

City of Zion Planning and Zoning Commission

Juanita Winfrey, Chairperson

Jim Bowman

Howard Burkemper

Ernest Isley

Bruce Quinn

Gerald Riley

Madeline Santana

Meeting Minutes

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

Thursday, November 5, 2015, 7:00pm

ZION CITY HALL COUNCIL CHAMBERS

I. Opening Protocol

- **Call to Order**

Chairman Winfrey called the meeting to order at 7:02pm.

- **Attendance**

Present: Jim Bowman; Howard Burkemper; Ernest Isley; Bruce Quinn, Gerald Riley; Madeline Santana; Juanita Winfrey.

Also present: Paula Randall, City Attorney; Rich Ianson, Director of Building & Zoning.

- **Approval of Agenda**

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

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

- **Approval of Meeting Minutes from October 1, 2015**

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

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

II. Introduction of Madeline Santana

Chairman Winfrey welcomed Madeline Santana to the Planning & Zoning Commission.

III. Public Hearings/Swearing In

1. Docket 15-Z-10

Petitioner: Terry Upton

Request: Seeking a Variance from Section 102-206(b) (2) to use the property located at 2621 Elim Avenue also known as 1022 27th Street.

Director Ianson stated that there was some confusion related to the address of the property. He stated that for clarification, the address was republished as 2621 Elim Avenue also known as 1022 27th Street.

Mr. Isley asked if the property was good in shape. Director Ianson stated yes. Mr. Bowman shared his concerns for approving the residence and allowing a drive way. Mr. Burkemper asked how much of the area would be covered for parking. Director Ianson stated it would be a 20' x 20' pad. Mr. Bowman asked if setbacks would be a problem. Director Ianson stated no.

Mr. Riley asked if there were other options pursued for the property. Mr. Terry Upton, 1000 Route 173, Antioch Illinois, stated that it is not set up for anything other than a house.

After reviewing the Findings of Facts, it was motioned by Mr. Burkemper to recommend denial of the application. Motion died for lack of a second.

It was motioned by Mr. Isley and seconded by Mr. Bowman to recommend approval of the application.

Vote: Jim Bowman, aye; Howard Burkemper, nay; Ernest Isley, aye; Bruce Quinn, aye; Gerald Riley, nay; Madeline Santana, nay; Juanita Winfrey, aye. Motion passes.

2. Docket 15-Z-11

Petitioner: Terry Upton

Request: Seeking a Variance from Section 102-202(2) to install a driveway in front yard of 2621 Elam also known as 1022 27th Street.

After reviewing the Findings of Facts, it was motioned by Mr. Burkemper to recommend denial of the application. Motion died for lack of a second.

It was motioned by Mr. Isley and seconded by Mr. Bowman to recommend approval of the application.

Vote: Jim Bowman, aye; Howard Burkemper, nay; Ernest Isley, aye; Bruce Quinn, aye; Gerald Riley, nay; Madeline Santana, aye; Juanita Winfrey, aye. Motion passes.

3. Docket 15-Z-12

Petitioner: Brent Griffin

Request: Seeking a Special Use Permit to operate a cosmetology school at 2689 Sheridan Road in Zion Illinois.

Director Ianson stated that Oh Yes! Hair Salon opened up a couple of months ago at 2689 Sheridan Road. They have met all of the requirements for the salon and they are willing to upgrade whatever is needed for the cosmetology school. Mr. Isley asked what other upgrades are needed. Mr. Ianson said the fire alarm system and bathrooms to comply with ADA standards. Mr. Isley asked if there are plans in the works for these upgrades. Director Ianson stated that he believes they have spoken with an architect but is not sure how far along they are.

Towania Griffin, 2689 Sheridan Road, stated Brent Griffin is her husband and he is out of town. Ms. Griffin stated that they have received estimates for the bathrooms but are waiting for the special use permit before we move forward. Mr. Bowman asked how many students can be accommodated in the space. Ms. Griffin stated that the State allows twenty students but she is going to start with ten. Mr. Quinn asked if the side entrance off of 27th street belongs to her. Ms. Griffin said it does not.

