

**City of Zion
Planning and Zoning Commission**

Juanita Winfrey, Chairperson

Howard Burkemper

Ernest Isley

Bruce Quinn

Gerald Riley

Madeline Santana

Unapproved Meeting Minutes

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

Thursday, October 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: Howard Burkemper, Ernest Isley, Bruce Quinn, Gerald Riley and Juanita Winfrey.

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

Absent: Madeline Santana (Excused)

- Approval of Agenda
It was motioned by Mr. Burkemper and seconded by Mr. Isley to approve the agenda as presented.
Vote: Howard Burkemper, aye; Ernest Isley, aye; Bruce Quinn, aye; Gerald Riley, aye, Juanita Winfrey, aye. Motion passes.
- Approval of meeting minutes from August 3, 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, Juanita Winfrey, aye. Motion passes.

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

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 a R-5 single family zoning district located at 2539 Galilee Avenue.

Director Ianson stated that the property was built as a duplex in 1952. The zoning around the property is R-2, R-8 and R-13. Director Ianson also said that the applicant has also submitted a request for vacate part of the alley but it is contingent council's approval.

Mr. Isley asked how long the property has been vacant. Director Ianson said at least 10 years.

Josh Tobey, Clear Capital, LLC, said that the company has been in the community for over a decade. He said that the goal of the company is to find blighted properties and bring them up to code and able to be occupied by families. Mr. Burkemper asked how much money will be spent on the rehab. Mr. Tobey said between \$40k and 50k. Mr. Burkemper asked why not turn into a single family home. Mr. Tobey said that you'd end up with a 6 bedroom single family home. He also added that a lot of the mechanicals are already set as it was built as a duplex. Mr. Burkemper asked if Mr. Tobey had any drawings to show what the property would look like after the work was done. Mr. Tobey said no.

Mr. Quinn asked Mr. Tobey when was the building purchased and for how much. Mr. Tobey said that the building was purchased three months ago for \$15k.

Mr. Isley shared his concerns regarding the extent of work that the building will need. Mr. Isley asked Mr. Tobey if he has had an engineer take a look at the building. Mr. Tobey said no. He also said that they purchased the home when it was boarded up and that there wasn't anything from the exterior that concerned him.

Mr. Tobey stated that he plans to install a new furnace, hot water heater and install a new roof, among other things. He said that the property as a duplex is worth the investment. As a single family it will not.

Mr. Riley asked Mr. Tobey about the number of rooms. Mr. Tobey said the duplex will have two three-bedroom units with one bathroom. Mr. Riley asked if the mold issues can be addressed properly. Mr. Tobey said yes.

Mr. Burkemper asked Mr. Tobey how long the project will take to complete. Mr. Tobey said his goal would be 60 days.

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

Vote: Howard Burkemper, aye; Ernest Isley, aye; Bruce Quinn, aye; Gerald Riley, nay, Juanita Winfrey, no. Motion passes.

Attorney Randall said that this will be submitted to the City Council as a "No recommendation" since the vote was not unanimous.

III. Public Participation

Tonight was the last meeting for Mr. Burkemper as he and his wife are retiring. Members of the Commission wished Mr. Burkemper well.

IV. New Business

1. Docket Update

a. Docket 17-Z-9

- Council approved the Commission's recommendation.

V. Adjourn

Being no further business to come before the Commission, it was motioned by Mr. Isley and seconded by Mr. Burkemper to adjourn the meeting at 7:34.

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

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Recording Secretary