

**City of Zion**  
**Planning and Zoning Commission**

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

**Meeting Minutes**

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION  
Thursday, April 3, 2014, 7:00pm  
ZION CITY HALL COUNCIL CHAMBERS

**I. Opening Protocol**

- **Call to Order**  
Chairperson Winfrey called the meeting to order at 7:00pm
- **Attendance**  
Present: Howard Burkemper; Ernest Isley; Mamie McNutt (7:03pm)Bruce Quinn; Juanita Winfrey,  
  
Staff  
Richard Ianson, Director of Building & Zoning, City of Zion  
Sonolito Bronson, Recording Secretary  
  
Absent: Jim Bowman (E), Gabe Garriga (E).
- **Approval of Agenda**  
It was motioned by Mr. Isley and seconded by Mr. Quinn to approve the agenda as presented.  
  
Vote: Howard Burkemper, aye; Ernest Isley, aye; Bruce Quinn, aye; Juanita Winfrey, aye. Motion passed.
- **Approval of the meeting minutes from March 6, 2014**  
It was motioned by Mr. Burkemper and seconded by Mr. Isley to approve the meeting minutes with the following changes:
  - Page 2, Paragraph 4, Line 1 – Change “us” to “is”.
  - Page 2, Paragraph 9, Line 1 – Change “as” to “has”.  
Vote: Howard Burkemper, aye; Ernest Isley, aye; Bruce Quinn, aye; Juanita Winfrey, aye. Motion passed

Mamie McNutt arrived to the meeting at 7:03pm.

## **II. Public Hearings; Swearing in.**

At this time, Chairperson Winfrey swore in all audience members that would be speaking towards any of the dockets.

### **1. Docket 14-Z-3**

Petitioner: Lake County Residential Development Corporation

Request: Seeking a Zone Change for 2312 Elisha Avenue from EH to R5.

Mary Ellen Tamasy, 1280 Blackburn Street, Suite #301, stated that she was available for questions.

Mr. Quinn asked if the wheel chair ramp would stay. Michael Maynard, Affordable Housing Corporation, Director of Construction Services, 605 Lexington Square East, Gurnee IL, stated that all the determinations of what would need to be done to the property to make them ready for sale haven't been made yet but he believes at this point the ramp would stay.

Chairperson Winfrey asked if the property would be single family. Mr. Maynard stated yes.

Mr. Burkemper asked if the plan is to rehab the structure to convert it back to single family. Mr. Maynard said yes. Mr. Quinn asked if the porches would be disconnected. Mr. Maynard said yes.

Mr. Isley asked what would the rehab costs be. Mr. Maynard stated that it would be between \$80K to 90K for each house.

Attorney Randall asked the Petitioner if there was any objection to the Commission hearing these matters related to Docket 14-Z-3 and 14-Z-4 and have all comments and Findings Facts address both dockets simultaneously. Ms. Tamasy said no.

Mr. Burkemper asked if there were any setback issues with these properties? Director Ianson stated that after further research, the setback issues were grandfathered in.

After reviewing the Findings of Facts, it was motioned by Mr. Burkemper and seconded by Mr. Isley to recommend approval of the zoning change request.

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

### **2. Docket 14-Z-4**

Petitioner: Lake County Residential Development Corporation

Request: Seeking a Zone Change for 2314 Elisha Avenue from EH to R5.

After reviewing the Findings of Facts, it was motioned by Mr. Burkemper and seconded by Mr. Isley to recommend approval of the zoning change request.

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

**III. Old Business**

There was none.

**IV. New Business**

There was none.

**V. Public Participation**

There was none.

**VI. Adjourn**

It was motioned by Mr. Burkemper and seconded Mr. Isley to adjourn the meeting at 7:15.

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

Approved on: \_\_\_\_\_

\_\_\_\_\_  
Recording Secretary