

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, July 7, 2016, 7:00pm

ZION CITY HALL COUNCIL CHAMBERS

I. Opening Protocol

- Call to Order

Chairperson Winfrey called the meeting to order at 7:00pm

- Attendance

Jim Bowman, Howard Burkemper, Ernest Isley, Bruce Quinn, Gerald Riley, Madeline Santana, Juanita Winfrey

Absent: None

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

- Approval of Agenda

It was motioned by Mr. Isley and seconded by Mr. Bowman to change the docket numbers from 16-Z-9, 16-Z-10, 16-Z-11 & 16-Z-12 to 16-Z-7, 16-Z-8, 16-Z-9 and 16-Z-10.

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 Regular Meeting Minutes from April 7, 2016

It was motioned by Mr. Bowman and seconded by Mr. Quinn 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. **Public Hearings/Swearing In**

At this time, Chairperson Winfrey swore in all audience members that would be speaking towards any of the dockets.

1. **Docket 16-Z-7**

Petitioner: Four Points Land Surveying, Inc.

Request: Seeking approval of the Preliminary and Final Plat of Subdivision for the parcels located at 4000 Route 173 in Zion Illinois for the purpose of development.

Director Ianson stated that in March 2015, Four Points Land Surveying was approved for a preliminary and final plat of subdivision for development. Our ordinance requires that a final plat be recorded twelve months after approval, however, Four Points ran into some issues with Illinois Department of Transportation (IDOT) which took more than twelve months to resolve.

Mr. Burkemper commented that he remembered that this was going to be a gas station. Director Ianson stated that this is still the case.

Mr. Burkemper asked if there are plans to put other buildings up besides the gas station. Director Ianson said no. Mr. Bowman asked if there can be other buildings built. Director Ianson stated that the space is very limited.

Mr. Bowman asked if there is enough protection in case of fire. Director Ianson said yes.

Mr. Isley asked what the start date will be. Director Ianson said probably this fall but an exact date hasn't been given.

At this time, the Secretary Bronson read into the record a letter submitted from Zahid Rao, President of Zeam Incorporated, 1701 Kenosha Road, Zion, IL.

It was motioned by Mr. Burkemper and seconded by Mr. Isley to recommend approval of the petitioner's application.

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

2. **Docket 16-Z-8**

Petitioner: Mosaic Zion FMC, LLC

Request: Seeking approval of the Preliminary, Final and Consolidated Plat of Subdivision for the parcels located at 1920–22 Sheridan Road in Zion Illinois for the purpose of development.

Director Ianson stated that the petitioner is seeking the consolidation for the development of a medical building.

Mr. Isley asked what type of medical building will it be. Director Ianson stated a dialysis center. Mr. Bowman asked if this was a permitted use. Director Ianson said yes.

It was motioned by Mr. Isley and seconded by Mr. Riley to recommend approval of the petitioner’s application.

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

3. **Docket 16-Z-9**

Petitioner: Fred Schall

Request: Seeking a Special Use Permit to use the property located at 1410 Green Bay Road as an organic transfer station, landscape supply, salt supply, truck parking, business parking/storage, RV & boat parking, office space leasing, strip plaza, small engine repair/truck repair and indoor storage.

Director Ianson stated that property was rezoned from R-30 to Highway Business. A special use was approved for an entertainment business that has since moved out. There is a residential house that is still standing. Application has been submitted to the State Fire Marshall to burn down the structure by the fire department which is anticipated to happen in September.

Mr. Bowman stated that there seems to be a lot that will be going on at the property. Mr. Bowman asked for clarification of the use of the pole barn. Fred Schall, 37423 Cremona Avenue, Lake Villa, IL, said that it would be used mainly for equipment storage and a mechanic shop. Mr. Bowman asked how many trucks can be parked there. Mr. Schall said about fifty. Mr. Bowman asked if they would be semis. Mr. Schall stated that it would be ether semis or other business that are looking for a space to store their equipment. Mr. Bowman asked if the bulk of the business will be the storage or the strip mall. Mr. Schall said that the strip mall would be in the front since the closest tie in for water is at Route 173 & Green Bay Road. The front acreage will also have the landscaping supplies such as mulch, decorative stone, sand, gravels, spring and fall annuals, etc. The

rear of the property is where the storage will be located that will have the truck storage.

Mr. Riley, referencing the application, asked what type of tanks will be repaired on the property. Mr. Schall stated that is should be truck repair. Mr. Riley asked Mr. Schall if he planned to have a fuel tank or hazmat storage on site. Mr. Schall said no.

Mr. Burkemper asked Mr. Schall what is an organic transfer station. Mr. Schall said that it would be grass clippings and leaves coming from Advanced Disposal which would be shipped out to another company. Mr. Burkemper asked how long would it sit there and stated his concerns about the residential subdivision across the street. Mr. Schall said a day per IEPA regulations as part of their licensing agreement.

Mr. Riley asked if there was a cap as to how much can be hauled per day. Mr. Schall said that there will be several trucks moving the compost per day until it is all removed.

Mr. Bowman asked if there will be two entrances to the property or one. Mr. Schall said two. Mr. Quinn asked Mr. Schall how long he has owned the property. Mr. Schall said that the property is currently owned by Jay Bronstein and that the sale of the property to him is contingent upon the approval of the Special Use Permit. Mr. Quinn asked if he knew how long Mr. Bronstein owned the property. Mr. Schall stated since 2001.

