



VILLAGE OF THORNTON

Planning & Development Commission Meeting

June 12, 2024 at 6:30 PM

Village Hall – 115 East Margaret St

AGENDA

- I. Call to Order
- II. Approval of Minutes
 - [A.](#) May 8, 2024 Planning and Development Committee Meeting Minutes
- III. Commissioner Reports
 - A. Village Board Meeting Reports
 - B. Community Improvements
 - C. Pride in Property
- IV. Public Comment
- V. Old Business
 - [A.](#) Variance for 100 South Kinzie
- VI. New Business
- VII. Adjournment

VILLAGE OF THORNTON, COUNTY OF COOK
MINUTES OF THE PLANNING & DEVELOPMENT COMMISSION
MAY 8, 2024

CALL TO ORDER

Chairman Howell called the Meeting to order at 6:45 p.m.

ROLL CALL

In Attendance at Roll Call: Chairman Howell; Commissioners Biedzycki, Hanson, Ogbonnaya, Paarlberg, Roeda, Walker.

MINUTES

Motion by Commissioner Walker, seconded by Commissioner Roeda, to approve the March 13, 2024, Planning and Development meeting minutes, as presented.

All in favor.

Motion carried.

VILLAGE BOARD MEETING REPORTS

Commissioner Hanson reported she attended Village Youth Night. Attorney Dillner commented it's interesting to see the perspective of the students and their ideas. At the other Board meeting, a lot of people showed up to the meeting because they were upset with the noise ordinance. The Village Board talked about changing the ordinance, but that never occurred.

VILLAGE ZONING/IMPROVEMENTS

Commissioner Hanson remarked it's time to start thinking about Pride in Property. Commissioner Biedzycki stated she will help. Information will be put in the upcoming newsletter.

Administrator Beckman stated there will be Fourth of July fireworks once again this year sponsored by the Village. The painting of the water tower is progressing well and is looking nice.

Chairman Howell asked the status of the welcome sign that was to be constructed by the cemetery as you drive from Homewood into Thornton on Ridge.

Administrator Beckman has been talking with Tim from the cemetery who stated plans are moving forward.

Commissioner Roeda asked about a bike path going to Wampum that was briefly discussed at the last meeting. Chairman Howell stated there was a traffic study done for a grant that the Village received but Cook County rescinded because they chose to go a different direction.

OLD BUSINESS

No report.

NEW BUSINESS

No report.

PUBLIC COMMENT

Administrator Beckman commented this is his last Planning and Development meeting. He stated he is retiring and wished all the commissioners the best of luck. He appreciates everything they do and it's been a pleasure working with everyone the past ten years.

On behalf of the Commission, Chairman Howell thanked Administrator Beckman for his service to the Village.

ADJOURNMENT

There being no further business for the good and welfare of the Village, a motion was made by Commissioner Walker, seconded by Commissioner Ogbonnaya, to adjourn the Planning and Development Commission meeting.

All in favor.

Motion carried.

Chairman Howell adjourned the meeting at 6:56 p.m.

Andrew Howell, Chairman

Debra L. Pisarzewski, Clerk

VILLAGE OF THORNTON, COUNTY OF COOK
MINUTES OF THE VARIANCE HEARING FOR 100 SOUTH KINZIE
BEFORE THE PLANNING & DEVELOPMENT COMMISSION
MAY 8, 2024

CALL TO ORDER

Chairman Howell called the Hearing to order at 6:32 p.m.

ROLL CALL

In Attendance at Roll Call: Chairman Howell; Commissioners Biedzycki, Hanson, Ogbonnaya, Paarlberg, Roeda, Walker.

VARIANCE PRESENTATION

Collin Lampkin, 100 South Kinzie, introduced himself to the Commission. He is applying for a variance to install a fence on his side yard. He provided additional plans to the Commission to give them an idea of what he is proposing. The primary motivation is try to provide some privacy from a very busy road. Also, he is attempting to provide a barrier to keep his pet cats in the yard; and to knock down as many soundwaves as possible from the street. The fence will be made out of wood, either cedar or pine.

Building Inspector Habecker stated the property at 100 South Wolcott did the same thing with their fence. They installed a privacy fence on the Margaret side of their property.

Commissioner Hanson asked if the property owner at 100 South Wolcott asked for a six foot fence. Building Inspector Habecker commented the Village Board asked the fence on Wolcott be no more than four feet high. Attorney Dillner mentioned the proposal is six feet high; but Mr. Lampkin indicated, in an ideal world, he would like six feet; but in the hopes of getting this variance approved, he would work with the guidelines he was given.

Commissioner Biedzycki thought this fence should be consistent with the 100 South Wolcott fence. Discussion was had regarding the height of the proposed fence.

PUBLIC COMMENT

Chairman Howell asked for public comment from the audience. There was no public comment.

RECOMMENDATION

Motion by Commissioner Roeda, seconded by Commissioner Walker, to recommend the Board approve a four foot fence to stay consistent with what's been approved in the past.

All in favor.

Motion carried.

Attorney Dillner stated that this is an advisory Commission. The actual ordinance will go before the Village Board for approval on May 20 at 7:00 o'clock.

ADJOURNMENT

Motion by Commissioner Walker, seconded by Commissioner Ogbonnaya, to adjourn the variance hearing.

Chairman Howell adjourned the hearing at 6:45 p.m.

Andrew Howell, Chairman

Debra L. Pisarzewski, Clerk