

City of Zion Planning and Zoning Commission

Juanita Winfrey, Chairperson

Kathy Champine

Richard Frierson

Ernest Isley

Bruce Quinn

Gerald Riley

Madeline Santana

Meeting Minutes

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

Thursday, April 5, 2018 7:00pm

ZION CITY HALL COUNCIL CHAMBERS

I. Opening Protocol

- Call to Order
Acting Chairman Isley called the meeting to order at 7:05pm
- Introduction of Richard Frierson
Acting Chairman Isley welcomed new Commission member Richard Frierson.
- Attendance
Present: Richard Frierson, Ernest Isley, Bruce Quinn, Gerald Riley, Madeline Santana, Juanita Winfrey(L). Also present: Rich Ianson, Director of Building & Zoning, City of Zion; Paula Randall, Attorney, City of Zion.

Absent: Kathy Champine (Excused)
- Approval of Agenda
It was motioned by Mr. Riley and seconded by Mr. Quinn to approve the agenda as presented.
Vote: Richard Frierson, aye; Ernest Isley, aye; Bruce Quinn, aye; Gerald Riley, aye; Madeline Santana, aye. Motion passes.
- Approval of meeting minutes from January 4, 2018
Ms. Santana stated that her vote was not recorded in the meeting minutes. It was motioned by Mr. Frierson and seconded by Ms. Santana to table approval of the meeting minutes.
Vote: Richard Frierson, aye; Ernest Isley, aye; Bruce Quinn, aye; Gerald Riley, aye; Madeline Santana, aye. Motion passes.

II. Public Hearings/Swearing In

At this time, Acting Chairman Isley swore in all audience members that would be speaking towards any of the dockets.

1. Docket 18-Z-2

Petitioner: Zion CS LLC

Request: Seeking a Special Use Permit for a community solar project on PINs 04-172-000-07 and 04-172-000-08 in Zion, IL.

Chad Chahbazi of Cenergy Power, gave a brief presentation of the project. In summary: Zion CS LLC is seeking a special use permit for a 2.5 megawatt direct current/2mw alternative current fixed tilt photovoltaic ground mounted community solar project located near 17th street in Zion. The developer will build a standard fixed tilt ground or single axis tracking mounted system. The steel posts will either be screwed/anchored into the ground using various industry standard techniques or ballasted depending on further site diligence. The system has a maximum height from grade level of seven feet. The total project area will be just over 10 acres. There is no noise impact of the solar system. Once completed there will also be minimum 6ft to 7ft high fence around the project. The developer agrees not to start construction on the project until it has received approval from the IEPA which it expects to receive in the next 3-4 months. Construction will take about six months. Estimated start date between July 2018 and June 2019. The project use period is up to 30 years. The solar power generation from the project over will be sold by developers to local entities such as school districts, water districts, businesses, etc..)

Mr. Frierson asked if any project has lasted thirty years. Mr. Chahbazi stated that Cenergy Power has been in business over 11 years and those projects are still operational. He anticipates that they will make it. Mr. Frierson asked about the remediation after the lease. Mr. Chahbazi stated that he is happy to submit a decommissioning plan.

Mr. Quinn asked if the project will require any transmission lines. Mr. Chahbazi stated that the underground connection is a cooperative effort between Com Ed and Cenergy Power. Mr. Isley asked if this was a manned site. Mr. Chahbazi said no. Mr. Frierson asked if there will be a camera system installed. Mr. Chahbazi said he wasn't planning on installing one.

Mr. Riley asked about the typical decommissioning process and how long would it take. Mr. Chahbazi stated that a typical process includes turning off the system, disconnect the lines, remove modular from racks and pull racks from ground. He added that decommissioning would take about a month. Mr. Ianson stated that the decommissioning clause would be included in the lease.

At this time, Juanita Winfrey arrived at 7:31pm.

After further discussion and reviewing the Findings of Facts, it was motioned by Mr. Frierson and seconded by Ms. Santana to recommend approval of the Petitioner's request.

Vote: Richard Frierson, aye; Juanita Winfrey, aye; Bruce Quinn, aye; Gerald Riley, aye; Madeline Santana, Ernest Isley, aye. Motion passes.

2. **Docket 18-Z-3**

Petitioner: Lake County Regional Office of Education

Request: Seeking a Special User Permit to use classroom space of Grace Missionary Church located at 1415 27th Street as classroom and office space for Lake County Regional Office of Education's Safe School Program.

Dr. Michel Munda, Principal of the Regional Safe School Program stated that Regional Safe School program has called Zion home for the last 21 years. The program serves disruptive students in grades 6 – 12 who have received multiple suspensions, are eligible for expulsion, or have been expelled from school in Lake County, Illinois. Dr. Munda stated that the school is currently located at Pierce Campus but due to the projected demolition of the facility, the school needs to find another location.

Mr. Quinn shared his concerns regarding busses. Dr. Munda stated that there are two (2) access points that are located away from the buildings. Most students arrive by taxi, minivan or small busses. Dr. Munda added that using 27th street would be best. Arrival/departure process takes about 12 - 15 minutes tops. He also stated that unloading on the Enoch Avenue side would not cause traffic congestion.

Mr. Frierson asked about school hours. Dr. Munda stated that the hours for are 7:45am - 4:30pm for staff, 8:30am - 2:30pm for students. Mr. Frierson asked about the number of students currently enrolled. Dr. Munda said there are 52 students. We currently have 101 seats at our current location.

Mr. Riley asked about the length of the lease agreement with Grace Missionary Church. Dr. Munda replied that the lease is 5 years with continuing one year options to follow. Mr. Isley asked if security will be an issue. Dr. Munda said no.

Josephine Lasato, 821 Washington Street, Winthrop Harbor, stated that she owns 14 single family attached homes across from Grace Missionary Church. She expressed her concerns about limited parking, where the students will go during recess, the students being in the neighborhood unsupervised and the school expanding into the church.

Dr. Munda stated that the church has provided 25 parking spaces for staff. He added that the students arrive at school by taxi, minivans or small busses. Unlike other school campuses, these students do not drive their cars to school. Dr. Munda stated that the school will be occupying the educational wing only. He also added that the students will have recess

either in the gym of the educational wing in the church or in the park across the street with supervision.

After further discussion and reviewing the Findings of Facts, it was motioned by Mr. Frierson and seconded by Mr. Riley to recommend approval of the petitioner's application with the following conditions:

- Student capacity not to exceed 101
- Student pick up/drop of be limited to the east side of Enoch Avenue per staff recommendation.

Vote: Richard Frierson, aye; Juanita Winfrey, aye; Bruce Quinn, aye; Gerald Riley, aye; Madeline Santana, Ernest Isley, aye. Motion passes.

III. Public Participation

There was none

IV. New Business

1. Docket Update

- a. Docket 18-Z-1: Text Amendment - Alternative Energy (City of Zion)
Director Ianson stated that the City Council approved the Text Amendment.

V. Adjourn

Being no further business to come before the Commission, it was motioned by Mr. Frierson and seconded by Ms. Santana to adjourn the meeting at 8:09pm.

Vote: Richard Frierson, aye; Juanita Winfrey, aye; Bruce Quinn, aye; Gerald Riley, aye; Madeline Santana, Ernest Isley, aye. Meeting adjourned.

Meeting minutes recorded by Sonolito Bronson

Approved on July 5, 2018