

City of Zion
Planning and Zoning Commission

Juanita Winfrey, Chairperson

Howard Burkemper

Ernest Isley

Bruce Quinn

Gerald Riley

Madeline Santana

Meeting Minutes

SPECIAL MEETING OF THE PLANNING AND ZONING COMMISSION

Monday, August 28, 2017, 6:00pm

ZION CITY HALL COUNCIL CHAMBERS

I. Opening Protocol

- **Call to Order**

Acting Chairman Isley called the meeting to order at 6:00pm

- **Attendance**

Present: Howard Burkemper, Bruce Quinn, Madeline Santana, Ernest Isley.

Absent: Gerald Riley(excused), Juanita Winfrey,(excused)

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

- **Approval of Agenda**

It was motioned by Mr. Quinn and seconded by Mr. Burkemper to approve the agenda as presented.

Vote: Howard Burkemper, aye; Bruce Quinn, aye; Madeline Santana, aye; Ernest Isley, aye. Motion carried.

- **Approval of meeting minutes from August 3, 2017**

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

Vote: Howard Burkemper, aye; Bruce Quinn, aye; Madeline Santana, aye; Ernest Isley, aye. Motion carried.

At this time Acting Chairman Isley swore in all audience members that would be speaking towards the dockets.

II. Public Hearings/Swearing In

1. Docket 17-Z-8

Petitioner: Clear Capital LLC

Request: Seeking a Variance from Section 102-206(b) (2) of the Municipal Code to continue multi-family use in an R-5 single family zoning district located at 2539 Galilee Avenue.

Director Ianson stated that the Petitioners requested a continuance until October 5, 2017.

It was motioned by Mr. Burkemper and seconded by Mr. Quinn to continue Docket 17-Z-8 until October 5, 2017.

Vote: Howard Burkemper, aye; Bruce Quinn, aye; Madeline Santana, aye; Ernest Isley, aye. Motion carried.

2. Docket 17-Z-9

Petitioner: Roland Cosey (Love and Grace Worship Center)

Request: Seeking a Special Use Permit to operate a church located at 2248 Sheridan Road, Suites 1 and 2 in Zion, Illinois.

Mr. Burkemper asked Attorney Randall if the property would become tax exempt if the special use was granted to the church. Attorney Randall said that she could not answer that without knowing all of the details but, usually, if a religious organization owns the property and it meets the criteria for tax exempt status then it would be considered tax exempt. Attorney Randall asked the applicant if he owned the property. The applicant said he does not own the property.

Ms. Santana asked the applicant if he had a lease. Roland Cosey, 39083 Ogden Lane, Beach Park IL said that he has a three year lease. Mr. Quinn asked about the hours of worship. Mr. Cosey said that the hours would be on Sundays from 10:30am to 12:30pm and Wednesdays beginning at 7:30pm. Mr. Burkemper asked about the size of the congregation. Mr. Cosey said that there are about 30 people in the congregation.

Mr. Burkemper asked Director Ianson if there was enough parking. Director Ianson said yes.

Mr. Cosey read a letter submitted from Suzann Clemens in support of the church being located at 2248 Sheridan Road. Secretary Bronson read an email submitted on Tuesday August 15, 2017 from Suzann & John Clemens, owners of 2211 Elisha Ave, stating they are in full support of the special use permit being approved for the church.

After reviewing the Findings of Facts, it was motioned by Mr. Burkemper and seconded by Ms. Santana to approve the Petitioner's application.

Vote: Howard Burkemper, aye; Bruce Quinn, aye; Madeline Santana, aye; Ernest Isley, aye. Motion carried.

III. Public Participation

There was none.

IV. New Business

1. Docket Update

a. Docket 17-Z-5

- Council approved Commission's recommendation.

b. Docket 17-Z-6

- Council approved Commission's recommendations with an additional condition that the fence be eight feet high.

c. Docket 17-Z-7

- Council approved Commission's recommendation.

V. Adjournment

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 6:16pm.

Vote: Howard Burkemper, aye; Bruce Quinn, aye; Madeline Santana, aye; Ernest Isley, aye. Motion carried. Meeting adjourned.


Recording Secretary