

**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, January 5, 2017, 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, Gerald Riley, Madeline Santana, Juanita Winfrey

Also present: Rich Ianson, Director of Building and Zoning, City of Zion, Paula Randall, Attorney, City of Zion

- **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 passed

At this time, Chairperson Winfrey swore in all audience members who would be speaking towards the docket.

- **Approval of special meeting minutes from December 12, 2016.**

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

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

## **II. Public Hearings/Swearing In**

### **1. Docket 17-Z-1**

**Petitioner:** Clear Capital, LLC

**Request:** Seeking a Variance from Section 26-380(e) because the property currently does not have enough parking spaces relative to the number of units located at 1712 Joppa Avenue.

Director Ianson stated that Clear Capital LLC has recently purchased the five unit multi-family apartment building in the R-2 multi-family zoning district. They've been through the city inspection and is currently in the process of updating the building per code but they do not meet the parking requirement. He stated that they have eight stalls and the code requires ten, two stalls per unit. Petitioner is requesting a variance to allow them to have tandem parking on the south side of the property line to meet code.

Mr. Burkemper asked Mr. Ianson if this request is approved, how many total parking spaces they would have. Director Ianson stated ten. Mr. Bowman asked Mr. Ianson if they could do the entire parking lot and have more than that. Director Ianson stated that this would be a question for them but he doesn't think that would be necessary.

Mr. Burkemper asked why this is coming up now. Director Ianson stated that it had been vacant for more than six months which required a city inspection and the property to be brought up to current code. Mr. Burkemper asked how long has the building been there. Director Ianson stated since the early sixties but the ordinance states that if the property has been vacant for more than six months, it must be brought up to current code. Mr. Isley asked how long the property has been vacant. Director Ianson stated about two or three years possibly.

Mr. Quinn asked if the units are all two bedrooms. Director Ianson stated that it's a five unit building but he does not recall if they are all two bedrooms. He also added that 0 to 2 bedrooms require one parking stall. Holding his hands up and placing one hand above the other, Mr. Quinn asked Director Ianson if this was tandem parking. Director Ianson stated yes.

Mr. Bowman asked Mr. Karragis if he had plans to do the entire parking lot. Mr. Dave Karragis, 2700 Central Road, Glenview IL stated that they were planning to add the two additional parking stalls and keep the rest as greenspace. Mr. Quinn stated that it looks like the buildings to the south have seven paved parking spots. Mr. Karragis stated that there are currently eight. Mr. Burkemper asked if these parking spots will be assigned. Mr. Karragis stated that they hadn't planned on doing that because they didn't anticipate, given the unit sizes, there would be a parking issue. He also added that with one and two bedroom units, in their experience, there is often only one vehicle per unit. He stated that if the tenants requested it or if parking became an issue, they would be happy to assign parking. Mr. Burkemper commented about possible problems that could arise from unassigned tandem parking. Mr. Karragis agreed that it

would make sense for the tandem parking stalls to be assigned parking. Mr. Burkemper asked if they are all two bedrooms units. Mr. Karragis stated that there are four (4) two bedrooms and one (1) one bedroom.

Mr. Bowman asked if there will be parking in front of the building also or just in the back. Mr. Karragis stated that the parking for residents in the back and he thinks visitors can park on the street. Director Ianson added that visitors can park on the street just not overnight. Mr. Bowman stated that when he drove past the property he did not see eight parking spaces. Director Ianson stated that they measured it out and it meets the requirements.

Mr. Isley asked Mr. Ianson if there are any issues from the fire department with congestion in the alley. Director Ianson stated that he has not heard any concerns from the fire department. Mr. Isley stated that it seems to be a little crowded back there and could get worse with the parking issue. Director Ianson stated that if you do tandem parking, it won't come to the alley. Mr. Bowman added that there is a drive through to which emergency responders can get through both ways.

Mr. Quinn asked Mr. Karragis why is the tandem parking a better choice. Mr. Karragis stated that their preference was to expand side to side but there wasn't the ability to given the lot size and the contour of the land, so that's why we thought the tandem would make more sense.

Radek Suchochleb, 1719 Joppa, asked Mr. Karragis what the plans are for the building. Mr. Karragis stated that his plan is to make it a nice place to live. Mr. Suchochleb stated that he is one of four property owners that own their home and the rest are rentals. He expressed his concerns of the number of police calls that have been made and asked about the City's requirement regarding the acceptance of Section 8 housing. Attorney Randall stated that the Federal Government and Lake County housing regulates Section 8, not the city. She added that what is being sought tonight is just a variance for a parking issue. Mr. Suchochleb stated that he does not want to have any more problems with the building. Attorney Randall stated that the current zoning of the property is multi-family and the use of the building as a multi-family unit is permitted in the city. Mr. Suchochleb commented that it's not all of the rental units that are problems but just two or three families.

Attorney Randall stated that if they are problem tenants, she hoped that the landlord, who owns the building, is doing some type of self-help or self-policing. If it's criminal in nature, she hopes that the Zion Police Department is addressing that if they're made aware of it. If its property maintenance issues, she hopes that the Building Department is made aware of it.

After reviewing the Findings of Facts, it was motioned by Mr. Burkemper and seconded by Mr. Bowman to recommend approval of the Application with the condition that tandem parking spots be assigned.

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

**III. Public Participation**

There was none.

**IV. New Business**

There was none.

**V. Adjourn**

Being no further business to come before the Commission, it was motioned by Mr. Bowman and seconded by Mr. Riley to adjourn the meeting at 7:25pm.

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

  
Recording Secretary