

**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 6, 2017, 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: 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. Quinn to approve the agenda with the following changes:

- Delete Item #5
- Add "Commissioner Vacancy" under New Business

Vote: 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 June 1, 2017**

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

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

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

II. Public Hearings/Swearing In

1. Docket 17-Z-4

Petitioner: Tonya Gray McLaughlin

Request: Seeking a Special Use Permit to use the property located at 4527 IL Route 173 as a full service veterinary clinic.

Mr. Burkemper asked where the clinic will be located. Jason Anderson, 16W361 S. Frontage Road, Burr Ridge Illinois identified Lot #5 on the handout, which is located west of the day care. Mr. Burkemper asked if there will be an area to walk the dogs prior to surgery. Dr. Tonya McLaughlin, 5699 Nottingham Road, Gurnee IL said there would be a small grassy area about 50 yards from the front door. Mr. Burkemper asked if the clinic would interfere with the daycare. Dr. McLaughlin said no.

Mr. Quinn asked if there is an opportunity to expand. Mr. Sanderson stated that there is a space to the west that could be utilized if expansion becomes an option.

Mr. Riley asked how overnight stays would be accommodated. Dr. McLaughlin stated that space would be created to accommodate temporary overnight stays.

Mr. Isley asked if this clinic would be the only privately owned vet clinic in the area. Dr. McLaughlin said yes. She added that the other animal clinics in the area are either corporately owned or in the process of becoming corporately owned.

Mr. Riley and Ms. Santana expressed their concerns for the safety of the children in the daycare next door as they walk to and from the playground. Director Ianson stated that the daycare does have staff to monitor the children as they walk to and from the playground. Dr. McLaughlin added that the pets are coming on a leash with their owner. Chairman Winfrey asked if the dogs would be running loose. Dr. McLaughlin stated that all animals will have a leash.

Referencing the floor plan that was distributed to all Commission members, Mr. Isley asked if this was the final floor plan. Dr. McLaughlin stated no and Mr. Sanderson stated that this is the general floor plan to show where the exam rooms, lobby areas, entrances and such will be located. Director Ianson added that the property is zoned Highway Business. Dr. McLaughlin has met with staff and is aware of the requirements.

After reviewing the Findings of Facts, it was motioned by Mr. Burkemper and seconded by Mr. Isley to approve the Petitioners application.

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

2. Docket 17-Z-5

Petitioner: J Brick Paving/Landscaping

Request: Seeking a zoning change for 5621 IL Route 173 from R-30 to Highway Business (HB)

Director Ianson stated that the property in questions was annexed into the city in 1997 and was zoned R-30. The owner recently purchased the property and is requesting a zone change to HB with the hopes of requesting a special use permit to operate a landscape business that would not be open to the public.

Mr. Burkemper asked what zoning was around the property. Director Ianson stated Highway Business.

Attorney Randall asked if the applicant was present. Director Ianson stated that he is not.

Robert Pechtl, 14962 W. Martin Drive, Mundelein IL, stated that he is speaking for his parents, who own the property 5711 Route 173, which is west of the property in question. Mr. Pechtl stated that his parents sent a letter to the Commission detailing their concerns related to the use of the property, which could affect their property. This letter has been attached to these meeting minutes.

Mr. Burkemper asked what is on the property now. Mr. Pechtl stated that we have 30 acres which has a single family brick house and garage on it. Mr. Riley asked if it is an active farm. Mr. Pechtl stated yes. Mr. Riley asked what is currently being grown there. Ms. Irene Pechtl, 833 17th Street, Wilmette IL stated soy beans and corn.

Mr. Isley stated that since the Petitioner is not here to respond to their concerns, he would recommend tabling this request.

Kevin Hamann, 13547 Rte. 173 Wadsworth IL, stated that he is glad to see a business coming in the area but is not sure that this is the right business. He stated that he would like to know more about the business and the owner.

It was motioned by Mr. Riley and seconded by Mr. Isley to continue until August 3rd, 2017.

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

3. **Docket 17-Z-6**

Petitioner: J Brick Paving/Landscaping

Request: Seeking a Special Use Permit for contractor storage yard, for the purpose of operating a landscape business at 5621 IL Route 173, Zion IL.

It was motioned by Mr. Isley and seconded by Mr. Quinn to continue until August 3rd, 2017.

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

Motion passes.

III. **Public Participation**

There was none

IV. **New Business**

1. **Docket Update**

a. Docket 17-Z-3

Director Ianson stated this docket was approved by city council with the following conditions:

- Must Obtain State Licenses
- Do not exceed 12 cars within a year
- Cars must stay behind fenced yard.

b. Commissioner Vacancy

Chairman Winfrey stated that Mr. Bowman has relocated Florida. She asked the Commission to submit names of ideal candidates to fill the position.

V. **Adjourn**

Being no further business to come before the Commission, it was motioned by Mr. Isley and seconded by Mr. Riley to adjourn the meeting at 7:42pm.

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

Motion passes.

Sondita Bronson

Recording Secretary