

III. Old Business

1. Docket 11-Z-14

Petitioner: Elie Kardoush

Request: Seeking a Special Use Permit for an R5 district to allow multi-Family dwellings at 2900 & 2904 Elizabeth.

Docket 11-Z-14 was withdrawn from the docket at petitioner's request.

IV. New Business

1. Docket 11-Z-16

Petitioner: Bassem Kardoush

Request: Seeking a Variance from the application of Section 102-206(b)(2) of the Zion Zoning Ordinance.

John Henderson, 700 S. Lewis Avenue, Waukegan is the attorney for applicants. Mr. Henderson stated that he was given a zone change application for his variance request and would like a motion for the application to be considered as a variance request.

It was motioned by Mr. Isley and seconded by Ms. McNutt to consider the one change application as a variance request.

Vote: Howard Burkemper, aye; Gabe Garriga, aye; Ernest Isley, aye; Mamie McNutt, aye; Bruce Quinn, aye; Juanita Winfrey, aye. Motion passed.

Mr. Henderson, referencing the Continuation Sheet submitted with the application, stated that the properties continued to be used as a four-family residential building under Legal Non-confirming use for more than 40 years after the property was rezoned in 1965. The previous owner lost the property due to economic and other unknown difficulties. Applicants purchased properties in 2009.

Referencing a letter from the City of Zion's Building Department in 2009, Mr. Henderson stated that the applicants purchased these buildings with the understanding that the occupancy permit had been rescinded and that they would be required to rehabilitate both buildings and bring them into code compliance. Mr. Henderson stated that the application of Section 102-206(b)(2) would result in undue hardship to the applicants.

David Ayabarreno, 2900 Elizabeth Avenue, Zion stated that he is a realtor who works with the applicant. He stated that the applicants are very strict in who they rent to. He stated that they do a background checks and looks for solid work histories.

Bassem Kardoush, 4541 Westchester Lane, Libertyville, IL stated that he would spend in excess of \$200K in improvements. He will also install a new roof and surveillance cameras around the properties.

Mr. Isley asked if improvements would be done prior to occupancy. Mr. Kardoush stated yes.

Mr. Quinn asked if other properties in the area owned by Mr. Kardoush are multi-family. Mr. Kardoush stated yes except for the property on Globe, which is a single family. Mr. Ianson also added that there has not been any code issues related to applicant's properties.

Debbie Stiffke, asked if they would rent to Section 8 tenants. Mr. Ayabarreno stated that potential renters must have solid work history.

Susan Vanca, 2905 Elizabeth, Zion expressed her concerns of the property owners not living in Zion and the disconnect that they would have to the community.

Todd Truby, 2909 Elizabeth expressed his concerns of the types of tenants that would occupy the properties.

Mr. Ianson asked Mr. Kardoush if there could be an on-site manager at the property. Mr. Kardoush stated yes there could be. Mr. Kardoush offered to give the audience members a tour of his property to ensure that the properties will be well kept.

After reviewing the findings of facts, it was motioned by Mr. Burkemper to deny the applicants request. Motion died for lack of second.

It was motioned by Ms. McNutt and seconded by Mr. Isley to approve the application for Variance.

Vote: Howard Burkemper, nay; Gabe Garriga, aye; Ernest Isley, aye; Mamie McNutt, aye; Bruce Quinn, aye; Juanita Winfrey, aye. Motion passes.

V. Public Participation

Debbie Stiffke expressed her concerns of safety for the children around the applicant's properties and the high traffic. Chairperson Winfrey encouraged Ms. Stiffke to share those concerns with the City Council at the December 6th meeting.

VI. Adjourn

It was motioned by Mr. Burkemper and seconded by Mr. Isley to adjourn.

Vote: Howard Burkemper, aye; Gabe Garriga, aye; Ernest Isley, aye; Mamie McNutt, aye; Bruce Quinn, aye; Juanita Winfrey, aye. Meeting adjourned at 7:57pm.

Recording Secretary

Minutes Approved on: _____