

MINUTES
FLOSSMOOR PLAN COMMISSION
REGULAR APRIL MEETING
APRIL 20, 2023

Chair Mitchell called the April 20, 2023 regular Meeting of the Plan Commission to order at 7:33 PM.

1. ROLL CALL

PRESENT: Chair Mitchell, Commissioners Maddox, Martin, Mathewson, Matthys, Nordman and Yast

ABSENT: None

ALSO PRESENT: Scott Bugner, Zoning Administrator; Robert and Cathy Davis, petitioners; Chip Rorem, Architect; Randy Pertler, petitioner; Jose Rosales, and Mike Ford

2. APPROVAL OF THE MINUTES OF THE MEETINGS OF MARCH 16, 2023

Chair Mitchell asked for a motion to approve the minutes of the March 16, 2023 meeting as submitted.

Commissioner Martin motioned to approve the minutes of the January 19, 2023 meeting as submitted. Commissioner Yast seconded the motion which passed by roll call vote.

AYES: Chair Mitchell, Commissioners Maddox, Martin and Yast

NAYS: None

ABSTAIN: Commissioners Mathewson, Matthys and Nordman

3. PUBLIC HEARING OF A REQUEST FOR A SPECIAL PERMIT FOR A SWIMMING POOL – 2506 BRAEBURN AVENUE – DAVIS

Chair Mitchell opened the public hearing and asked Mr. Bugner to summarize the petition.

Mr. Bugner read the staff memo as follows:

“We have received a request for a Special Use Permit for a swimming pool. The request has been submitted by Robert and Cathy Davis owners of the subject property. The facts in the matter are as follows:

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The subject property is an interior lot located on the east side of Dixie Highway. The property is improved with a two-story single-family dwelling with an attached garage. The lot has an approximate area of 70,494 square feet or 1.62 acres.

The petitioner is proposing the construction of an inground pool with dimensions of 14 feet wide by 34 feet in length, as well as concrete patio pool surround, deck, hot tub and a ½ bath/changing room.

Due to the elevation drop in the rear yard, a retaining structure is required to bring the pool and patio up to the existing grade of the rear of the home.

While the Flossmoor Building Code requires a 6-foot high fence to surround swimming pools, the petitioners are proposing a 42-inch high fence and an automatic safety cover. Combined with the height of the retaining walls above grade, the overall barrier height would substantially exceed 6 feet in height and provide an effective barrier.

With the exception of in pool lighting, the petitioners have not proposed any additional lighting other than what is currently installed which includes light fixtures on each side of the two french doors and a motion flood light.”

Chair Mitchell asked the petitioners if there was anything to add. Chip Rorem added that the only change was the height of the guard rail which would be 36 inches instead of the 42 inches shown on the drawing. Mr. Bugner advised that 36 inches is the minimum height for residential guard rails. Commissioner Martin asked what the height of the wall was. Mr. Rorem advised the wall height varied from about 3 feet above grade near the back of the house to about 8 feet above grade toward the south end. Commissioner Nordman asked to confirm if the minimum height to the top of the guard rail would be at least 6 feet. Mr. Rorem advised that it was.

Commissioner Nordman noted that the structure required would need to be substantial to contain the pool. Mr. Rorem advised that the retaining walls have been designed by a structural engineer.

Commissioner Yast asked how deep the pool would be. Mr. Rorem advised that the depth ranged from 3 feet to 6.5 feet. Commissioners Yast, Mathewson and Matthys all questioned whether this would actually be an above ground pool because it is above the existing grade. Chair Mitchell asked whether there would need to be some sort of variance required for an above ground pool. Mr. Bugner explained that an above ground pool is defined as a pool that can be disassembled for storage or transport and includes portable pools with flexible or nonrigid wall that achieve their structural integrity by means of uniform shape, a support frame or a combination thereof, and that can be disassembled for storage or relocation. Mr. Bugner added that the proposed pool is a permanent structure that cannot be disassembled and that the retaining structure is designed to elevate the grade due to the significant slope in the rear yard. Mr. Rorem advised that they could have raised the grade but that they designed it to keep the natural grade and use the retaining walls to provide a space to construct the pool.