After reviewing the Findings of Facts, it was motioned by Mr. Bowman to recommend approval of the application. Mr. Isley stated that the approval should be made subject to the improvements that need to be made. At this time, Mr. Bowman modified his motion to recommend approval of the application subject to updating the fire alarm system per code and the bathrooms per ADA. Mr. Isley seconded.

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

4. Docket 15-Z-13

Petitioner: Ramiro Aranda

Request: Seeking a Variance from Section 102-206(b)(2) to continue multi-family use in an R-5 zoning district.

Mr. Burkemper asked what the condition of the building is. Director Ianson stated that it needs a lot of work. Mr. Riley asked how many units is it. Mr. Ianson stated four.

Mr. Burkemper asked when the building would be ready for occupancy inspection. Ramiro Aranda, 42 Birch Court, Mundelein IL stated maybe March.

Mr. Bowman shared his concerns of the lack of due diligence regarding this property and the city's ordinances.

Chairman Winfrey asked if the property will be owner occupied. Mr. Aranda stated that either he or his son will live in there.

Mr. Quinn asked Mr. Ianson about action taken on a neighboring property three or four months ago. Director Ianson stated that it was on Elizabeth Avenue in 2011 and it was rehabbed and remained a multi-family unit. Mr. Aranda asked if it was in the same zoning district. Director Ianson said yes.

Mr. Riley asked about the number of bedrooms in each unit. Mr. Aranda stated that each unit has two bedrooms and one bathroom. Mr. Riley asked what type of hardship would result from reverting the property to single family. Mr. Aranda stated that it would be very difficult since it was originally built as a four unit.

Mr. Burkemper asked how much money would need to be invested in the property. Mr. Aranda stated about \$30k to \$40k. Mr. Aranda also stated that it would ideally be rented to long term tenants. Mr. Burkemper asked if there were any drawings or plans to show what type of work would be done. Mr. Aranda stated that he has pictures of what he has done in other units. Mr. Burkemper asked if there were any plans to show the Commission what would be done to this property in Zion. Mr. Aranda stated he did not have any.

It was motioned by Mr. Bowman and seconded by Mr. Burkemper to table until the December 3rd meeting.

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

IV. Public Participation

There was none.

V. New Business

Presentation by DA Development LLC

Director Ianson stated that Dan Powell of DA Developments is interested in a site in Trumpet Park for his operation. Director Ianson stated that the city would have to purchase the property for Mr. Powell to develop the site. Director Ianson stated that he wanted to make sure that there was support from the Commission before proceeding.

Mr. Burkemper asked why would the City have to purchase the property. Director Ianson stated that the City has an agreement with North Shore

Sanitary District regarding Trumpet Park. He stated that the City has first option of purchase from North Shore. Mr. Burkemper asked if this would be a pass through. Director Ianson stated yes.

Dan Powell of DA Development presented a concept of opening a land and materials site in Trumpet Park. Mr. Powell stated that his company, DA Development, would purchase/lease either full or part of forty seven acres for a multi-use land and materials site facility in Trumpet located near 9th Street and Greenbay Road. Mr. Powell stated that DA Development would design this site with the intentions of:

- Importing clean contaminant free soil for the purpose of bridging the existing site conditions, building site/sound screening berms,
- Receive broken concrete for the use of crushing it into recycled stone and resale,
- Import branches from landscaping companies with the purpose to recycle them in a tub grinder with mulch (not compost) being the final product for resale.

DA Development is also willing to pay the City TIFing fees based on loads imported in to the site, a price per ton fee of stone sold from the site and price per yard fee for mulch sold from the site.

Mr. Burkemper asked what is the life expectancy of a site like this. Mr. Powell stated that it is a supply and demand market. Mr. Riley asked Mr. Powell if ever had to close a site unexpectedly. Mr. Powell stated that it hasn't happened but if it does, it would be a bonus.

Mr. Burkemper asked if there were any sites within the area that are similar to what DA Developments is proposing in Zion that the Commission can have a look at. Mr. Powell provided locations to the Commission.

There was a favorable consensus for the project among the Commission members.

VI. Adjourn

Being no further business to come before the Commission, it was motioned by Mr. Bowman and seconded by Mr. Quinn to adjourn the meeting at 8:51pm.

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

Planning & Zoning Recording Secretary:

Seneub Bronson