

City of Zion
Planning and Zoning Commission
Juanita Winfrey, Chairperson

Meeting Minutes

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
Thursday, May 7, 2020 7:00pm
ZOOM VIRTUAL MEETING

I. Opening Protocol

- **Call to Order**

Chairman Winfrey called the meeting to order at 7:02pm.

- **Attendance**

Present: Kathy Champine; Ernest Isley; Bruce Quinn; Gerald Riley; Darlene Pickett; Juanita Winfrey. Also present: Richard Ianson, Director of Building & Zoning, City of Zion; Douglas S. Dorando, City Attorney

Absent: Madeline Santana (Excused)

- **Approval of meeting minutes from March 5, 2020**

It was motioned by Commissioner Riley and seconded by Commissioner Isley to approve with the following changes:

Under Docket 20-Z-3, 2nd paragraph, insert "are" between petitioners and looking and delete "the" between up and all.

Vote: Commissioners Champine, aye; Isley, aye; Quinn, aye; Riley, aye; Pickett, aye, Chairman Winfrey, aye. Motion passes.

II. Public Hearings/Swearing In

It was motioned by Commissioner Isley and seconded by Commissioner Champine to table the following dockets until June 4, 2020:

- Docket 20-Z-5
- Docket 20-Z-8
- Docket 20-Z-9
- Docket 20-Z-10
- Docket 20-Z-11
- Docket 20-Z-12

Vote: Commissioners Champine, aye; Isley, aye; Quinn, aye; Riley, aye; Pickett, aye, Chairman Winfrey, aye. Motion passes.

1. Docket 20-Z-6

Petitioner: Terry Upton

Request: Seeking a Variance from Section 102-206 (b)(2) of the Municipal Code to use the property located at 2621 Elim Avenue, also known as 1022 27th Street, as a single family residence.

It was motioned by Commissioner Quinn and seconded by Commissioner Champine to consider Dockets 20-Z-6 and 20-Z-7 at the same time.

Vote: Commissioners Champine, aye; Isley, aye; Quinn, aye; Riley, aye; Pickett, aye, Chairman Winfrey, aye. Motion passes.

Director Ianson stated that a Variance was granted in 2016. Petitioner had a personal matter that prevented him from proceeding with this project and is re-petitioning this Commission for a variance to continue the single family use.

After reviewing the Findings of Facts, it was motioned by Commissioner Champine and seconded by Commissioner Pickett to recommend approval of the Petitioner's application. **Vote: Commissioners Champine, aye; Isley, aye; Quinn, aye; Riley, aye; Pickett, aye, Chairman Winfrey, aye. Motion passes.**

2. Docket 20-Z-7

Petitioner: Terry Upton

Request: Seeking a Variance from Section 102-202 (2) of the Municipal Code to install a driveway in the front yard of the property located at 2621 Elim Avenue also known as 1022 27th Street, Zion Illinois.

After reviewing the Findings of Facts, it was motioned by Commissioner Champine and seconded by Commissioner Pickett to recommend approval of the Petitioner's application. **Vote: Commissioners Champine, aye; Isley, aye; Quinn, aye; Riley, aye; Pickett, aye, Chairman Winfrey, aye. Motion passes.**

3. Docket 20-Z-13

Petitioner: Olmedo Brothers LLC/Marisol Ash

Request: Seeking a Variance from Section 102-206 (b)(2) of the Municipal Code to continue use of property located at 2901 Elisha Avenue as a multi-family residence in the R-5 Single Family zoning district.

At this time, Chairman Winfrey swore in Marisol Ash, Petitioner. Ms. Ash stated that they have already put a significant amount of money onto this project and would like to finish it.

Commissioner Riley asked what the overall condition is of the apartments. Director Ianson state that there are some upgrades that need to be made but the building is in decent condition. Commissioner Riley asked Ms. Ash what her timeline is to complete the project for occupancy. Ms. Ash said sixty days.

It was motioned by Commissioner Isley and seconded by Commissioner Pickett to table this docket until June 4th, 2020. **Vote: Commissioners**

Champine, aye; Isley, aye; Quinn, aye; Riley, aye; Pickett, aye, Chairman Winfrey, aye. Motion passes.

4. Docket 20-Z-14

Petitioner: Olmedo Brothers LLC/Marisol Ash

Request: Seeking a Variance from Section 102-126 (1)(c) of the Municipal Code to reduce the number of parking spaces required for the property located at 2901 Elisha Avenue in Zion, Illinois.

Commissioner Isley asked about how many parking spaces are required for this unit. Director Ianson stated that for zero - two bedroom units, current code requires two parking stalls per unit. He added that this is a seven unit building and it currently has seven parking stalls and the property does not have any additional room to put in the 14 parking stalls that is required by code. He added that they are looking into buying the vacant property next door to expand parking at a later date.

Commissioner Champine asked where did the former tenants park on the street and did it cause any problems. Director Ianson stated the former tenants did not park on the street and the seven existing stalls are coming off of the alley.

At this time, Chairman Winfrey swore in Christi Ables. Ms Ables expressed her concerns about the existing parking issues within the area and how this variance would compound the issue.

Ms. Ash stated that they have begun the process of purchasing the vacant land next door to use parking. She said that she is currently working with an architect to redesign the existing spaces.

Commissioner Quinn stated that this is tough situation and added that he is not in favor of supporting this. Commissioner Quinn asked Ms. Ash if she has looked into the cost of the vacant property. Ms. Ash stated that they have begun the purchasing process.

Attorney Dorando asked Director Ianson if there was a lapse in use or is non-conforming. Director Ianson stated it was a legal non-conforming structure. He said the property was built in the 60's and has been vacant at least six years.

Chairman Winfrey asked if the variance can be approved contingent upon the Petitioners purchasing the land for parking. Director Ianson stated that the property would have to remain vacant until they acquire the property. Attorney Dorando stated that if they acquired the property there would be no need for a variance as they would be able to meet current code.

It was motioned by Commissioner Isley and seconded by Commissioner Pickett to table this docket until June 4th, 2020. **Vote: Commissioners Champine, aye; Isley, aye; Quinn, aye; Riley, aye; Pickett, aye, Chairman Winfrey, aye. Motion passes.**

III. Public Participation

There was none

IV. New Business

1. Docket updates

Director Ianson stated that Docket 20-Z-2 and 20-Z-3 has not been approved pending approval of plat of vacation by Council. Docket 20-Z-4 was approved.

V. Adjourn

Being no further business to come before this Commission it was motioned by Commissioner Riley and seconded by Commissioner Quinn to adjourn the meeting at 8:28 p.m. All in favor. Meeting adjourned.

Sonolito Bronson

Recording Secretary