

**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, March 7, 2013, 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 (Absent); Mamie McNutt (Excused)

- **Approval of Agenda**

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

- Public Hearing; Swearing In, Docket 13-Z-2
Deleting “variance from”

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

- **Approval of the meeting minutes from November 8, 2012**

It was motioned by Mr. Isley and seconded by Mr. Quinn to approve the meeting minutes with the following corrections:

- Section II, Public Hearings; Swearing in, Docket 12-Z-13
2nd paragraph, 2nd sentence, change “about” to “above”
3rd paragraph, 3rd sentence, change “ad” to “and”
4th paragraph, 4th sentence, change “ware” to “were” and
“meting” to “meeting”

Vote: Howard Burkemper, aye; Gabe Garriga, aye; Ernest Isley, aye;
Bruce Quinn, aye; 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 13-Z-2**

Petitioner: Kaloco 5, Inc.

Request: Seeking a variance from Section 70-109 (c)(1) of the Zion Zoning Ordinance to allow the installation of a 25-foot tall ID sign at 4551 Illinois Route 173.

Nick Gianaris, president of Kaloco 5 Oil Company stated that his company is not the owners of the vacant gas station at the corner of Greenbay Road and Route 173 in Zion. Mr. Gianaris asked for an amendment to the variance request to change the height to 26.3 feet.

It was motioned by Mr. Garriga and seconded by Mr. Isley to amend the applicant’s request to the variance request to change the height to 26.3 feet.

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

Director Ianson stated that the drawings have met all the set back specifications and that staff recommends this variance.

Mr. Isley asked why would the sign need to be taller. Mr. Ianson stated that the extra height is needed signage for two-tier gas pricing, pricing for carwash and the possibility of an additional of a food service business next to the gas station that would require signage.

Mr. Garriga asked if this would be the only signage for the entire square. Mr. Ianson stated this would be the only ID signage. He said that there would be directional signage located off of Greenbay Road as well as signage on the building.

Mr. Burkemper asked how tall were the signs for the drugstore and other gas station. Mr. Ianson did not know. Mr. Burkemper shared his concerns of starting a sign war.

Mr. Gianaris stated that the two tier pricing would show gas prices with and without a carwash. He also stated that they are currently talking with a national restaurant chain for the adjacent property, which will demand to be on the signage. He also stated that Shell currently has an agreement with Jewel in which customers who buy groceries at Jewel will get \$.05 cents off per gallon. This is a mandatory requirement from Shell that is required to be placed on the sign.

Mr. Burkemper asked why does the signage need to be so big. Mr. Gianaris stated that this is what is being required of him from Shell.

After reviewing the Finding s of Facts, it was motioned by Mr. Burkemper and seconded by Mr. Quinn to recommend approval of the Application for Variance.

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

III. Old Business

There was none.

IV. New Business

There was none.

V. Public Participation

There was none.

VI. Adjourn

It was motioned by Mr. Burkemper and seconded by Mr. Quinn to adjourn the meeting at 7:25pm.

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

Minutes approved on _____

Recording Secretary _____