OF THE MEETING OF JUNE 17, 2021
3. CONTINUED 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: JULY 7, 2021**  
**RE: CONTINUED - PUBLIC HEARING OF A REQUEST FOR A SPECIAL USE PERMIT – AGBARAH (2705 HEATHER ROAD) SPORT COURT**

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As you will recall during the public hearing held on June 17<sup>th</sup> 2021, the petitioner requested to continue the matter in order to devise a plan that may be agreeable to their neighbors and allow for the continued use of a sport court.

Since that time, the petitioner advised that the neighbor was unwilling to discuss the matter any further and therefore no agreement for any plan.

The petitioner has provided proposed plans and rules for the sport court as follows:

1. Install a 6' high white vinyl privacy fence along a portion of the west and south rear yard to curb the noise as depicted on the site plan and proposal.
2. Continued use of the netting to further prevent balls from entering the neighbor's yard.

## Court Rules

1. Be respectful of the neighbors and keep the noise down.
2. Not more than 2 balls being used at a time.
3. No more than 6 kids on the court at any time.
4. No one allowed on the court unless the petitioners are home.
5. Proper footwear required.
6. Court hours from 9am to 9pm daily
7. Have fun and enjoy the game.

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

- Staff memorandum from June 10<sup>th</sup>
- Application for Land Use Review
- Site plan showing the location of the court and proposed fence
- Fence proposal
- Legal Notice and Notice to Residents
- Address map locating the subject property

# 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**

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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 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

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.**

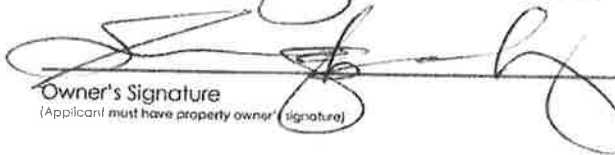
22x35' patio that my children and I also use as a basketball court

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 signature)

5/8/21  
Date

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

Date Submitted:

5/10/21

Fee Paid:

\$300<sup>00</sup>

Requested Hearing Date:

6/17/21

Date Published:

5/31/21

Date Residents Notified:

6/10/21



N. LINE - VILLAGE OF FLOSSMOR ROAD

26' PAVEMENT

69'

CONC. CURB

23.0'

CONC. SIDEWALK

DRIVEWAY

2 CAR GARAGE

1 1/2 STORY BRICK VENEER RESIDENCE

22'

24'

28.67'

35.0' Patio

67.0'

LOT E

EASEMENT

129.93'

5'

BLOCK 2  
AEMAR SUBDIVISION  
FLOSSMOR, ILL.

PLCOT PLAN

SCALE 1" = 30'

|     |
|-----|
| 6E  |
| 12E |
| ALI |



815-295-7779

EALBARAM ESQUELON

Sales Rep: TOM S

Date: 6/24/21

# Ameri Dream

Fence & Deck, Inc.

Tracking #

1419 E. Cass St., Joint H. 60432 Office: (815) 726-1127 Fax: (815) 722-7566 E-Mail: ameridreamfence@gmail.com Website: www.ameridreamfenceanddeck.com

Name: EMANUEL

Phone # 219-508-0548 E-Mail:

Address: 2705 HEATHER RD City: FLOSSMOORE County: COOK Sub: 60422

Target Install Date: JULIE Clear Date: \_\_\_\_\_ Time: \_\_\_\_\_

### Customer Responsibilities:

- Obtain Permit (if needed)
- Seek POA Approval if needed
- Provide a Survey prior to install
- Clear Fence Line of any debris, plants and/or obstacles.

### Please Review:

- Customer understands that the fence will follow the existing grade or contours of the ground unless otherwise specified.
- Ameri Dream Fence & Deck, Inc. assumes no responsibility for damage occurring to sprinkler lines, sump pump lines, drain tiles, gas lines to outdoor grills, private electric lines, invisible fences or any other wires or pipes not located by J.U.L.I.E. or Digger Comp.
- Customer understands that cracks (checking) of cedar (wood) is normal and is due to the natural expansion and contraction of cedar. This normal checking has no impact on the structural integrity of the fence or deck.
- Dirt removal is not included unless otherwise specified.

