

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, December 3, 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: Jim Bowman, Howard Burkemper, Ernest Isley, Bruce Quinn, Madeline Santana, Juanita Winfrey,

Also present: Paula Randall, City Attorney, Richard Ianson, Director Building & Zoning, City of Zion

Absent: Gerald Riley

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

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

- Approval of Meeting Minutes from November 5, 2015
It was motioned by Mr. Bowman and second by Mr. Burkemper to approve the meeting minutes with the following corrections:
 - Replace the word “ Board” with “Commission”
 - Page 2, Section III, Docket 15-Z-10, Paragraph 5, second Sentence –
 - o Replace “of” with “for
 - o Insert the word “a” after “of”.
 - Page 2, Section III, Docket 15-Z-11, Paragraph 2, second Sentence –

- Replace “of” with “for
- Insert the word “a’ after “of”.
- Page 3, Docket 15-Z-13 –Insert comments from Mr. Bruce Quinn.
- Page 5, paragraph 5, Line 4 – Complete sentence.

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

II. Public Hearings/Swearing In

1. 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. Ramiro Aranda, 1007 29th Street, stated that his architect is running late and should arrive within a few minutes.

Mr. Quinn asked if the sprinklers will be required as part of the rehab. Director Ianson stated no but stated that the electrical system will need to be revamped, in addition to upgrading the heating and plumbing systems. Director Ianson also stated that the outside of the building will have to be redone along with a new parking lot and emergency exit signage.

After several minutes, Paul Brown, 38235 N. Adelphi Avenue, Beach Park IL arrived and apologized for his lateness citing technical issues.

Mr. Brown stated that he is assisting Mr. Aranda with the architectural work on the project and distributed several drawings to the Commission for review.

While viewing the photos, Chairperson Winfrey asked Mr. Ianson if has been to the property. Director Ianson stated yes. Attorney Randall asked Mr. Ianson how old is the building. Mr. Ianson believes it was built in the early 70’s.

Mr. Brown stated that a surveillance camera will be installed since it’s near a school. He stated that this area will be illuminated with outside lights.

Mr. Quinn asked if there was a masonry wall down the middle of the building. Mr. Ianson stated that it is a double wall there. Mr. Quinn asked if it carries through to the attic. Mr. Ianson said he is not sure but will find out.

Mr. Burkemper asked Mr. Brown if he had any renderings of what the project is going to look like when it’s done. Mr. Brown said no. Mr. Burkemper stated that the Commission wanted to see what the project will

look like when it's done. Mr. Isley asked Mr. Brown how long the renovation project would take to complete. Mr. Brown stated by March.

Mr. Isley asked Mr. Brown if he was an architect. Mr. Brown stated that he works with an architect company but he is not a licensed architect.

Mr. Bowman shared his concerns of this project going against the city's long term plans. Chairperson Winfrey shared her concerns regarding converting the property to a single family residence.

Chairperson Winfrey asked if the Commission is ready to vote. Mr. Burkemper, Ms. Santana, Mr. Isley & Mr. Bowman all stated that they would like to see what the project will look like before voting. Chairperson Winfrey and Mr. Quinn stated that they were ready to vote tonight.

Attorney Randall asked Mr. Brown if he needs more than a month to get the materials together for the Commission to review. Mr. Brown stated that he can get the materials together within a month. Chairperson Winfrey asked if he would be ready by January 7th. Mr. Brown said yes.

Mr. Bowman asked Mr. Brown if he understands what the Commission asking from him. Mr. Brown stated that he understands the Commission wants a good looking building that is safe and everything is up to code.

Mr. Bowman stated that the Commission wants to see the number of parking spaces that will be there, the types of materials that will be used, and a rendering of what it is going to look like when it's finished. Mr. Bowman suggested he get with Director Ianson to discuss further.

It was motioned by Mr. Isley and second by Mr. Burkemper to continue the hearing of Docket 15-Z-13 for further consideration to January 7, 2016.

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

III. Public Participation

There was none.

IV. New Business

There was none.

V. Adjourn

It was motioned by Mr. Bowman and seconded by Mr. Isley to adjourn the meeting at 7:40 pm.

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

Planning & Zoning Recording Secretary:

Aeneas Bronsen