

City of Zion
Planning and Zoning Commission

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| Juanita Winfrey, Chairperson | |
| Jim Bowman | Howard Burkemper |
| Ernest Isley | Bruce Quinn |
| Mamie McNutt | Gabe Garriga |

Meeting Minutes

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
Thursday, August 2, 2012, 7:00pm
ZION CITY HALL COUNCIL CHAMBERS

I. Opening Protocol

- Call to Order
Chairperson Winfrey called the meeting to order at 7:00 p.m.

- Attendance
Present: Howard Burkemper; Gabe Garriga; Ernest Isley; Mamie McNutt; Bruce Quinn, Juanita Winfrey

Absent: Jim Bowman

Staff
Rich Ianson, Director of Building & Zoning, City of Zion
Paula Randall, Attorney, City of Zion
Sonolito Bronson, Recording Secretary, City of Zion

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

Vote: Howard Burkemper, aye; Gabe Garriga, aye; Ernest Isley, aye; Mamie McNutt, aye; Bruce Quinn, aye; Juanita Winfrey, aye.

- Approval of the Regular Meeting minutes from May 3, 2012
It was motioned by Mr. Quinn and seconded by Mr. Isley to approve the meeting minutes as presented:

Vote: Howard Burkemper, aye; Gabe Garriga, aye; Ernest Isley, aye; Mamie McNutt, aye; Bruce Quinn, aye; Juanita Winfrey, aye.

II. Public Hearings; Swearing in.

Chairperson Winfrey swore in all audience members who will be speaking towards any of the dockets.

1. Docket 12-Z-6

Petitioner: John A. Jones, Jr.

Request: Seeking Special Use Permit on behalf of Kringles Kingdom of Lake County to operate an indoor Christmas Display at 2701 Deborah Avenue.

Mr. Ianson stated that this is going to be a seasonal operation with a start date of November 23 and will run through December 30. The hours of operation will be Thursday thru Sunday from 5:00pm – 9:00pm. This is a non-profit organization that will charge an admission of \$10.00 per adult, 8:00 per senior, \$6.00 per child and children 3 years of age and under are free. All proceeds are going into a fund for future improvements.

Mr. Isley asked Mr. Ianson if any special parking plans have been made. Mr. Ianson stated that parking is adequate. Mr. Isley asked if a contingency plan for snow removal was in place.

After distributing flyers to the Commission, Mr. John Jones, 1728 23rd Street, stated that Kringles Kingdom is working with the owners to take care of snow plowing and snow removal.

Mr. Burkemper asked if parking would be across the street like Dungeon of Doom. Mr. Jones stated that the parking would be just like Dungeon of Doom.

Mr. Garriga asked if the items would be removed after these dates. Mr. Jones said no. He also stated that Kringles Kingdom is renting 200 square feet of space for the displays. The food and craft vendors will be in a separate area.

Mr. Isley asked if ESDA would assist with parking. Mr. Jones stated that it would be discussed.

Attorney Randall asked Mr. Jones if he was seeking a Special Use Permit for the property. Mr. Jones stated that he is representing Kringles Kingdom of Lake County, who is seeking the Special Use Permit. Attorney Randall stated for the record that Kringles Kingdom of Lake County is seeking the Special Use Permit and that Mr. John Jones is its representative.

After reviewing the Findings of Facts, it was motioned by Mr. Burkemper and seconded by Mr. Isley to approve the Application for a Special Use Permit.

Vote: Howard Burkemper, aye; Gabe Garriga, aye; Ernest Isley, aye; Mamie McNutt, aye; Bruce Quinn, aye; Juanita Winfrey, aye. Motion passed.

2. Docket 12-Z-7

Petitioner: City of Zion

Request: Text amendment to Chapter 102 of the Zion Municipal Code to include Banquet Facilities.

Mr. Ianson stated that Banquet Facilities are not currently listed in any of the zoning districts. Staff recommends adding Banquet Facilities to the Central Business District, which would carry over into the Highway Business District.

Chairperson Winfrey asked if we already have banquet facilities. Mr. Ianson stated that we do have one at the hotel.

Attorney Randall asked if the proposed text amendment would conform to the city's comprehensive plan? Mr. Ianson stated yes.

Mr. Burkemper asked Mr. Ianson if adding this text amendment to Central Business zoning district would include General Industrial zoning district? Mr. Ianson said no.

It was motioned by Mr. Isley and seconded by Mr. Burkemper to approve a text amendment for Banquet Facilities.

Vote: Howard Burkemper, aye; Gabe Garriga, aye; Ernest Isley, aye; Mamie McNutt, aye; Bruce Quinn, aye; Juanita Winfrey, aye. Motion passed.

3. Docket 12-Z-8

Petitioner: Russ Sher

Request: Text amendment to Chapter 102 Section 92 of the Zion Municipal Code to include the Processing and Bottling of Alcoholic Beverages with a Special Use Permit and t

Attorney Randall asked if this text amendment is seeking Section 102-92 and Section 102-91. Mr. Ianson stated that Section 102-91 request is to delete the word "Yeast" from the code.

Mrs. Janet Jones, 1728 23rd Street, Zion, stated that she is in support of the brewery in Zion. She stated that we need the jobs and believes that it is perfect location for this venue.

Mr. Isley asked if there are any special licensing that is required for this. Russ Sher, 758 Joel Lane, Buffalo Grove stated yes.

Mr. Burkemper asked if there are any plans for tours or tastings. Mr. Sher stated no not at this time but they would be open to it.

Mr. Quinn asked how was Zion selected for this operation. Mr. Sher stated by way of the owner of the building and the water quality.

Mr. Garriga asked if this brewery would have a restaurant. Mr. Sher stated that their focus now is the brewery. He said that they are the only contract brewer in the country.

Mr. Burkemper asked if they were selling Big Chicago Brew beer. Mr. Sher stated said no and that we will be brewing under a private label.

Mr. Isley asked if this was part of the Comprehensive plan. Attorney Randall stated that this is just for the text amendment.

It was motioned by Mr. Burkemper and seconded by Mr. Garriga to approve the text amendment.

Vote: Howard Burkemper, aye; Gabe Garriga, aye; Ernest Isley, aye; Mamie McNutt, aye; Bruce Quinn, aye; Juanita Winfrey, aye. Motion passed.

III. Old Business

There was no old business.

IV. New Business

There was no new business

V. Public Participation

There was no public participation.

VI. Adjourn

It was motioned by Mr. Isley and seconded by Mr. Burkemper to adjourn the meeting at 7:29pm.

Vote: Howard Burkemper, aye; Gabe Garriga, aye; Ernest Isley, aye; Mamie McNutt, aye; Bruce Quinn, aye; Juanita Winfrey, aye. Meeting adjourned

Recording Secretary

Minutes approved on _____