Customer Initials: \_\_\_\_\_




Customer Initials: \_\_\_\_\_

# of Ft: 64 Height: 6A Color: WHITE Material: VINYL  
Style: PRIVACY Name: \_\_\_\_\_




Special Job / Order

INSTALL 64 FT OF 6 TALL WHITE VINYL  
2x6 FRAMES 8 FT  
TONGUE + GROOVE PRIVACY BOARDS  
5x5 POSTS WITH CEMENT LOCK HOLES + PEGS  
POSTS SET 42 INCHES DEEP IN CEMENT

### Construction

- Face Nail 
- Toe Nail 
- M & T 

### Frames 2x6

- 2x4 
- 1/2 Log Rail 
- 2x7 

### Boards Tongue + Groove

Board Top: FLAT

Spaced: SOLID

Post: 5x5

Cap: NEW ENGLAND

- Dry Set  Wet Set

Job Condition:  Ready to Go

New Sod  Grade Dirt

Concrete Break

Dirt Removal: \$ YES

Take Down: \$ NO

Trim Boards: \$ ---

Double Gate: \$ ---

Single Gate: \$ ---

Price per Ft: \$ \_\_\_\_\_

Total List Price: \$ \_\_\_\_\_

Adv. Comp: RIFF

Discount: MAX % \$ \_\_\_\_\_

Total Price w/ Disc: \$ \_\_\_\_\_

Material: \$ \_\_\_\_\_

Labor: \$ \_\_\_\_\_

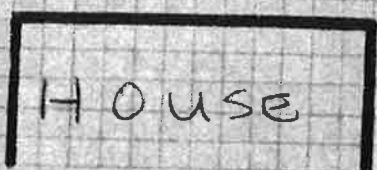
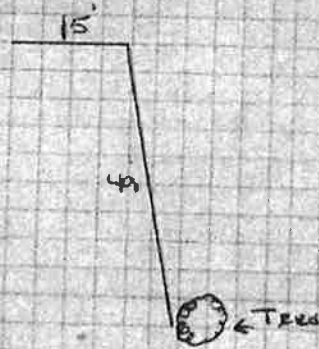
Tax: \$ \_\_\_\_\_

Total: \$ 3180.00

Deposit: \$ 1200.00

Balance: \$ 1980.00

REMOVE DIRT FROM POST HOLES  
LIFETIME WARRANTY ON MATERIALS  
5 YEAR WARRANTY ON POST SET - LABOR  
\* PRICES AT MAX SAVE DISCOUNT \*



Left Gate:  Width \_\_\_\_\_ Rack \_\_\_\_\_

Other Gates:  Width \_\_\_\_\_ Rack \_\_\_\_\_

Right Gate:  Width \_\_\_\_\_ Rack \_\_\_\_\_

Date: / / \$ \_\_\_\_\_ Check # VISA CC # \_\_\_\_\_ Exp: / CVV \_\_\_\_\_

Date: / / \$ \_\_\_\_\_ Check # VISA CC # \_\_\_\_\_ Exp: / CVV \_\_\_\_\_

I authorize the above named business to charge the credit card indicated in this authorization form according to the terms outlined above. This payment authorization is for the goods/services described above, for the amount indicated above only. I certify that I am an authorized user of this credit card and that I will not dispute the payment with my credit card company, so long as the transaction corresponds to the terms indicated in this form.

Valid for: Deposit Initials \_\_\_\_\_ and / or Balance Initials \_\_\_\_\_

If Balance is not paid in full, the warranty is void and after 90 days late you authorized for the fence to be removed.

Order ID: 6963561

\* Agency Commission not included

**GROSS PRICE \* :** **\$73.50**

**PACKAGE NAME: IL Govt Legal Daily Southtown**

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**Product(s):** SubTrib\_Daily Southtown, Publicnotices.com

**AdSize(s):** 1 Column

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

**Color Spec.** B/W

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## 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](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  
5/30/2021 6963561



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  
Michelle Nelson

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

Village Clerk

Village Manager  
Bridget A. Wachtel

July 08, 2021

**\*THIS IS A COURTESY NOTICE ONLY**

Dear Resident:

On Thursday, July 15<sup>th</sup>, 2020, the Flossmoor Plan Commission will hold a continued 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](mailto:info@flossmoor.org). Comments received by 5:00 p.m. Wednesday, July 14<sup>th</sup>, 2021 will be read into the record.

To join via computer, tablet or smartphone:

Join Zoom Meeting

<https://us02web.zoom.us/j/89303631524?pwd=ZVNkdUU4K2hIRHdnZFZjRUt6M1FGdz09>

+1 312 626 6799 US (Chicago)

Meeting ID: 893 0363 1524

Passcode: 60422

One tap mobile

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

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