

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, May 4, 2017, 7:00pm

ZION CITY HALL COUNCIL CHAMBERS

I. Opening Protocol

- **Call to Order**

Chairman Winfrey called the meeting to order at 7:08pm.
The meeting started late to the Petitioner running late.

- **Attendance**

Present:

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

Also present:

Richard Ianson, Director of Building & Zoning, City of Zion;
Paula Randall, Attorney, City of Zion.

Absent: Jim Bowman

- **Approval of Agenda**

It was motioned by Mr. Burkemper and seconded by Mr. Isley to move
Public Hearings/Swearing in after New Business.

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

- **Approval of meeting minutes from January 5, 2017**

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

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

II. Public Participation

There was none.

III. New Business

1. Docket Update

A. No report

2. Comprehensive Plan Update Meeting Date

A. Secretary Bronson stated that staff would like to meet with the Planning Commission to provide an update on what action steps have been made as outlined in the Comprehensive Plan. It was the consensus of the Commission to have staff provide an update at the next scheduled Planning & Zoning hearing on Thursday June 1st.

At this time, Chairman Winfrey was informed that the Petitioner is on his way and should arrive in 15 minutes. It was motioned by Mr. Isley and seconded by Mr. Riley to recess the meeting at 7:16pm. All in favor. Motion passed.

Chairman Winfrey reconvened the meeting at 7:30pm. The Petitioner arrived at 7:30pm.

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

IV. Public Hearings/Swearing In

1. 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 in July 2016 Fred Schall petitioned the Planning and Zoning Board for a special use permit. The commission recommended denial of the permit with a vote of 4 – 3. The City Council originally voted to approve the special use permit but at the second reading, they voted to table the request and furthering the matter back to the Pre Development team for further review. Since Mr. Schall has submitted a new business plan, site drawings, proposed elevations and revenue projections. He has omitted the overnight truck parking and RV and boat storage. At the April 4th Council meeting, the council referred the

application back to the Planning and Zoning Commission for reconsideration.

Attorney Randall, for clarification, stated that the council voted to reconsider the matter prior to furthering it to Pre-Development.

Fred Schall, 18860 Marion Drive, Lake Villa IL stated that the following changes were made:

- Organic Transfer Station
 - o Will be one acre and will only accept grass, leaves and tree waste. Tipping fees will be offered at \$0.25 per cubic yard. Estimated revenues will be around \$10,000 per year and reviewed and/or adjusted on an annual basis.
- Contractor Parking
 - o Utilized only for vans, trucks and vehicles
 - o Parking fees of \$5 per vehicle will be offered to the City, Estimated revenues will be around \$1500.
- Landscape and Supply
 - o Provide material such as mulch, soil, decorative stone, sod, etc.
 - o Will be open to the public.
 - o Will provide delivery and/or installation of services as well as knowledge of use of our products
- Salt Supply
 - o Can supply city with rock or bagged salt.
 - o Looking to be the first liquid de-icer supplier in the area. Closest supplier of this product is about 45 minutes away.

Mr. Isley, referencing the Petitioner's application, asked if the purchase of the property is still contingent upon issuance of the Special Use permit. Mr. Schall said yes.

Mr. Burkemper asked where the small engine and truck repair would be done. Mr. Schall stated that those services have been eliminated.

For clarification, Attorney Randall asked Mr. Schall to restate what the special will include. Mr. Schall stated that the special use will be specific to an organic waste transfer station, contractor parking, landscape supply and salt supply. Mr. Schall also added that IEPA approval will be required for the organic transfer station.

Referencing the drawings provided by the petitioner, Mr. Quinn asked if the contractor parking will be near Green Bay Road. Mr. Schall said no. He also added that if the contractor parking will not be visible from Green Bay Road. Mr. Quinn asked if the house will stay. Mr. Schall stated that the house has already been demolished. He stated that there is an office structure onsite that will remain.

Mr. Riley asked is the indoor storage still part of the plan. Mr. Schall stated no.

Mr. Isley asked what the target date to be open is. Mr. Schall stated that the contractor parking will be ready in July. The organic transfer station and salt supply will be ready between September and October. The landscape and supply will be ready in 45 to 60 days.

Ms. Santana asked if this will be open to the public. Mr. Schall stated yes. Attorney Randall stated that the Planning & Zoning Commission has to determine whether they want to reconsider this application being that a recommendation to deny has already been submitted to the Council.

It was motioned by Mr. Burkemper and seconded by Mr. Riley to reconsider Docket 16-Z-9.

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

After reviewing the Findings of Facts, it was motioned by Mr. Burkemper and seconded by Mr. Isley to approve the application based on the business plan that was submitted dated 3/27/17.

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

V. **Adjourn**

Being no further business to come before this Commission, it was motioned by Mr. Riley and seconded by Mr. Burkemper to adjourn the meeting at 7:53pm.

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


Recording Secretary