

**MINUTES**  
**FLOSSMOOR PLAN COMMISSION**  
**REGULAR MAY MEETING**  
**MAY 16, 2019**

Commissioner Mitchell called the May 16, 2019 regular Meeting of the Plan Commission to order at 7:35 PM

**1. ROLL CALL**

**PRESENT:**

Chair Curran, Commissioners Martin, McCarthy, Mitchell, and White

**ABSENT:**

Commissioners Matthys and Yast

**ALSO PRESENT:**

Scott Bugner, Zoning Administrator; Petitioners Lisa Livingston and Tom Baffes

**2. APPROVAL OF THE MINUTES OF THE MEETINGS OF MARCH 21, 2019**

**Commissioner Mitchell motioned to accept the minutes of the March 21, 2019 meeting as amended. Commissioner White seconded the motion which passed by voice vote.**

**AYES:** Chair Curran, Commissioners Martin, Mitchell and White

**NAYS:** None

**ABSTAIN:** Commissioner McCarthy

**3. PUBLIC HEARINGS/NEW BUSINESS**

**A. PUBLIC HEARING TO CONSIDER A REQUEST FOR A SPECIAL USE PERMIT (Lisa Livingston – Circular Driveway) – 820 Western Avenue**

Chair Curran opened the Public Hearing and asked Mr. Bugner to provide a summary of the request. Mr. Bugner provided a summary of the request explaining that the petitioner was seeking approval to install a circular driveway as submitted and that due to the width of the lot being less than 100 feet, a special use permit is required per Section 285-23-3 K 1(b) of the zoning code. He stated that the petitioner has submitted this request to alleviate having to back out onto Western Avenue and that the neighbors on either side or her have similar lot widths and have circular driveways as well.

Chair Curran asked the petitioner to provide additional detail. Lisa Livingston, owner of the property stated that the need for the circular driveway is to prevent her from having to back out of her driveway onto Western Avenue. She explained that the only accident she has ever had was backing out onto a busy street and that Western Avenue was a busy street with traffic often exceeding the posted speed limit.

Chair Curran asked if the existing driveway was also going to be replaced or if the petitioner was only proposing to add to the existing driveway. Ms. Livingston stated that the plan was to have the entire driveway removed and replaced, adding the additional 12 foot drive to the north.

Chair Curran asked Ms. Livingston to consider reducing the width of the existing driveway from 16 feet to 12 feet and consider reducing the size of the parking pad due to the amount of impervious surface in the front of the house. Ms. Livingston stated that she did not have any issue modifying the plan as suggested.

Commissioner McCarthy asked if the existing parking pad allowed for turning around in the driveway to allow for pulling forward out onto Western Avenue. Ms. Livingston stated that you could but if another vehicle was parked there it isn't possible to do a three point turn. Commissioner McCarthy asked what the lot widths were of the neighboring properties. Mr. Bugner stated that they were similar widths of 75 and 83 feet in width.

Commissioner Mitchell asked how many cars are in the family. Ms. Livingston stated that she had 2 cars and that her sister had 1 car, adding that her son who visits often also has a car.

Commissioner Mitchell agreed with Chair Curran's suggestion and stated that the neighboring driveways seemed to be planned with narrow drives and a more circular pattern than what has been proposed. He stated that there is clearly a need for a

circular driveway but that it should so that the width is not so wide. Ms. Livingston stated that the entire driveway would be redone and had no issue modifying the plan. Commissioner Mitchell asked if the petitioner would be willing to return with an amended plan because he would not be in favor of the plan as submitted.

Commissioner White agreed that there was a need for a circular driveway and that if the plan could be modified to meet certain dimensions now or at a future meeting.

Chair Curran suggested that the plan could be amended by restricting the width of the driveways to no greater than 12 feet and the pad to no greater than 16 feet.

Chair Curran provided Ms. Livingston with a rendering that would meet the recommendation of the Commission. Ms. Livingston agreed to amend the plan to meet those recommendations and submit a revised plan to Mr. Bugner prior to proceeding to the Board of Trustees for approval.

With no additional comments from the Commissioners or the public, Chair Curran closed the public hearing and asked for a motion to recommend approval of a Special Use Permit as amended.

