

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, Ogonnaya, 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