

City of Zion
Planning and Zoning Commission
Thursday, May 5, 2011
7:00pm, Zion City Hall

MEETING MINUTES

I. Opening Protocol

Chairman Winfrey called the meeting to order at 7:03

Present: Howard Burkemper; Gabe Garriga; Ernest Isely; Mamie McNutt; Bruce Quinn; Juanita Winfrey

Absent: Jim Bowman

City Staff in attendance:

Delaine Rogers – Director of Economic Development

Paula Randall – City Attorney

Rich Ianson – Director of Building and Public Property

Approval of Meeting Minutes from April 7, 2011

It was motioned by Mr. Quinn and seconded by Ms. McNutt to approve the meeting minutes as presented.

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

II. Public Hearings; Swearing in.

No audience members were in attendance to be sworn in.

III. Old Business

1. Docket No. 11-Z-3

Petitioners –Materials Recovery Management, LLC, 630 S. Hicks Road, Palatine, IL 60069

Request – Seeks Special Use Permit to transfer storage and treatment of general construction materials and demolition debris at 3107 Champart.

Owner of property has cancelled sale and therefore petitioner requests to withdraw their application. Ms. Rogers stated that the current owner of the property still needs a special use permit to operate. Attorney Randall stated that this could be discussed at a later date.

2. Docket No. 11-Z-4

Petitioners –A Safe Place, 2710 17th Street, Zion, IL 60099

Request – Seeks a Variance related to the landscape portion of the ordinance.

Ms. Rogers stated that Storm Water Approval is still pending for applicant. Attorney Randall stated that since the applicant is not here, the commission can deny the application or continue it. Chairman Winfrey stated that the applicants could have been here. Mr. Burkemper agreed.

It was motioned by Mr. Burkemper and seconded by Mr. Isley to deny this request.

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

3. Discussion regarding City of Zion Comprehensive Plan

Discussion ensued regarding TIF Area #3 and the possible businesses that could go there. The Commission agreed to amending the Zoning code as follows:

Making the following changes to Section 102-60 H-B highway business district list of permitted businesses:

- Adding Real Estate Offices, Medical Offices, Theater, Full service restaurant.
- Deleting Childcare, Motels, Food and grain sales

Making the following changes to Section 102-60 H-B highway business district list of permitted businesses allowed with a special use permit:

- Adding New auto sales dealership, childcare
- Deleting Churches

Making the following changes to Section 102-61 H-B(2) highway business district list of permitted businesses:

- Adding Food and grain sales.
- Adding Equipment rental, tattoo parlors to HB2 only.

Making the following changes to Section 102-92 G-1 general industrial district:

- Adding Pawn Shops

IV. New Business

None

V. Adjournment

It was motioned by Mr. Bowman and seconded by Ms. McNutt to adjourn the meeting at 8:07.

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

Recording Secretary

Minutes Approved on: _____