Ms. Santana asked about the parking for the boats and RVs. Mr. Schall stated that they will be in a different section that will be gated for security. Mr. Ianson added that the property will be screened and buffered.

Mr. Bowman asked if the parking will be asphalt or gravel. Director Ianson said it would be gravel parking in back and asphalt parking in the front.

After reviewing the Findings of Facts, it was motioned by Mr. Burkemper and seconded by Mr. Isley to deny the petitioner's application.

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

4. Docket 16-Z-10

Petitioner: Noah Builders Cons. Co., Inc.

Request: Seeking a Zoning Change for 0 21st Street (PIN 04-16-400-006) from R-8 to L-B Local Business.

Director Ianson said that currently the property zoning to the north is R-8 Single Family, to the east, L-B Local Business, to the south, R-5, Single Family and the west, R-2, Multi Family. The petitioner is proposing to put a strip mall that will meet the Local Business zoning if the zoning change is approved. Director Ianson added that the comp plan has this property zoned as multi family.

Mr. Bowman asked if this came to the Commission before. Director Ianson stated he believes it did some years ago. Mr. Quinn recalls a medical building being proposed.

Mr. Riley asked if they were looking at other properties besides this. Director Ianson said that he is not aware that they are. Mr. Bowman commented about the number of families and children in the area.

Mr. Joe Morrison, 32 N. West Street, Waukegan IL, stated that he is the attorney for the petitioner. Mr. Morrison said that this matter did come before this commission in 2007. He stated that this property is located on 21st Street, a two lane highway, adjacent to LB zoning to the east. Mr. Morrison also said that the current zoning restricts the property from its highest and best use as a commercial development given its location on a busy highway.

Mr. Morrison said that it has been vacant for a long time and there has been no demand, seemingly, for any kind of residential on this property. Mr. Morrison also stated that the he thought the comprehensive plan identified the area as medical/civic. He stated that there is a need for this kind of use close to Sheridan Road. Mr. Morrison stated that all ordinances will be complied with and believes that it will be a development that Zion will be proud of.

Bill Kokalias, 188 N. Wells Street, Chicago, IL showed renderings and described what the building will look like. He stated that all parking, screening and landscaping will be designed to code.

Mr. Burkemper asked if this development will have stores or offices. Mr. Kandu said there will be stores. Mr. Kandu also added that this will be a great opportunity for Zion to have more tax dollars.

Mr. Riley asked what type of local businesses you would have. Mr. Kandu stated whatever is allowed in the zoning.

Mr. Bowman, referencing the site plan and layout, shared his concerns regarding the traffic. Mr. Kandu stated that he paid for a traffic study in 2007 that indicated there would not be a problem. Mr. Kokalias stated that he recalled that same traffic study and it found that there would be no impact on traffic.

Mr. Kokalias asked if the city would allow the removal of the drive from Garnett Street. Director Ianson stated that these drawings are conceptual and no plan reviews have been done. He also added that he does not believe the fire department would approve eliminating the driveway. Mr. Quinn asked if he was referring to the entrance in the back. Director Ianson said no.

James Kuhler, 1410 Barnhart Court, Zion, Il shared his concerns about cars making left hand turns on Garnett. He also added that he supports development but not at this location.

Robert Kocanda, 2105 Enoch Avenue, Zion, IL, shared is concerns about traffic and traffic accidents and the type of businesses that would be located there. Mr. Kocanda suggested keeping the space green and various uses like community gardens and detention ponds.

Jim Taylor, 1503 Barnhart Court, stated that a petition with 43 signatures has been submitted to the Commission against the rezoning of the property.

Norma Blanton, 2101 Eschol Avenue, Zion Il shared her concerns regarding accidents. She also asked if she would lose 250 feet of her property of this building come is in. Director Ianson stated no. Ms. Blanton said that she received a letter that said this. Director Ianson stated that letters were sent to everyone within 250 feet of the property to notify them of the meeting.

Mayra Reyes, 2100 Enoch Ave, Zion IL shared her concerns of the safety of the children.

After reviewing the Findings of Facts, it was motioned Mr. Burkemper and seconded by Mr. Bowman to deny the petitioner's application.

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

III. Public Participation

Mr. Kandu asked if the City of Zion has done a study regarding the traffic along 173 and is the city planning to do anything about the traffic problems that the people spoke about. Director Ianson sated he is not aware of a study.

He stated that he paid \$9,000 for a traffic study which showed no impact to the traffic. Mr. Kandu shared his concerns with some of the comments that were made about the traffic.

Attorney Randall asked if this is part of Public Participation or under your hearing. Mr. Kandu stated that he just wanted to understand.

Attorney Randall stated to Director Ianson that she would feel better if Mr. Morrison was in here since he is represented by council.

Attorney Randall stated to Mr. Morrison that Mr. Kandu asked to speak to the Commission under Public Participation and he had a general question about traffic and then started to go into what a woman said about a traffic study. Attorney Randall stated that if he has a general question about traffic, Director Ianson was prepared to answer them. Mr. Burkemper stated that Route 173 is a state street so any changes or improvements will have to be done by the State of Illinois. Mr. Kandu asked about the speed limit. Mr. Burkemper stated that is also controlled by the State of Illinois.

Chairperson Winfrey asked Mr. Morrison if he had anything else. Mr. Morrison said no.

IV. New Business

There was none.

V. Adjourn

Being no further business to come before the Commission, it was motioned by Mr. Burkemper and seconded by Mr. Quinn to adjourn the meeting at 8:29pm.

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