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Commissioner Matthys asked if consideration was given to lowering the elevation of the pool deck because there would be significantly less impact visually to the neighbor to the west and that cost would be substantially less to construct. Mr. Rorem advised that they did not consider that because they wanted the accessible pathway from the house. He also advised that they did not want to change the grade because they share the same elevation with the neighbors.

Commissioner Matthys asked what the west wall faces toward the neighbors property and if there were any site improvements that would be impacted. Cathy Davis advised that there is a garage adjacent to the proposed retaining wall and would not impact the neighbors visually from their home. Mrs. Davis provided photos of the west side showing the garage. Commissioner Matthys advised that the surveys that are submitted should show neighboring structures so that it is easier to see the impacts of a proposed project on neighboring properties. Mr. Bugner advise that we have not required surveys of neighboring properties and that while some surveys do include nearby structures of adjacent properties, that is not always the case. He added that all residents within 300 feet of an applicant for a special use permit are notified by mail prior to a public hearing.

Commissioner Matthys asked if there would be consideration for a form liner or something to the retaining wall that would give it more character than a plain concrete wall. Mrs. Davis advised that they could do something decorative.

Commissioner Matthys motioned to recommend approval of a Special Use permit for a swimming pool subject to the condition to provide for a form liner for a masonry finish to the concrete walls where exposed on the west and south sides. Commissioner Nordman seconded the motion which passed by roll call vote.

AYES: Chair Mitchell, Commissioners Maddox, Martin, Mathewson, Matthys, Nordman and Yast

NAYS: None

4. CONCEPTUAL REVIEW OF A PLANNED MULTI-FAMILY RESIDENTIAL DEVELOPMENT – 19020 KEDZIE AVENUE – FOR HIS GLORY LLC / T.J. CACHEY BUILDERS INC.

Chair Mitchell asked if the commissioners if there were any questions regarding the final concept plan that has been submitted.

Commissioner Mathewson advised that his reservations on the project remain but had no additional comments or questions at this time.

Commissioner Matthys asked whether this project will be back before the Plan Commission for preliminary and final plans submittal. Mr. Bugner advised that this would have to return to the Plan Commission for the final plan and that with the conceptual approval the petitioner can move forward with acquiring their financing for the project before submitting. He added that the Board of Trustees did

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approve of the concept and amended the Zoning Ordinance to accommodate an increase in density for planned residential development. Commissioner Matthys stated that he liked the changes that have been made but that he will also be pushing for a robust landscaping plan moving forward given all of the concessions that have been made. He also advised that he would like to see a change in some of the building materials that have been proposed that would improve the architectural character of the façade.

Commissioner Nordman advised that there is still a lot of work to be done moving forward but that he had no questions at this time.

Commissioner Maddox asked if there would be an emergency generator installed. Mr. Bugner advised that back up power would likely be required based on the fire departments comments.

Chair Mitchell asked if there were any electric vehicle charging provided. Mr. Pertler advised that there were 3 parking spaces with electric charging capabilities. Chair Mitchell advised that there should be more provided. Chair Mitchell asked if exterior fire escapes would be required. Mr. Bugner advise that there not be any exterior fire escapes required as there would be two interior stairwells and the building would be fully sprinklered. Commissioner Matthys added that the interior stairwells are fire rated and that exterior fire escapes are not that common anymore.

Chair Mitchell asked for a motion to recommend approval of the conceptual plan.

Commissioner Yast motioned to recommend the approval of the conceptual plan. Commissioner Maddox seconded the motion which passed by roll call vote.

AYES: Chair Mitchell, Commissioners Maddox, Martin, Mathewson, Matthys, Nordman and Yast

NAYS: None

5. OTHER BUSINESS

A. FINDINGS OF FACT – 2506 BRAEBURN

Commissioner Nordman motioned to approve the Findings of Fact. Commissioner Mathewson seconded the motion which passed by roll call vote.

AYES: Chair Mitchell, Commissioners Maddox, Martin, Mathewson, Matthys, Nordman and Yast

6. STAFF REPORTS

None

7. ADJOURNMENT

Chair Mitchell asked for a motion to adjourn.

Commissioner Matthys motioned to adjourn the meeting. Commissioner Mathewson seconded the motion which passed by roll call vote.

AYES: Chair Mitchell, Commissioners Maddox, Martin, Mathewson, Matthys, Nordman and Yast

NAYS: None