

**City of Zion  
Planning and Zoning Commission**

**Juanita Winfrey, Chairperson**

**Kathy Champine**

**Richard Frierson**

**Ernest Isley**

**Bruce Quinn**

**Gerald Riley**

**Madeline Santana**

**Meeting Minutes**

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

Thursday, November 1, 2018 7:00pm

ZION CITY HALL COUNCIL CHAMBERS

**I. Opening Protocol**

- Call to Order  
Chairman Winfrey called the meeting to order at 7:00pm.
  
- Attendance  
Present: Kathy Champine; Richard Frierson; Gerald Riley; Madeline Santana; Juanita Winfrey

Absent: Ernest Isley; Bruce Quinn

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

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

- Approval of Agenda  
It was motioned by Ms. Champine and seconded by Mr. Frierson to approve the agenda as presented.  
**Vote:** Kathy Champine, aye; Richard Frierson, aye; Gerald Riley, aye; Madeline Santana, aye; Juanita Winfrey, aye. Motion passes.
  
- Approval of meeting minutes from October 4, 2018  
It was motioned by Mr. Riley and seconded by Ms. Champine to approve the meeting minutes with the following changes:  
- Page 2, Docket 18-Z-8, 7th Paragraph, change "is" to "if".  
**Vote:** Kathy Champine, aye; Richard Frierson, aye; Gerald Riley, aye; Madeline Santana, aye; Juanita Winfrey, aye. Motion passes.

## II. Public Hearings/Swearing In

### 1. Docket 18-Z-11

**Petitioner:** City of Zion

**Request:** Seeking a Text Amendment to delete the language, "and/or flush mounted" from Chapter 102-504(d)(1)(d) of the Municipal Code.

Director Ianson stated that the City will be withdrawing their application and plan to resubmit at a later date.

It was motioned by Mr. Frierson and seconded by Mr. Riley to accept the petitioner's request to withdraw their application.

**Vote:** Kathy Champine, aye; Richard Frierson, aye; Gerald Riley, aye; Madeline Santana, aye; Juanita Winfrey, aye. Motion passes.

### 2. Docket 18-Z-12

**Petitioner:** North Shore Sign

**Request:** Seeking a variance from section 70-114(4) of the Zion Municipal Code, to allow for a larger Monument sign located at 4527 Route 173.

Ken Fogel, 1925 Industrial Drive, Libertyville IL, stated that the requested height variance is 13.5 ft wide x 19.7 ft high. He stated that there is a 10ft utility easement around the property and the signage setback will be 10 feet.

Mr. Fogel, referencing handouts supplied to the Commission, stated that there are a couple of locations that they can put the sign. If the signage is placed on the east side of the lot, this would result in the removal or relocation of a couple of trees. If it is placed on the west side of the property, they may lose a parking space or two.

Director Ianson stated that he was not aware that the west side location was an option. He stated that he would have to look at it before he could approve it.

Mr. Frierson asked if it's fair to say that the Commission is approving the size variance but this location is not necessarily where the sign is going to go. Mr. Fogel said yes.

Director Ianson stated that the variance will require a location. Mr. Riley asked for clarification as to where the sign will be placed. Mr. Fogel stated that he would have to confer with his client who is currently out of town.

Attorney Randall stated that location of where the signage will be placed is too speculative. She stated that a meeting is slated for December 6th and

asked Mr. Fogel if this would give him enough time to nail down a location for the sign. He said yes.

It was motioned by Mr. Frierson and seconded by Mr. Riley to continue Docket 18-Z-12 to December 6, 2018.

**Vote:** Kathy Champine, aye; Richard Frierson, aye; Gerald Riley, aye; Madeline Santana, aye; Juanita Winfrey, aye. Motion passes.

**III. Rental Inspection Appeals**

There were none.

**IV. Public Participation**

There was none.

**V. New Business**

**1. Docket Update**

a. Docket 18-Z-8: Variance Request - Joseph Ford

b. Docket 18-Z-10: Variance Request - Sherry Paolucci

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

**VI. Adjourn**

Being no further business to come before this Commission, it was motioned by Mr. Frierson and seconded by Ms. Champine to adjourn the meeting at 7:18pm.

**Vote:** Kathy Champine, aye; Richard Frierson, aye; Gerald Riley, aye; Madeline Santana, aye; Juanita Winfrey, aye. Meeting adjourned.

***Sonolito Bronson***

Recording Secretary