

MEMORANDUM

TO: CHAIR MITCHELL AND MEMBERS OF THE PLAN COMMISSION
FROM: SCOTT M. BUGNER – BUILDING AND ZONING ADMINISTRATOR
DATE: MARCH 8, 2023
RE: REGULAR MARCH MEETING

Please find enclosed the agenda and related materials for the regular March meeting of the Flossmoor Plan Commission. The meeting will be held on Thursday, March 16th, beginning at 7:30 p.m. This meeting will be conducted in person at Village Hall and remotely via Zoom which is permitted by Public Act 101-640.

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

- Consideration of an amendment to the Flossmoor Zoning Ordinance Section 285-20-9 I.

Please telephone Jen Fisher at 957-4101 or e-mail her at jfisher@flossmoor.org no later than 5:00 p.m. Wednesday, March 15th, 2023 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

MARCH 16, 2023
7:30 P.M.

FLOSSMOOR VILLAGE HALL

The March 16, 2023 meeting of the Flossmoor Plan Commission will be conducted in person at Village Hall 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 only in person during the Public Comment portion of the public hearing. Members of the public may also comment by email to info@flossmoor.org if received no later than 5:00 PM, Wednesday March 15, 2023.

Dial in using your phone: +1 312-626-6799
Access Code: 874 8860 3207
Passcode: 60422

<https://us02web.zoom.us/j/87488603207?pwd=REs0ZINTUGFLQzIucDh6YWY2cnp5dz09>

AGENDA

1. ROLL CALL
2. APPROVAL OF THE MINUTES OF THE MEETING OF FEBRUARY 16, 2023
3. PUBLIC HEARING – AMENDMENT TO FLOSSMOOR ZONING ORDINANCE SECTION 285-20-9 I.
 - a. PUBLIC COMMENT
3. OTHER BUSINESS
4. STAFF REPORTS
5. ADJOURNMENT

MEMORANDUM

TO: CHAIR MITCHELL AND MEMBERS OF THE PLAN COMMISSION
FROM: SCOTT BUGNER, ZONING ADMINISTRATOR
DATE: MARCH 8, 2023
**RE: CONSIDERATION OF A TEXT AMENDMENT TO THE FLOSSMOOR ZONING ORDINANCE
REGULATING OTHER STANDARDS FOR PLANNED UNIT DEVELOPMENTS**

The Mayor and Board of Trustees has provided direction to staff to draft an amendment to the Flossmoor Zoning Ordinance regulating Other Standards for Planned Unit Developments, more specifically regarding the maximum density that may be permitted in a Zoning District.

As you will recall the Plan Commission has held three meetings where it reviewed conceptual plans for a planned multi-family development at 19020 Kedzie Avenue. The petitioners initial concept plan was for a four-story 36-unit multi-family building however the maximum density would have been exceeded and that the "Other Standards" under Section 285-20-9 I. of the Zoning Ordinance regulating Planned Unit Developments specifically prohibits exceptions to increased density of a Zoning District while permitting other exceptions for site and structure and other regulations where they may be determined to be reasonable and non-detrimental.

On February 20, 2023 the petitioner presented additional concepts to the Board of Trustees and suggested that a 34-unit building could work financially without a public banquet space included and the Board of Trustees were favorable of the proposal for a 34-unit building with a private event space.

The proposed amendment to Section 285-20-9 I. would simply delete the last sentence as follows:

285-20-9 I.

"Other standards. The planned unit development may depart from strict conformance with site and structure requirements and other regulations for the standard zoning districts so long as the planned unit development will not be detrimental to or endanger the public health, safety, morals, comfort or general welfare. ~~However, the density of the zoning district in which the planned unit development is located shall not be exceeded.~~"

Order ID: 7386366

* Agency Commission not included

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**LEGAL NOTICE
PUBLIC HEARING
FLOSSMOOR**

PLAN COMMISSION

Notice is hereby given that on Thursday, March 16, 2023 the Flossmoor Plan Commission will hold a public hearing to consider proposed text amendments to Flossmoor Zoning Ordinance Section 285-20-9 I. regulating other standards for planned unit developments.

HEARING DATE:

Thursday, March 16, 2023 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 via ZOOM which is permitted by Public Act 2020-0640. Visit www.flossmoor.org for dial-in instructions.

All interested parties are encouraged to present oral or written testimony. Public participation will be permitted only in person during the public comment portion of the public hearing.

/s/ Greg Mitchell, Chairperson
Flossmoor Plan Commission
2/26/2023 7386366