**Commissioner White motioned to recommend approval of a Special Use Permit as amended. Commissioner Mitchell seconded the motion which passed by roll call vote.**

**AYES:** Chair Curran, Commissioners Martin, McCarthy, Mitchell and White

**NAYS:** None

**ABSENT:** Commissioners Matthys and Yast

**B. PUBLIC HEARING TO CONSIDER A REQUEST FOR A SPECIAL USE PERMIT (Tom Baffes – Swimming pool and spa) 1146 Brassie Avenue**

Chair Curran opened the Public Hearing and asked Mr. Bugner to provide a summary of the request. Mr. Bugner provided a summary of the request for a swimming pool and spa as submitted in the application and staff report.

Chair Curran, asked the petitioner to provide additional detail of the proposed project. The petitioner Tom Baffes explained that he had been considering a pool for a long time and with three grandchildren it was time to move forward. He explained that the property had a lot of

foliage and that additional foliage would be added as a buffer from the street and neighboring properties.

Chair Curran agreed that there was significant foliage along Hawthorne Lane but asked about the foliage on the other two sides. Mr. Baffes stated that while there is also significant foliage along those two sides he would be adding additional plantings around those areas as well.

Chair Curran asked how construction access would be gained. Mr. Baffes stated that access would be accomplished by removing some existing bushes adjacent to the garage which would be replaced by yews following completion of the pool.

Commissioner McCarthy asked about the limitation of fences. Mr. Bugner explained that fences are permitted in rear yards, but are also permitted to surround a swimming pool.

Commissioner McCarthy asked if there would any exterior lighting. Mr. Baffes and Mr. Bugner advised that the submitted plan includes in pool lighting only.

Commissioner McCarthy asked about the noise levels of the pool equipment. Mr. Baffes advised that the pool filter and pump would be less noisy than the air conditioners located along that side of the house and that the pool pumps are much quieter than in the past.

Chair Curran asked if the proposed fence would be located on the inside or outside of the vegetation along Hawthorne Lane. Mr. Baffes stated that the fence would be located within the foliage with the intent being to obscure the fence from view of the street and the yard.

Commissioner McCarthy asked if there were any restrictions on the hours of operation. Mr. Bugner advised there were no particular restrictions imposed in the past. Mr. Baffes stated that they would be respectful of the neighbors.

Commissioner White asked about the possibility of the pool becoming an attractive nuisance. Mr. Bugner advised that the requirement of a 6 foot high non-climbable fence with self-locking gates are intended to prevent unwanted access.

Chair Curran recommended that a condition to ensure that the fence along the south side be no closer to the street than the existing foliage be considered.

**Commissioner McCarthy motioned to recommend approval of a Special Use Permit as submitted with the condition that the fence along the south lot line is to be located within the existing vegetation. Commissioner Martin seconded the motion which passed by roll call vote**

**AYES:** Chair Curran, Commissioners Martin, McCarthy, Mitchell and White

**NAYS:** None

**ABSENT:** Commissioners Matthys and Yast

**C. PUBLIC HEARING TO CONSIDER A REQUEST FOR TEXT AMENDMENTS TO FLOSSMOOR ZONING ORDINANCE (Article 20 – Planned Unit Development Procedures)**

Chair Curran called the Public Hearing to order and requested a motion to continue the hearing until the next regular meeting due to the absence of the village attorney.

**Commissioner McCarthy motioned to continue the Public Hearing. Commissioner Mitchell seconded the motion which passed by roll call vote.**

**AYES:** Chair Curran, Commissioners Martin, McCarthy, Mitchell and White

**NAYS:** None

**ABSENT:** Commissioners Matthys and Yast

**4. OTHER BUSINESS**

**A. FINDINGS OF FACT 820 WESTERN AVENUE**

Findings of fact were discussed and approved for the recommendation that the Special Use Permit for 820 Western Avenue be recommended for approval as amended.

**B. FINDINGS OF FACT 1146 BRASSIE AVENUE**

Findings of fact were discussed and approved for the recommendation that the Special Use Permit for 1146 Brassie Avenue be recommended for approval.

**5. OLD BUSINESS**

None

**6. STAFF REPORTS**

None

**7. MEMBERS CONCERNS AND IDEAS**

None

**8. ADJOURNMENT**

**Commissioner White motioned to adjourn the meeting at 8:45 PM. Commissioner McCarthy seconded the motion which passed by unanimous voice vote.**

**AYES:** Chair Curran, Commissioners Martin, McCarthy, Mitchell and White

**NAYS:** None