

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, September 4, 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, Bruce Quinn, Juanita Winfrey

Absent: Jim Bowman (E), Gabe Garriga (E)

- **Approval of Agenda**

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

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

- **Approval of the meeting minutes from August 7, 2014**

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

- Mark Mr.Quinn as Excused.
- Page 2, Paragraph 2, Line 3, change “con” to “non”
- Page 2, Paragraph 3, Line 5, delete “it”
- Page 2, Paragraph 4, Line 2, change “will” to “would”
- Page 2, Paragraph 5, Line 2, insert “there” between that and would.
- Page 2, Paragraph 8, Line 3, insert “it” between bought and he
- Page 3, Paragraph 3, Line 4, change “has” to “had”

- Page 3, Paragraph 7, Line 1, insert “a” between of and variance
- Page 3, Paragraph 8, Line 3, delete “has”
- Page 3, Paragraph 10, Line 2, change “he” to “he’s”
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II. Public Hearings; Swearing in.

Chairperson Winfrey swore in all audience members that will be speaking towards the dockets.

1. Docket 14-Z-9

Petitioner: City of Zion

Request: Seeking a Text Amendment to Section 102-57(a)(5) of the Municipal Code to allow Auto Repair in Local Business II with the issuance of a Special Use Permit.

Director Ianson stated that this text amendment is a simple housekeeping issue since several automotive related businesses has operated in the building in the past.

It was motioned by Mr. Burkemper and seconded by Mr. Quinn to recommend approval of the text amendment.

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

2. Docket 14-Z-10

Petitioner: Ruben Machain

Request: Seeking a Special Use Permit to operate an Auto Repair business at 2101 Galilee Avenue.

Director Ianson stated that Mr. Machain is seeking to operate an automotive repair business at this location. Mr. Quinn asked if there were any previous issues. Mr. Ianson stated no.

Brad Cupshee, 64 Sayton Road, Fox Lake Illinois, referring to the application, asked for clarification of the question, “Is purchase contingent on a special use permit?” He stated that both “Yes” and “No” were marked. Mr, Ianson stated that the answer should be no.

Mr. Cupshee shared his concerns about supporting this special use permit when he was denied the same use at this property located at 2105 Galilee. Mr. Ianson stated that at the time of Mr. Cupshee’s request, automotive repair businesses were not allowed in Local Business II District. The recommendation by the Zoning Board to allow automotive repair businesses will be submitted to the City Council for final approval. Director Ianson stated that the business would then be allowed, if final approval was given.

Betty Spiller, 912 Monroe Avenue, Winthrop Harbor, stated that she hopes the Zoning Board would allow Mr. Machain to operate the auto motive repair business at this location.

After further discussion and reviewing the Findings of Facts, it was motioned by Ms. McNutt and seconded by Mr. Burkemper to recommend approval of the request for Special Use.

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

3. Docket 14-Z-11

Petitioner: City of Zion

Request: Seeking a Zoning Change for 2785 Galilee, 2771 Galilee and 2753 Galilee from LM - Light Manufacturing to L-B II - Local Business II.

Director Ianson stated that this request is for housekeeping purposes.

After reviewing the findings of facts, it was motioned by Mr. Quinn and seconded by Mr. Isley to recommend approval of the request for a zoning change.

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

4. Docket 14-Z-12

Petitioner: Lynn Gerady

Request: Seeking a Variance from Sections 102-32 and 102-202 of the Zion Municipal Code to install a handicap ramp in front yard past the building line.

Director Ianson stated that the petitioner's spouse needs the ramp to enter and exit the residence.

After further discussion and reviewing the Findings of Facts, it was motioned by Mr. Burkemper and seconded by Mr. Isley to recommend approval of the Application for Variance with the condition that the ramp be removed when it is no longer needed.

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 by Mr. Isley to adjourn the meeting at 7:35pm.

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

Recording Secretary: _____

Approved on:: _____