

City of Zion Planning and Zoning Commission

Juanita Winfrey, Chairperson

Kathy Champine

Ernest Isley

Gerald Riley

Richard Frierson

Bruce Quinn

Madeline Santana

Meeting Minutes

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

Thursday, July 5, 2018 7:00pm

ZION CITY HALL COUNCIL CHAMBERS

I. Opening Protocol

- **Call to Order**

Acting Chairman Isley called the meeting to order at 7:04.

- **Attendance**

Present: Kathy Champine; Richard Frierson; Bruce Quinn, Gerald Riley, Ernest Isley. Also present: Rich Ianson, Director of Building & Zoning, City of Zion; Paula Randall, Attorney, City of Zion.

Absent:

Madeline Santana (Excused); Juanita Winfrey (Excused)

- **Approval of Agenda**

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

Vote: Kathy Champine, aye; Richard Frierson, aye; Ernest Isley, aye; Bruce Quinn, aye; Gerald Riley, aye; Ernest Isley, aye. Motion passes.

- **Approval of meeting minutes from April 5, 2018**

It was motioned by Mr. Quinn and seconded by Mr. Frierson to approve the meeting minutes with the following changes:

- Strike the word "the" from Page 3, Section II - Public Hearings/Swearing In, Item #2, paragraph 7, line 4

Vote: Kathy Champine, aye; Richard Frierson, aye; Ernest Isley, aye; Bruce Quinn, aye; Gerald Riley, aye; Ernest Isley, aye. Motion passes.

II. Public Hearings/Swearing In

1. **Docket 18-Z-4**

Petitioner: Zion Benton Township High School District #126

Request: Seeking a Variance from Section 102-203 of the Municipal Code for a stage fly loft between 55 and 60 feet in height located at 3901 W. 21st Street.

Thomas O'Connell, Partners in Design, 1613 N. Sheridan Road, Waukegan stated that the project will be a 750 seat theater/auditorium that will replace the old auditorium in Pearce Campus. The height variance request will help hide the motorized rigging equipment in the stage fly loft.

Chairman Isley asked if the funding for the project is already in place. Mr. O'Connell said yes. Chairman Isley asked how long will the project take. Mr. O'Connell said that the project is slated to start in September and should be completed by fall 2019.

After reviewing the findings of facts, it was motioned by Mr. Frierson and seconded by Mr. Riley to approve the Petitioners request for Variance not to exceed 60 feet in height.

Vote: Kathy Champine, aye; Richard Frierson, aye; Ernest Isley, aye; Bruce Quinn, aye; Gerald Riley, aye; Ernest Isley, aye. Motion passes.

III. Rental Inspection Appeals

1. 2910 Enoch Avenue

Director Ianson stated that the Petitioner has provided documentation to show that he is the owner and that he resides in the property. This appeal will be withdrawn.

IV. Public Participation

There was none.

V. New Business

1. Docket Update

a. Docket 18-Z-2: Special Use Permit - Zion CS

b. Docket 18-Z-3: Special Use Permit - Lake County Regional Office of Education

Director Ianson stated that both dockets were approved by City Council.

VI. Adjourn

With no further business to come before this Commission, it was motioned by Mr. Riley and seconded by Mr. Frierson to adjourn the meeting.

Vote: Kathy Champine, aye; Richard Frierson, aye; Ernest Isley, aye; Bruce Quinn, aye; Gerald Riley, aye; Ernest Isley, aye.

Meeting adjourned at 7:20pm.

Sonolito Bronson

Recording Secretary