

**City of Zion
Planning and Zoning Commission
Thursday, March 3, 2011
7:00pm, Zion City Hall**

MEETING MINUTES

I. Call to Order

Chairperson Winfrey called the meeting to order at 7:39pm

Present: Jim Bowman; Howard Burkemper; Ernest Isley; Bruce Quinn;
Juanita Winfrey

Absent: Gabe Garriga (Excused), Mamie McNutt

City Staff in attendance:

Delaine Rogers – Director of Economic Development;

Paula Randall – City Attorney,

Rich Ianson – Director of Building & Public Property

II. Approval of Meeting Minutes from December 4, 2010.

It was motioned by Mr. Isley and second by Mr. Quinn to approve the meeting minutes with minor typographical error changes.

Vote: Jim Bowman, aye; Howard Burkemper, aye; Ernest Isley, aye; Bruce Quinn, aye; Juanita Winfrey, aye.

Approval of Agenda

It was motioned by Mr. Isley and second by Mr. Bowman to approve the agenda as presented.

Vote: Jim Bowman, aye; Howard Burkemper, aye; Ernest Isley, aye; Bruce Quinn, aye; Juanita Winfrey, aye.

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

III. Public Hearings

1. Docket No. 10-Z-16

Petitioners – N.I.M.P on behalf of M.R.M.C.

Request – To rezone property from Commercial to Hospital.

Ms. Rogers stated that the current commercial zoning is inappropriate for the parking garage due to its height. The other properties around this parcel are already zoned Hospital. By changing the zoning from Commercial to Hospital, the garage would be in compliance and allow the project to move forward.

Mr. Patrick Walsh, 2317 Lydia Avenue, Zion Illinois, on behalf of Zion Bible Church stated his concerns for this zoning change making mention that half of the block would be owned by the MRMC and this would limit the church for any future development.

Mr. Bowman asked about the church's plans for redevelopment. Mr. Walsh stated that there are no plans for redevelopment yet, however our options would be limited.

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

Vote: Jim Bowman, aye; Howard Burkemper, aye; Ernest Isley, aye; Bruce Quinn, aye; Juanita Winfrey, aye.

2. Docket No. 10-Z-17

Petitioners –Shieta Taylor of Boss Dogg Custom Wheels & Tires.

Request – Variance to erect a 14' 6"sign.

Ms. Rogers stated that signage height along Sheridan Road is 10 feet. At that height the signage would block the window to the business and cause issues with parking.

Mr. Isley questioned the height of the museum sign. Ms. Rogers stated that it is higher than the variance request because it was grandfathered in prior to implementing the height restriction on Sheridan Road.

Paul Akin, 39221 N. Lewis Avenue, Beach Park, Illinois owns the property located at 3053 Sheridan Road. He objects to the sign variance because the sign has a message portion that will require someone to come on his property to change the message, which will be within 18 inches of his property line. Mr. Akin expressed that he does not want the liability nor the responsibility should injuries result. Mr. Akin also stated that if the sign did not have a message portion, he would not object to the sign.

Larry Jones, P.O. Box 39, Wadsworth, IL stated that as the owner of 3061 Sheridan Road, he, too, is concerned about liability as well as the uniformity of Boss Dogg's signage compared to other signage in the area.

Mr. Isley stated that these concerns are valid and since the applicant nor the building owner is present to respond to these concerns, he suggests tabling this application until a representative of the application can attend.

It was motioned by Mr. Isley and second by Mr. Quinn to table the application until next meeting.

Vote: Jim Bowman, aye; Howard Burkemper, aye; Ernest Isley, aye; Bruce Quinn, aye; Juanita Winfrey, aye.

IV. Old Business.

1. Discussion Regarding Comprehensive Plan

The Commission discussed the permitted uses and businesses currently located on the east side.

Mr. Bowman strongly expressed his opinion regarding the Lace Factory to the Commission. Mr. Burkemper would like to have a map of the lakefront area for the next meeting.

V. New Business

None

VI. Adjourn

It was motioned by Mr. Bowman and seconded by Mr. Burkemper to adjourn the meeting at 8:45pm.

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

Recording Secretary

Minutes Approved on: _____