

City of Zion

Planning and Zoning Commission

Meeting Minutes

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

Thursday, January 7, 2021 7:00pm

Zoom Login: <https://us02web.zoom.us/j/84731526688>

Join by phone: (312) 626-6799, Meeting ID 847 3152 6688

I. Opening Protocol

- Call to Order
Acting Chairperson Isley called the meeting to order at 7:02pm.
- Attendance
Present: Commissioners Champine, Riley, Quinn, Pickett and Acting Chairman Isley. Also present: Richard Ianson, Director of Building & Zoning, City of Zion; Douglas S. Dorando, Attorney.

Absent: Commissioners Winfrey (Excused), Santana
- Approval of meeting minutes from November 19, 2020
It was motioned by Commissioner Quinn and seconded by Commissioner Champine to approve minutes as presented. All in favor. Motion passes.

II. Public Hearings

1. Docket 21-Z-1

Petitioner: Olemdo Brothers LLC/Marisol Ash

Request: Seeking a Variance from Section 102-206 (b)(2) of the Municipal Code to continue use of property located at 2901 Elisha Avenue as a multi-family residence in the R-5 Single Family zoning district.

Director Ianson stated that the property next door has been purchased and the applicant is in the process of consolidating the two lots. Mr. Quinn suggested that if we should recommend approval with provision that the owner follows through with the consolidation.

Acting Chairman Isley asked when construction of the parking lot would begin. Marisol Ash, Petitioner, said as soon as the variance is approved the contractor is ready to go.

After further discussion and review of the Findings of Facts, it was motioned by Commissioner Pickett and seconded by Commissioner Riley to approve the Petitioner's request upon completion of the parking lot and consolidation. Vote: Commissioners Champine, aye; Riley, aye; Quinn, aye; Pickett, aye, Acting Chairman Isley, aye. Motion passes.

2. **Docket 21-Z-2**

Petitioner: City of Zion

Request: Amend Chapter 82 of the Municipal Code by adding Article VIII. - Brighton Ponds

Director Ianson stated that Brighton Ponds was a development originally designed to be a mobile home park. The developer planned to convert the lots into single family home development but failed to upgrade the infrastructure as required by code. A judgement was made in court against the developer to requiring the development to be brought to code. City staff requests approval to codify the court ruling in the municipal code.

It was motioned by Commissioner Quinn and seconded by Commissioner Pickett to recommend approval of the Petitioner's request. Vote: Commissioners Champine, aye; Riley, aye; Quinn, aye; Pickett, aye, Acting Chairman Isley, aye. Motion passes.

3. **Docket 21-Z-3**

Petitioner: City of Zion

Request: Amend Section 102-504(a) of the Municipal Code by adding setback requirements for roof mounted solar panels.

Commissioner Quinn asked what the new setbacks would be for solar panels. Director Ianson stated that there must be at least 3 feet on each side to allow room for fire fighters to get to the roof in the event of a fire.

Commissioner Riley asked if the homeowners who have requested variances for solar panels have to make adjustments with this change. Director Ianson stated that previous applicants will be grandfathered in.

It was motioned by Commissioner Champine and seconded by Commissioner Riley to recommend approval of the Petitioner's request. Vote: Commissioners Champine, aye; Riley, aye; Quinn, aye; Pickett, aye, Acting Chairman Isley, aye. Motion passes.

III. **Docket Updates**

The following dockets were approved by Council:

20-Z-24, 20-Z-25, 20-Z-26 & 20-Z-27.

The following docket will be sent back to plan & Zoning Commission;
20-Z-23

IV. **Public Participation**

There was none.

V. **Adjourn**

Being no further business to come before the Commission, it was motioned by Commissioner Champine and seconded by Commissioner Quinn to adjourn the meeting at 7:31pm. All in favor. Meeting adjourned.

Minutes recorded by: ***Sonolito Bronson***