

City of Zion
Planning and Zoning Commission

Juanita Winfrey, Chairperson

Kathy Champine

Darlene Pickett

Gerald Riley

Ernest Isley

Bruce Quinn

Madeline Santana

Meeting Minutes

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

Thursday, March 5, 2020 7:00pm

ZION CITY HALL COUNCIL CHAMBERS

I. Opening Protocol

- Call to Order
Chairperson Winfrey called the meeting to order at 7:03 p.m.

- Attendance
Present: Kathy Champine; Ernest Isley; Bruce Quinn; Gerald Riley;
Darlene Pickett; Juanita Winfrey.

Absent: Madeline Santana (Excused)

Also present: Richard Ianson, Director of Building & Zoning, City of Zion; Douglas S. Dorando, City Attorney.

- Approval of meeting minutes from January 2, 2020
It was motioned by Mr. Quinn and seconded by Mr. Riley to approve the meeting minutes as presented. **Vote: Kathy Champine, aye; Ernest Isley, aye; Bruce Quinn, aye; Gerald Riley, aye; Darlene Pickett, aye; Juanita Winfrey, aye. Motion passes.**

II. Public Hearings/Swearing In

1. Docket 20-Z-2

Petitioner: Zion Associates, LLC

Request: Seeking a zoning change for the property located on the south side of intersection at Hebron Avenue & 21st Street from R8 to R2.

Director Ianson stated that the petitioners are seeking a zoning change to be consistent with the surrounding zoning. Staff recommends approval contingent upon approval of plat vacation.

Herbert McCoy, 2700 Bethel Boulevard, stated that he would like to see where the site in questions is. Mark Eiden, attorney for the Petitioner, showed Mr. McCoy where the site in questions is. Mr. Eiden stated that more apartments cannot be built there due to lot size. Mr. Riley asked if there are any other plans related to this project. Tim DeBruler, Petitioner,

said that they plan to spend \$3 million dollars which would improve the HVAC system in each unit, install new windows, new pavers, landscaping, dumpster enclosures, etc.

Ms. Pickett asked if Hebron Avenue will still exist after this. Director Ianson stated that if the vacation is approved, Hebron Avenue will become a private road.

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 contingent upon finalization of vacating Hebron Avenue and the alleyways. **Vote: Kathy Champine, aye; Ernest Isley, aye; Bruce Quinn, aye; Gerald Riley, aye; Darlene Pickett, aye; Juanita Winfrey, aye. Motion passes.**

2. Docket 20-Z-3

Petitioner: Zion Associates, LLC

Request: approval of the Consolidated Plat of Subdivision for the parcels located at 27th Street at Hebron Avenue in Zion Illinois for the purpose of development.

Director Ianson stated that the petitioners looking to clean up all of the parcels. Staff recommends approval.

After reviewing the Findings of Facts, it was motioned by Ms. Champine and seconded by Ms. Pickett to recommend approval of the Petitioner's application. **Vote: Kathy Champine, aye; Ernest Isley, aye; Bruce Quinn, aye; Gerald Riley, aye; Darlene Pickett, aye; Juanita Winfrey, aye. Motion passes.**

3. Docket 20-Z-4

Petitioner: Liberty Temple Zion

Request: Seeking a Special Use Permit to operate a ministerial training center at 2200 Sheridan Road in Zion Illinois.

Director Ianson stated that this is not a church but a training center. Staff is concerned about parking, especially on the weekends. Staff recommends approval with parking conditions.

Mr. Riley asked what the peak hours of the restaurant are. Director Ianson stated usually between 8am and 12 noon. William McNeely, Petitioner, stated that this will be a training center, not a church. He stated that most of their classes have 15 - 20 people.

Ms. Pickett asked what will the times of the training classes be. He said on Tuesdays, Fridays from 7pm to 10pm and early Sunday morning.

Mr. Riley asked if the need for parking spots arises, can they park on the street. Director Ianson said yes.

After reviewing the Findings of Facts, it was motioned by Ms. Champine and seconded by Mr. Isley to recommend approval of the Petitioner's application with the condition to not use more than seven parking stalls (five in the front, 2 in the back) between 8am - 12 noon on Saturdays and Sundays. **Vote: Kathy Champine, aye; Ernest Isley, aye; Bruce Quinn, aye; Gerald Riley, aye; Darlene Pickett, aye; Juanita Winfrey, aye. Motion passes.**

III. Public Participation

There was none.

IV. New Business

1. Docket updates

Director Ianson stated that Docket 20-Z-1 was approved by council.

V. Adjourn

Being no further business to come before this Commission, it was motioned by Mr. Quinn and seconded by Ms. Champine and unanimously approved to adjourn the meeting at 8:17pm. Motion carried.

Sonolito Bronson

Recording Secretary