

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

<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, September 5, 2013, 7:00pm  
ZION CITY HALL COUNCIL CHAMBERS

**I. Opening Protocol**

- **Call to Order**

Chairperson Winfrey called the meeting to order at 6:57pm.

- **Attendance**

Present: Howard Burkemper; Ernest Isley; Bruce Quinn; Juanita Winfrey

Absent: Jim Bowman (Excused); Gabe Garriga (Excused); Mamie McNutt (Excused)

Staff: Rich Ianson, Director Building & Public Property, City of Zion; Paula Randal, Attorney, City of Zion; Sonolito Bronson, Recording Secretary, City of Zion.

- **Approval of Agenda**

Director Ianson stated that the PIN number on the application for Docket Number 13-Z-5 should be changed to 04-17-304-006.

It was motioned by Mr. Isley and seconded by Mr. Burkemper to change the PIN Number of the application for Docket Number 13-Z-5 to 04-17-304-006

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

- **Approval of the meeting minutes from July 11, 2013**

It was moved by Mr. Isley and seconded by Mr. Burkemper to approve the meeting minutes as received.

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

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

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

1. **Docket 13-Z-3**

Petitioner: Blue Magic Tattoo, LLC

Request: Seeking a Text Amendment to allow tattoo parlors in the Local Business District.

Blue Magic Tattoo is looking to open a business in Zion at 2109 Lewis Avenue. They currently operate a facility in Crystal Lake. Zion will be their second location.

Mr. Burkemper asked Director Ianson if tattoo parlors are allowed in any other location within the City. Mr. Ianson stated that currently they are allowed only in HB-2 districts with a special use permit.

Mr. Quinn asked about the type of signage they would need. Mr. Juan Silva, owner of Blue Magic Tattoo, stated that large signage would not be needed. Mr. Ianson stated that they would need to follow the protocol related to the Zion sign ordinance. He also added that the city checked with the Village of Crystal Lake regarding Blue Magic Tattoo and that there were no outstanding issues or violations.

Mr. Quinn asked what the hours would be. Mr. Silva stated that the hours would be 11am to 9pm, 7 days a week. Mr. Burkemper asked how many employees would be hired. Mr. Silva stated that they would be looking to hire four (4) people.

Mr. Quinn asked if there would be any other items sold. Mr. Silva said that there would be some retail such as belts, shirts, etc.

Attorney Randall clarified with Director Ianson that the text amendment will be restricted to LB zoning only with a special use permit and not LB-2. Mr. Ianson stated yes.

Mr. Silva also stated that the business is regulated by the state, which requires testing of needles. He also shared several binders containing the company's policies for after care procedures of piercing and body art, policies and regulations with the Commission.

Mr. Burkemper asked Director Ianson regarding policing underage tattooing. Director Ianson stated that it would be the responsibility of the police. Mr. Silva stated that a minor could only get a piercing with parent's permission. Both parties must have identification. H

It was motioned by Mr. Burkemper and seconded by Mr. Isley to allow tattoo parlors in the Local Business district with a Special Use Permit.

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

**2. Docket 13-Z-4**

Petitioner: Blue Magic Tattoo, LLC

Request: Seeking a Special Use Permit to open a tattoo parlor and retail store at 2109 Lewis Avenue

Director Ianson stated that staff supports this.

Rattan Singh, 1016 Sheridan Road, Winthrop Harbor, the owner of the building stated that he has had a difficult time leasing the space and he supports this business.

After reviewing the Findings of Facts, it was motioned by Mr. Burkemper and seconded by Mr. Isley to approve a Special Use Permit to operate a tattoo parlor at 2109 Lewis Avenue.

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

**3. Docket 13-Z-5**

Petitioner: Double A, LLC

Request: Seeking a Special Use Permit for occasional /hobby sale of exotic collector cars.

Director Ianson stated that the special use permit would be for private showings and the hobby sale of exotic automobiles. Attorney Randall asked if Director Ianson was placing parameters on the number of cars that would be allowed. Director Ianson stated no.

Tony DeVito, 3100 20<sup>th</sup> Street, stated that it is a requirement to have a properly zoned building in order to secure a car dealers license. Mr. Isley asked if there would be any maintenance in the building. Mr. DeVito stated that maintenance of vehicles would be contracted out.

Mr. Burkemper asked if the vehicles would be new or used. Mr. DeVito stated that the automobiles would be used exotic, high-end vehicles. Mr. Burkemper asked about the number of cars that would stored outside the building at one time. Mr. DeVito stated maybe no more than five.

Mr. Quinn asked about the revving of engines. Mr. DeVito stated that this would not happen. Mr. DeVito stated that he is vested in the community and that this would be strictly a hobby for him.

After reviewing the Findings of Facts, it was motioned by Mr. Isley and seconded by Mr. Burkemper to approve a Special Use Permit for the occasional hobby sale of collector cars to 3100 20<sup>th</sup> Street with the following condition(s):

- No more than five (5) vehicles can be stored on the outside of the subject property for sale.

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

**III. Old Business**

Chairperson Winfrey reminded all Commission members to notify her when they will be absent.

**IV. New Business**

Mr. Burkemper asked Director Ianson about the ordinance regarding the vacant buildings. He asked for clarification related to the ordinance the City Council passed regarding vacant buildings and the relief process. He asked if the Supreme Court's rejection of Chicago's ordinance affect ours and what guidelines would be used to grant relief from the ordinance.

Al Hill, Commissioner of Building & Public Property, stated that the intent of the ordinance is not to make it difficult for someone who can't sale his or her home but rather property owners that have abandoned the homes. There is an appeals process in place should a property owner need more time.

**V. Public Participation**

At this time, Chairperson Winfrey acknowledged Al Hill, Commissioner of Building and Public Property and Diane Burkemper, City Clerk.

**VI. Adjourn**

It was motioned by Mr. Burkemper and seconded by Mr. Isley to adjourn the meeting at 7:49pm.

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

Minutes approved on \_\_\_\_\_

Recording Secretary \_\_\_\_\_