

City of Zion
Planning and Zoning Commission
Meeting Minutes

SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION
Monday, October 17 2011, 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; Gabe Garriga; Ernest Isley; Bruce Quinn;
Juanita Winfrey

Absent: Jim Bowman; Mamie McNutt

Staff: Richard Ianson, Director of Building & Zoning, City of Zion
Paula Randall. Attorney, City of Zion

- Approval of meeting minutes from September 1, 2011

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

Vote: Howard Burkemper, aye; Gabe Garriga, aye; Ernest Isley, aye;
Bruce Quinn, pass; Juanita Winfrey, aye.

II. Public Hearings; Swearing in.

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

1. Docket 11-Z-13

Petitioner: City of Zion

Request: Seeking a Zoning change from R5 to HB(2)

Theodore Richards, 2806 Elijah, Zion, asked what were the exact addresses. Director Ianson stated that the addresses are 2801 – 2813 Elijah.

After reviewing the Findings of Facts, it was motioned by Mr. Burkemper and seconded by Mr. Garriga that the request for Zone Change from Residential to HB(2) be approved.

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

2. Docket 11-Z-14

Petitioner: Elie Kardoush

Request: Seeking a Special Use Permit for an R5 district to allow multi-Family dwellings at 2900 & 2904 Elizabeth.

John Henderson, 700 S. Lewis Avenue, Waukegan, stated that his client, Mr. Kardoush, is the new owner of the building. He asked for a continuance until December 1, 2011. Attorney Randall stated that she was informed of the intent to continue.

It was motioned by Mr. Burkemper and seconded by Mr. Isley to continue table this application until the December 1, 2011 hearing.

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

Several residents attempted to make comments related to Docket No. 11-Z-14. Attorney Randall stated that since this application has been tabled, no comments could be made at this time.

III. Old Business

There was none.

IV. New Business

There was none.

V. Public Participation

Theodore Richards, 2806 Elijah, stated his opinion of the state of the City. Chairperson Winfrey encouraged Mr. Richards to share his concerns with the City Council at the October 18th council meeting.

As a courtesy, Secretary Bronson will notify residents located within 250 feet of the applicant address of the new hearing date.

VI. Adjourn

It was motioned by Mr. Isley and seconded by Mr. Burkemper to adjourn the meeting at 7:35pm.

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

Recording Secretary

Minutes Approved on: _____