

II. Public Hearings/Swearing In

At this time, Acting Chairman Isley swore in all audience members that will be speaking towards any of the dockets.

1. Docket 18-Z-8

Petitioner: Joseph Ford

Request: Seeking a Variance from Section 102-504(a)(6) of the Municipal Code to install solar panels on the front of the house located at 1306 Butterfield Lane

Mr. Ford stated that he is seeking this variance because his home faces east /west and the front of his house receives the most sun. He stated that he already has solar panels on the back of his house but he has electric vehicles that he plugs in. He added that the panels will be installed on the roof of the home. He distributed pictures of homes with roof solar panels to the Commission for reference.

Ms Champine asked if he knew how much he would reduce his carbon foot print. Mr. Ford stated that he does not know exactly but he will reduce his energy usage by 95%. Ms. Champine asked if the solar panels self-adjust to get maximum sunlight. Mr. Ford said no they do not do not adjust.

Mr. Quinn asked if there is a more efficient panel option to place on the back of the home. Mr. Ford said that these are the most efficient that is available to residents. Mr. Quinn asked if the panels will cover the entire front of the roof. Mr. Ford stated that there will be a one and a half to two foot setback.

Mr. Riley asked how much are you saving in energy bills with the just the back panels. Mr. Ford said about 45%.

Mr. Isley asked about the type of heating system in the home. Mr. Ford said that he has forced air and a fireplace/stove unit. Mr. Ford also added that he currently leases the panels.

Mr. Frierson asked if the lease affects the property value. Mr. Ford stated that he is not sure if it affects the property value but the lease is transferable.

After reviewing the Findings of Facts, it was motioned by Ms. Champine and seconded by Ms. Santana to recommend approval of the Petitioner's Application.

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

2. Docket 18-Z-10

Petitioner: Sherry Paolucci

Request: Seeking a Variance from Section 102-206(b)(2) of the Municipal Code to continue single family use of the property located at 1919 Sheridan Road in the H-B2 zoning district.

Mr. Riley asked how long the property has been vacant. Director Ianson stated it has been more than 6 months.

Sherry Paolucci, 1921 Sheridan Road, stated that she owns the property. She added that her mother lived at 1919 Sheridan Road until her passing in 2005. It has been vacant ever since.

Mr. Frierson asked if they are duplexes. Ms. Paolucci said they are both single family homes. She also stated that she has a buyer that is interested in the property to use as a residence.

After reviewing the Findings of Facts, it was motioned by Mr. Quinn and seconded by Ms. Champine to recommend approval of the Petitioner's application.

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

III. Rental Inspection Appeals

There were none.

IV. Public Participation

There were none.

V. New Business

1. Docket Update

a. Docket 18-Z-7: Text Amendment - City of Zion

b. Docket 18-Z-9: Approval of Subdivision - JSM Venture, LLC

Director Ianson stated that Docket 18-Z-7 and Docket 18-Z-9 were approved by City Council.

VI. **Adjourn**

Being no further business to come before this Commission, it was motioned by Ms. Champine and seconded by Mr. Riley to adjourn the meeting at 7:38pm.

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

Motion passes.

Sonolito Bronson

Recording Secretary