

MEMORANDUM

TO: CHAIR MATHEWSON AND MEMBERS OF THE ZONING BOARD OF APPEALS
FROM: SCOTT M. BUGNER, BUILDING AND ZONING ADMINISTRATOR
DATE: AUGUST 18, 2025
RE: REGULAR AUGUST MEETING

Please find enclosed the agenda and related materials for the regular July meeting of the Flossmoor Zoning Board of Appeals. The meeting will be held in on Tuesday, August 26th beginning at 6:30 p.m. at the Flossmoor Village Hall.

There is one item on the agenda for consideration:

- Consideration of a variance for 3010 Lawrence Crescent – Front or Side Yard Fence

Please telephone Jen Fisher at 957-4101 or e-mail her at jfisher@flossmoor.org no later than 5:00 p.m. Monday, August 25th, 2025 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 any additional information please do not hesitate to contact me via e-mail at sbugner@flossmoor.org

ZONING BOARD OF APPEALS

AUGUST 26, 2025

6:30 P.M.

FLOSSMOOR VILLAGE HALL

The August 26, 2025 meeting of the Zoning Board of Appeals will be conducted in person at Village Hall at 2800 Flossmoor Road. Public participation will be permitted in person only 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. Monday, August 25, 2025 will be read into the record of the meeting.

AGENDA

1. ROLL CALL
2. APPROVAL OF THE MINUTES OF THE MEETING OF JULY 22, 2025
3. PUBLIC HEARING OF A REQUEST FOR A VARIANCE PROHIBITING FENCES IN SIDE OR REAR YARDS – 3010 LAWRENCE CRESCENT
4. OTHER BUSINESS
 - a. FINDINGS OF FACT
5. STAFF REPORTS
6. ADJOURNMENT

MEMORANDUM

TO: CHAIR MATHEWSON AND MEMBERS OF THE ZONING BOARD OF APPEALS
FROM: SCOTT M. BUGNER, ZONING ADMINISTRATOR
DATE: AUGUST 19, 2025
RE: PUBLIC HEARING OF A REQUEST FOR A VARIATION FROM THE FLOSSMOOR
ZONING ORDINANCE – 3010 LAWRENCE CR. (FENCE IN A FRONT OR SIDE YARD)

We have received a request for a variation from Section **285-21-1 F. (a) [2]** of the Flossmoor Zoning Ordinance prohibiting fences in front or side yards. The request has been submitted by Henry and Lenita Johnson, owners of the property located at 3010 Lawrence Crescent. The facts of the matter are as follows:

The subject property is a corner lot located at the southeast corner of Lawrence Crescent and Quail Court and is improved with a single-family residence and attached garage.

The petitioner is seeking a variance to construct a six foot high wrought iron style powder coated steel fence with a portion being located within a front and side yard.

The petitioners argue that the variance is needed to decrease their vulnerability as seniors and to stop the increasing intrusion of large dogs, other animals, strangers, uninvited solicitors and others from entering their property. They further argue that the fence would be concealed by the existing landscaping shrubs, trees and perennials and would not be noticeable. They advised that they have a pet that they would like to contain, and to prevent the neighbor's aggressive dogs away from their patio and property without having to alter the existing landscaping.

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

- Application for Zoning Variance with submitted photos
- Site plan indicating proposed location of fence
- Legal Notice
- Notice to Residents and Address Map locating the subject property

Order ID: 7854633

* Agency Commission not included

GROSS PRICE * : \$55.50

PACKAGE NAME: IL Govt Legal Daily Southtown

Product(s): SubTrib_Daily Southtown, Publicnotices.com

AdSize(s): 1 Column

Run Date(s): Sunday, August 10, 2025

Zone: Full Run

Color Spec. B/W

Preview

**LEGAL NOTICE
PUBLIC HEARING
FLOSSMOOR
ZONING BOARD OF APPEALS**

Notice is hereby given that a public hearing will be held before the Flossmoor Zoning Board of Appeals on Tuesday, August 26, 2025, at 6:30 p.m., in the Board Room of the Flossmoor Village Hall, 2800 Flossmoor Road, Flossmoor, Illinois 60422.

LOCATION:
3010 Lawrence Crescent,
Flossmoor IL 60422 -
PIN # 31-12-302-018-0000

APPLICANT:
Henry and Lenita Johnson have filed an application for a variation from Section 285-21-1 F. (a) [2] of the Flossmoor Zoning Ordinance prohibiting fences in front or side yards.

All interested parties are encouraged to attend and to present oral or written testimony.

/s/ Mark Mathewson,
Chairperson
Flossmoor Zoning Board of
Appeals
August 10, 2025 - 7854633



FLOSSMOOR

Welcoming. Beautiful. Connected.

August 12, 2025

Village of Flossmoor

Building Department
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Building and Zoning Administrator
Scott Bugner

Mayor
Michelle I. Nelson

Trustees
Gary Daggett
Kevin Dorsey
Rosalind Henderson Mustafa
George Lofton
James Mitros
Carolyn D. Rodgers

Village Clerk
Cecil Porter

Village Manager
Bridget A. Wachtel

***THIS IS A COURTESY NOTICE ONLY**

Dear Resident:

On Tuesday, August 26, 2025, the Flossmoor Zoning Board of Appeals will hold a public hearing to consider a request for approval of a variance from the Flossmoor Zoning Ordinance prohibiting fences in front or side yards. If approved the variance would permit the installation of a fence in a front and or side yard.

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

The meeting will be held in person at Village Hall beginning at 6:30 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. Monday, August 25, 2025 will be read into the record.

Please call me at 708-957-4101 or email me at sbugner@flossmoor.org if you have any questions.

Sincerely,

Scott M. Bugner

Director of Building and Zoning

