

**MINUTES OF A WORKSHOP/SPECIAL MEETING OF THE ZION CITY COUNCIL
HELD ON THURSDAY, APRIL 10, 2003, AT 5:10 P.M. IN THE CITY COUNCIL
CHAMBERS, CITY HALL, ZION, ILLINOIS**

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Mayor Harrison called the meeting to order.

On call of the roll the following answered present: Commissioners Winfrey, Taylor, Bennett and Mayor Harrison. Commissioner DeTienne was absent.

ZONING & BULK REGULATIONS/INDUSTRIAL DISTRICTS

John Jones recommended the addition of a new zoning district entitled G-3 General Industrial District as follows:

Uses

All permitted uses and uses permitted by special use contained in LM Light Manufacturing and G-1 General Industrial District would also be permitted in G-3 Districts.

Bulk Regulations

- Minimum setback of 35 feet would be the same as LM Districts
- Building heights over 50 feet would require additional setback regulations, and primary buildings may only exceed 85 feet through a variance approved by the Council
- Outdoor storage, waste disposal and loading areas shall be screened and located in rear or side yards
- Regulations for the location of buildings near residential districts would be the same as for LM Districts

Building Appearance

Mr. Jones recommended that large building elevations be divided into smaller planes or enhanced with the use of architectural elements for better appearance.

Standards for Private Outdoor Open Space

Mr. Jones recommended including standards for walking or jogging paths, benches or picnic tables, trash receptacles and landscaping. It was noted that private developments may not want public access along their private walking paths, and easements could be requested.

Mr. Jones stated there are also zoning regulations that are not consistent throughout the Municipal Code. Mr. Jones is rectifying these discrepancies.

The Council agreed to the concept of adopting uses and bulk regulations for General Industrial Districts with further review of building appearance and standards for private outdoor open space.

Mr. Jones stated he will place the issue of uses and bulk regulations for General Industrial Districts on the next Planning and Zoning Commission meeting, as well as the concept of building appearances and standards for private open space areas. The Planning and Zoning Commission's recommendations would then be brought back before the Council.

ADJOURN

There being no further business to come before the Council at this time, it was moved by Commissioner Winfrey, seconded by Commissioner Bennett and unanimously approved the meeting be adjourned at 5:39 p.m. Motion carried.

Approved April 15, 2003

City Clerk