

# 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, December 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; Bruce Quinn, Juanita Winfrey

Staff: Richard Ianson, Director of Building & Zoning, City of Zion

Paula Randall, City Attorney

Sonolito Bronson, Recording Secretary

Absent:

Jim Bowman (E), Gabe Garriga (E), Mamie McNutt (E)

- **Approval of Agenda**

It was motioned by Mr. Burkemper and seconded by Mr. Quinn to approve the agenda with the following changes:

- II. Public Hearings; Swearing In, Docket 14-Z-17; change Petitioner from "City of Zion" to Zion Associates.

**Vote:** Howard Burkemper, aye; Ernest Isley, aye; Bruce Quinn, aye; Juanita Winfrey, aye. Motion passes

- Approval of the meeting minutes from November 6, 2014

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

**Vote:** Howard Burkemper, aye; Ernest Isley, aye; Bruce Quinn, aye; Juanita Winfrey, aye. Motion passes

At this time, Chairperson Winfrey swore in all audience members who would be speaking towards the docket.

## II. Public Hearings; Swearing in.

### 1. Docket 14-Z-17

Petitioner: Zion Associates

Request: Seeking to create a new PUD to consolidate all of the existing apartments into a single lot and to add a clubhouse and manager's residence.

Director Ianson stated that after speaking with the attorney, staff believes that creating a PUD would be the cleanest way to address the mixed uses within the proposed development, which will include a new clubhouse, recreation center and managers residence. Mr. Burkemper asked if a PUD has to be owned by a single entity. Attorney Randall stated no. Mr. Isley asked if there is currently a manager on site. Tim DeBruler, 131 Park Avenue, Libertyville, stated yes.

Mike Eiden, 611 S. Milwaukee Avenue, Libertyville, stated that the entire property has separate pins. He stated that he would like to consolidate these pins into one single pin. Mr. Burkemper asked if a single apartment building would be able to be sold after the consolidation. Mr. Eiden said no. Mr. Burkemper asked if there are any plans to address the existing buildings. Mr. DeBruler stated that they would replace all the roofs and the entire baseboard-heating units with central forced air. He stated that some interior renovations will be made but the bulk of the work will include the roofs and HVAC. Mr. DeBruler also stated that the parking lot will be repaved and re-stripped and will build an enclosure for the dumpster.

Mr. Burkemper asked where would the entrance be located. Mr. DeBruler stated that it would remain off of 27<sup>th</sup> Street. Mr. Burkemper asked if the new building would fit on the property without the need for additional variances. Mr. DeBruler stated yes. Mr. Burkemper asked if the clubhouse would be strictly for the residents. Mr. DeBruler stated yes.

Attorney Randall asked Director Ianson if Pre-Development has reviewed the proposed vacation. Director Ianson stated that Engineering has reviewed the proposed vacation and has provided comments to Zion Associates.

After further discussions, it was motioned by Mr. Burkemper and seconded by Mr. Isley to recommend approval of the Petitioner's request contingent upon the vacation of the alley by the City.

**Vote:** Howard Burkemper, aye; Ernest Isley, aye; Bruce Quinn, aye; Juanita Winfrey, aye. Motion passes

**III. Old Business**

**Council Action:**

Docket 14-Z-14 was denied.

Reason: Commissioner Hill stated that granting this variance would allow parking in the front yard. He stated that it would set a dangerous precedent and he does not want to see it all over the city. Commissioner Taylor agreed. (City Council Meeting Minutes 11/18/14)

**IV. New Business**

There was none.

**V. Public Participation**

There was none.

**VI. Adjourn**

It was motioned by Mr. Isley and seconded by Mr. Quinn to adjourn the meeting at 7:29pm.

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

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Recording Secretary