

# City of Zion Planning and Zoning Commission

**Juanita Winfrey, Chairperson**

**Jim Bowman**

**Howard Burkemper**

**Ernest Isley**

**Bruce Quinn**

**Gerald Riley**

## Meeting Minutes

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

Thursday, September 3, 2015, 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: Jim Bowman, Howard Burkemper, Ernest Isley, Bruce Quinn, Juanita Winfrey  
  
Absent: Gerald Riley
- Approval of Agenda  
It was motioned by Ernest Isley and seconded by Jim Bowman to approve the agenda as presented.  
  
Vote: Jim Bowman, aye; Howard Burkemper, aye; Ernest Isley, aye; Bruce Quinn, aye; Juanita Winfrey, aye. Motion passes
- Approval of Meeting Minutes from August 17, 2015  
It was motioned by Mr. Isley and seconded by Mr. Quinn to approve the meeting minutes with the following changes:  
Under Attendance – Add “zoning” before “Commission”.  
Docket 15-Z-7 – Add “Café” after “Gaming”.

### II. Public Hearings/Swearing In

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

**1. Docket 15-Z-8**

Petitioner: Cleveland Givens

Request: Seeking a Variance to from Section 102-32(3) of the Zion Municipal Code to extend new front entrance an additional 12 feet past the existing setback at 3244 Gilead Avenue in Zion Illinois.

Director Ianson stated that Mr. Givens submitted plans for the addition and remodel of the church. He stated all plans have been approved except for the front entrance. Mr. Bowman asked if this will cause any problems, safety wise. Director Ianson stated that he doesn't foresee any. He did say that it will add to egress to get out of the building. Director Ianson added that if Mr. Givens does not get the variance, he will have to reconfigure the entrance to the building.

Cleveland Givens, 952 Belle Plaine Road, Gurnee IL was available for questions.

Mr. Bowman asked if this would be a hardship. Director Ianson stated he would say so.

After reviewing the Finds of Facts, it was motioned by Mr. Burkemper and seconded by Mr. Bowman to recommend approval of the application with the condition that the building is used as a church.

Director Ianson stated that it is currently under a special use to be used as a church issued in 1969.

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

**2. Docket 15-Z-9**

Petitioner: Darlene Harding

Request: Seeking a Special Use Permit to operate an Entertainment Roller Skating Rink and Restaurant at 3357 Sheridan Road in Zion Illinois.

Director Ianson stated that the Petitioner requested her application be continued until the October 1<sup>st</sup> meeting.

**III. Public Participation**

There was none.

**IV. New Business**

There was none.

**V. Adjourn**

Being no further business to consider, it was moved by Mr. Bowan and seconded by Mr. Quinn to adjourn the meeting at 7:20pm. Meeting adjourned.

Planning & Zoning Recording Secretary:

Aracelis Brown