

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, June 4, 2015, 7:00pm

ZION CITY HALL COUNCIL CHAMBERS

I. Opening Protocol

- Call to Order
Chairman Winfrey called the meeting to order at 7:00pm.
- Attendance
Present: Howard Burkemper; Ernest Isley; Mamie McNutt; Bruce Quinn, Juanita Winfrey

Also Present:

Richard Ianson, Director of Building & Zoning

Paula Randall, City Attorney

Sonolito Bronson, Recording Secretary

Not Present: Jim Bowman; Gabe Garriga

- Approval of Agenda
It was motioned by Mr. Burkemper and seconded by Mr. Isley to approve the agenda as presented.

Vote: Howard Burkemper, aye; Ernest Isley, aye; Mamie McNutt, aye; Bruce Quinn, aye; Juanita Winfrey, aye. Motion passes.
- Approval of the meeting minutes from May 7, 2015
It was motioned by Mr. Isley and seconded by Mr. Quinn to approve the meeting minutes as presented.
Vote: Howard Burkemper, aye; Ernest Isley, aye; Mamie McNutt, aye; Bruce Quinn, aye; Juanita Winfrey, aye. Motion passes.

II. Public Hearings; Swearing in.

At this time, Chairperson Winfrey swore in all audience members who would be speaking towards the dockets. Chairman Winfrey also welcomed Commission Billy McKinney to the meeting.

1. Docket 15-Z-5

Petitioner: Martha I. Salazar

Request: To operate a child daycare center at 2719 Elisha Avenue

Director Ianson stated that there is only one water service between two buildings. At one time, this used to be one building before it was divided. The owners of 2719 Elisha have agreed to enter into a contract to let Ms. Salazar to use the water service until a new water service has been installed and would make the request conditional of having this done within the next six months. Ianson stated there are no other issues with the building.

Mr. Burkemper shared his concerns regarding the agreement citing concerns of the owner shutting off the water. Attorney Randall stated that it would fall upon Ms. Salazar to work with the landlord to keep the water service since the City does not have a direct relationship with the building owners.

Mr. Isley asked Martha Salazar if this location requires a separate license agreement with DCFS. Ms. Salazar who lives at 2721 W. Lucia Avenue in Waukegan stated yes. Ms. Isley asked if it has been approved. Ms. Salazar said that she hopes to be up and operating in September. Ms. Salazar asked when would the water be turned on. Director Ianson stated that it would be turned on after the owner applies for service. Ms. Salazar also shared her concerns about the condition of the dumpster behind the building. Director Ianson stated that he would have to look into it.

Ms. Salazar also asked if drop off and pickup signage can be placed to the south of the driveway exit. Director Ianson stated that staff would have to give approval.

After reviewing the Findings of Facts, it was motioned by Mr. Burkemper and seconded by Ms. McNutt to recommend approval of the application with the condition that all code requirements pertaining to water service be corrected within six (6) months from receiving license from DCFS.

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

III. Old Business

There was none.

IV. New Business

Chairman Winfrey updated the P & Z Commission that the Council overturned the Commission's recommendation to deny the request from National Wireless (Docket 15-Z-1) to erect a cell tower at 2211 Hebron Avenue.

V. Public Participation

There was none.

VI. Adjourn

It was motioned by Mr. Burkemper and seconded by Mr. Quinn to adjourn the meeting at 7:32pm.

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

Recording Secretary: _____