

City of Zion
Planning and Zoning Commission

Juanita Winfrey, Chairperson	
Jim Bowman	Howard Burkemper
Ernest Isley	Bruce Quinn
Mamie McNutt	Gabe Garriga

Meeting Minutes

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
Thursday, January 9, 2014, 7:00pm
ZION CITY HALL COUNCIL CHAMBERS

I. Opening Protocol

- **Call to Order**

Secretary Bronson called the meeting to order at 7:04pm.

- **Attendance**

Present: Howard Burkemper; Gabe Garriga; Ernest Isley, Bruce Quinn.

Absent: Jim Bowman; Mamie McNutt; Juanita Winfrey

Due to the absence of Chairperson Winfrey, it was motioned by Mr. Burkemper and second by Mr. Quinn to nominate Ernest Isley as Acting Chairperson.

Vote: Howard Burkemper, aye; Gabe Garriga, aye; Ernest Isley, aye; Bruce Quinn, aye. Motion passes.

- **Approval of Agenda**

It was motioned by Mr. Garriga and seconded by Mr. Burkemper to approve the agenda as presented.

Vote: Howard Burkemper, aye; Gabe Garriga, aye; Ernest Isley, aye; Bruce Quinn, aye. Motion passes.

- **Approval of the meeting minutes from November 7, 2013**

It was motioned by Mr. Burkemper and seconded by Mr. Garriga to approve the meeting minutes with the following changes:

Page 3, Paragraph 1, line 2: Change Islet to Isley.

Vote: Howard Burkemper, aye; Gabe Garriga, aye; Ernest Isley, aye; Bruce Quinn, aye. Motion passes.

II. Public Hearings; Swearing in.

At this time, Acting Chairperson Isley swore in all audience members that would speak towards any of the dockets.

1. Docket 13-Z-17

Petitioner: YouthBuild Lake County

Request: Seeking a variance from Section 102-32(b) of the Zion Zoning Code for 2015 Elim Avenue. Current structure exceeds setback requirements by 21”.

Mr. Quinn asked if the garage would be coming down. Robert Everett from YouthBuild Lake County stated yes. He also stated that the project would be energy efficient and up to code.

Mr. Isley asked for clarification regarding Youth Build. Mr. Everett stated that Youth Build is a program for at-risk young adults to help provide a GED and work-study experience.

2. Docket 13-Z-18

Petitioner: YouthBuild of Lake County

Request: Seeking a variance from Section 10-53 of the Zion Zoning Code for 2015 Elim Avenue requiring basements

Mr. Burkemper asked if the entire house would be coming down. Mr. Everett stated yes but the foundation will stay. Mr. Burkemper asked why wouldn't it be rebuilt with a basement.

Mr. Everett stated that initially the plan was to strip the home to the frame and start from there. This plan was submitted for funding and was approved. Since then, the recent weather related damage to the frame has given him no choice but to tear it all down and rebuild. To add a basement would cost an additional \$25,000 and this is not in their budget.

Mr. Burkemper asked if there was any damage to the foundation. Mr. Everett stated no.

Mr. Isley asked what would happen to the property if the variance was not granted. Mr. Everett stated that he did not know.

Mr. Burkemper expressed his concerns for not rebuilding the home without a basement.

Mr. Isley asked what was the City's stance on this. Director Ianson stated that staff is in support of this project.

Attorney Randall asked Mr. Everett if the Findings of Facts for both variance dockets could be combined. Mr. Everett stated yes.

After reviewing the Findings of Facts, it was motioned by Mr. Burkemper to deny the variance requests. Motion died for lack of a second.

It was motioned by Mr. Garriga and seconded by Mr. Quinn to recommend approval of the variance requests.

Vote: Howard Burkemper, nay; Gabe Garriga, aye; Ernest Isley, aye; Bruce Quinn, aye. No motion for lack of majority.

3. Docket 13-Z-19

Petitioner: Jennifer Dempski

Request: Seeking a Special Use Permit to operate a childcare center at 4527 Route 173, Unit H.

Director Ianson stated that Ms. Dempski currently operates a childcare service out of her home. She currently provides care for 13 kids and the demand for services is growing. The new location will allow her to grow and accommodate up to 70 children per DCFS.

Mr. Burkemper asked Ms. Dempski the number of staff she would need to care for 70 children. Ms. Dempski stated she has four (4) employees now and would need at least twelve (12) employees to accommodate 70 children.

Ms. Dempski also stated that she would like to expand to 24-hour childcare in the future if there is a demand for it. Attorney Randall asked about licensing for a 24-hour operation. Ms. Dempski stated that the license through DCFS is based on need.

After reviewing the Findings of Facts, it was motioned by Mr. Burkemper and seconded by Mr. Quinn to recommend approval of the Special Use Permit request.

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

III. Old Business

There was none.

IV. New Business

Secretary Bronson distributed a Planning & Zoning Re-Appointment form to the Commission. This form gives the member the opportunity to express their interest in continuing or resigning from the board.

V. Public Participation

There was none

VI. Adjourn

It was motioned by Mr. Burkemper and seconded by Mr. Garriga to adjourn the meeting at 7:55pm.

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

Approved on: _____

Recording Secretary: _____