

**City of Zion**  
**Planning and Zoning Commission**

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|-------------------------------------|-------------------------|
| <b>Juanita Winfrey, Chairperson</b> |                         |
| <b>Jim Bowman</b>                   | <b>Howard Burkemper</b> |
| <b>Ernest Isley</b>                 | <b>Bruce Quinn</b>      |
| <b>Mamie McNutt</b>                 | <b>Gabe Garriga</b>     |

**Meeting Minutes**

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION  
Thursday, October 4, 2012, 7:00pm  
ZION CITY HALL COUNCIL CHAMBERS

I. Opening Protocol

- **Call to Order**

Chairperson Winfrey called the meeting to order at 7:02 pm.

- **Attendance**

Present:

Howard Burkemper; Ernest Isley; Mamie McNutt; Bruce Quinn; Juanita Winfrey

Staff: Commissioner Frank Flammini, Paula Randall, Attorney, Sonolito Bronson, Recording Secretary

Absent: Jim Bowman (Absent), Gabe Garriga (Excused), Richard Ianson, Director of Building & Zoning

- **Approval of Agenda**

It was motioned by Mr. Isley and seconded to by Mr. Burkemper to approve the agenda with the following changes:

- Change Petitioner's name from Henry Brash to William Pace.
- Delete Approval of the Meeting Minutes from September 6, 2012.

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

II. **Public Hearings; Swearing in.**

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

**1. Docket 12-Z-12**

Petitioner: William Pace

Request: Seeking Special Use Permit to operate an air soft field at 1410 Greenbay Road

Referencing the memo distributed to the Commission by Director Ianson, Ms. Bronson stated that the activities related to the air soft field has been considered entertainment, which requires a Special Use Permit under Section 102-60 (a)(5).

William Pace, 38153 Sheridan Road, Lot 73, Beach Park Illinois stated that air soft is a group activity in which opposing teams play against each other to win a game by capturing the opponent's object such as a flag, a box, etc. while expelling plastic biodegradable pellets at their opponent's using air soft guns. Ages allowed to play vary.

Mr. Burkemper asked what would people hide behind. Mr. Pace stated that various structures blockades placed throughout the fields. Mr. Isley asked about the safety equipment that would be issued. Mr. Pace that each player will need to wear a face max that will cover the eyes nose and mouth. The pellets will not penetrate the skin and, unlike paintball, will not leave whelps. There are also safety procedures and precautions in place that the players must adhere to.

Ms. McNutt asked what would the players be shot with. Mr. Pace stated that they are small plastic pellets used from the same material that is swallowed around a pill. Ms. McNutt asked if the kids are separated from the adults while playing. Mr. Pace stated no. He stated that 12 and younger must be on the field with a parent.

Mr. Quinn asked about the safety of a person should be hit in the mouth with a pellet. Mr. Pace stated that it is required for everyone under 18 years of age to wear a full-face mask. Anyone over 18 is not required to wear protection and assumes the risk of injury. Mr. Quinn asked if there are any special permits required for guns. Mr. Pace said no.

Mr. Isley asked if there are any restrictions in place regarding safety. Mr. Pace stated that there are game restrictions in place that are made known to player's prior to play. Mr. Pace also stated that the property is inspected every week.

Attorney Randall asked if this is a 12-month operation. Mr. Pace stated yes. Attorney Randall asked what the hours of operations would be. Mr. Pace stated that this still needs to be discussed with the City. Attorney Randall asked if he plans on using the entire five-acre site. Mr. Pace stated that about 4 acres would be used. Attorney Randall asked what is the length of a typical game. Mr. Pace stated one hour.

Mr. Burkemper asked how would the business be sheltered from the road. Mr. Pace stated that there would be a 1-foot berm plus a 6-foot fence surrounding the property.

Mr. Isley asked that is this Special User were approved, would the city be exposed to any liability. Attorney Randall stated no because the City does not own the property nor the business.

Commissioner Flammini asked about sanitation. Mr. Pace stated that there are bathrooms in the garage that can be used. Commissioner Flammini asked about the concession stand. Mr. Pace stated that there they will sell only chips and pop for now.

Mr. Burkemper asked about lighting. Mr. Pace stated that there were already lights at the site and the do work.

Mr. Bronson stated that there are still building, plumbing and electrical permits that must be obtained by the petitioner prior to opening. Commissioner Flammini asked about parking. Mr. Pace stated that there is adequate parking.

After reviewing the Findings of Facts, it was motioned by Mr. Isley and seconded by Mr. Burkemper to recommend approval of the Special Use Permit application with the condition that the operating hours will be from 10:00am to 8:00pm daily. Applicant must notify City Hall two weeks prior to any activity or special event outside of normal business hours.

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

**III. Old Business**

There was none.

**IV. New Business**

Commissioner Flammini stated that a focus group comprised of interested citizens and business leaders will meet to review the current zoning ordinances and make suggested changes, edits and such to his office.

**V. Public Participation**

There was none.

**VI. Adjourn**

It was motioned by Mr. Burkemper and seconded by Mr. Isley to adjourn the meeting at 7:35pm.

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

**Minutes approved on:** \_\_\_\_\_

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**Recording Secretary**