

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, December 6, 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; Bruce Quinn; Gerald Riley (L); Juanita Winfrey

Absent: Ernest Isley (Excused), Madeline Santana (Excused)

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

- Approval of Agenda
It was motioned by Mr. Frierson and seconded by Mr. Quinn to approve the agenda as presented.

Vote: Kathy Champine, aye; Richard Frierson, aye; Bruce Quinn, aye; Juanita Winfrey, aye. Motion passes.

- Approval of meeting minutes from November 1, 2018
It was motioned by Mr. Frierson and seconded by Ms. Champine to approve the meeting minutes with the following changes:
 - Change attendance status for Mr. Quinn and Mr. Isley to Excused.

Vote: Kathy Champine, aye; Richard Frierson, aye; Bruce Quinn, aye; Juanita Winfrey, aye. Motion passes.

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

Mr. Riley arrived at 7:02pm.

II. Public Hearings/Swearing In

1. 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.

Director Ianson stated the signage will be placed in the original proposed location, which is located on the east side of the lot.

After reviewing the Findings of Facts, it was motioned by Ms. Champine and seconded by Mr. Riley to recommend approval of the Petitioner's application with the condition that the sign will be erected at the location presented.

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

2. Docket 18-Z-13

Petitioner: City of Zion

Request: Seeking a Text Amendment to revise the requirements for the installation of solar energy systems in Section 102-504 of the Municipal Code.

Director Ianson stated that this text amendment is being requested based on previous requests for solar panels. The language added is as follows:

- Roof mounted solar panels may be located on front-facing roofs as viewed from any street. The applicant shall demonstrate that, due to solar access limitations, no locations exists other than the street facing roof where the solar energy system can perform effectively.
- Structural engineer shall certify that structural roof framing that directly supports the additional gravity loading due to the solar panel supports and modules had been reviewed and determined to meet or exceed the requirements without structural upgrade in accordance with the international building code.

Mr. Quinn asked if the deletion of the flush mounted means that the resident will be able to elevate the panels at a 45 degree angle. Director Ianson said no. Mr. Riley asked if this exception will be based on the

resident's preference. Director Ianson said no. He added that it will only be if it's not adequate to put the system in other locations.

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; Juanita Winfrey, aye. Motion passes.

3. **Docket 18-Z-14**

Petitioner: Beverly Mull

Request: Seeking a Special Use Permit for a Community Center located at 2753, 2771 and 2785 Galilee Avenue.

Mrs. Beverly Mull, 2808 Gilead Avenue, Zion Illinois stated that she is interested in turning the property into Scholar Soaring Cultural Center, a literacy and performance arts center. She stated that she wants to help increase literacy rates, increase graduation rates and help prepare our children to be competitive in current and developing job markets. She also stated that she wants to have an opportunity to increase minority enrollment and successful completion of collegiate education. She added that the center will have a computer lab, basketball gym and performing arts theater.

Ms. Champine asked about the types of courses that will be offered. Ms. Mull stated that there will be reading, English and literature courses. Ms. Champine asked if students will be matched with mentors or tutors to help with classroom difficulties. Ms. Mull said yes and added that after school programs will be provided.

Tim Archibald, 15514 W. Rockford in Libertyville is the architect for the project. Mr. Archibald discussed the drawings that were provided in the Commission's packets. He also had presentation boards that were available for the public to view.

Karla Ibarra, 2710 Gilead Avenue shared her concerns about the noise level and increased activity with the number of kids. Ms. Mull stated that there will not be any riff raff at the center.

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

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

There were none

VI. Adjourn

Being no further business to come before the Commission, it was motioned by Mr. Frierson and seconded by Mr. Quinn to adjourn the meeting at 7:40pm.

Vote: Kathy Champine, aye; Richard Frierson, aye; Bruce Quinn, aye; Gerald Riley, aye; Juanita Winfrey, aye. Meeting adjourned.

Minutes recorded by:

