

**City of Zion  
Special Meeting  
Planning and Zoning Commission  
Thursday, June 9, 2011  
7:00pm, Zion City Hall**

**SPECIAL MEETING MINUTES**

**I. Opening Protocol**

Chairman Winfrey called the meeting to order at 7:00

**Present:** Jim Bowman; Howard Burkemper; Ernest Isley; Mamie McNutt (L);  
Bruce Quinn; Juanita Winfrey

**Absent:** Gabe Garriga (Excused)

City Staff in attendance:

Rich Ianson – Director of Building and Public Property

Paula Randall – City Attorney

Commissioner Shantal Taylor

**Approval of Agenda**

It was motioned by Mr. Isley and seconded by Mr. Quinn to approve the Agenda as presented.

**Vote:** Jim Bowman, aye; Howard Burkemper, aye; Ernest Isley, aye; Bruce Quinn, aye; Juanita Winfrey, aye.

At this time, Chairperson Winfrey sworn in all audience members who will be speaking towards any of the dockets.

At this time Mamie McNutt arrived.

**Approval of Meeting Minutes from March 3, 2011**

Mr. Quinn questioned the minutes recording deleting churches on page 2, Section 3, paragraph 3. He stated that his notes record not having churches deleted.

It was motioned by Mr. Bowman and seconded by Ms. McNutt to continue the approval of the meeting minutes until the next regular meeting for verification of the items raised by Commissioner Quinn.

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

## II. Public Hearings; Swearing in.

### 1. Docket No. 11-Z-6

Petitioners – Vincent Tortorello, 2717 Elizabeth Ave, Zion, IL  
Request – Variance from Section 102-206(b)(2) to allow rear egress to remain for additional escape route in case of emergency.

Mr. Bowman asked if the egress was sidewalk or stairs. Chairperson Winfrey stated it stairs that are on the back of the house.

Chairperson Winfrey stated that after speaking with Ms. Tortorello at their home at 2717 Elizabeth, the bedrooms are on the second and third floor. Chairperson Winfrey also stated that according to Ms. Tortorello, in the event of a fire, they would have to come down the stairs and if the fire was in the stairwell, there would be no way for them to get out if the back egress was removed.

Attorney Randall asked how many bedrooms were on the second floor. Mr. Tortorello said there are three. Chairperson Winfrey asked how many bedrooms were on the third floor. Mr. Tortorello stated three.

Chairperson Winfrey asked if the Variance is approved, can a stipulation that if the property is sold or is placed into other hands, this variance would be rescinded? Attorney Randall stated that can be done, however we may not have to do that. This property was multi-family, it falls under the six month rule so as a result of our ordinance it had to revert back to single family. If the property is sold, it has to be sold as a single family and it is zoned for a single family.

Mr. Isley asked if there were any other issues with this property. Mr. Ianson said no.

After reviewing the Findings of Facts, it was motioned by Mr. Burkemper and seconded by Mr. Isley to approve this request.

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

**2. Docket No. 11-Z-7**

Petitioner – City of Zion

Request – Seeks text amendment to municipal code section 102-60 abd Section 102-61.

Discussion ensued regarding types of businesses that should be allowed in Highway Business Districts

It was motioned by Mr. Burkemper and seconded by Mr. Quinn to table Docket No. 11-Z-7 until the next regular meeting.

Attorney Randall stated that rather than tabling the item it should be continued to the next regular meeting.

Mr. Burkemper revised his motion and Mr. Quinn revised his second to continue Docket No. 11-Z-7 until the next regular meeting.

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

**3. Docket No. 11-Z-8**

Petitioner – City of Zion

Request – Text amendment to the Municipal Code regarding Construction and Demolition Processing Facilities.

Mr. Bowman strongly expressed his concerns related to a processing facility that is currently operating without a special use permit and that they should stop immediately.

It was motioned by Mr. Bowman and second by Mr. Burkemper to add Construction and Demolition Processing Facilities with a Special Use Permit to the General Industrial (G-1) section of the Municipal Zoning Code.

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

**III. Adjournment**

It was motioned by Mr. Bowman and seconded by Ms. McNutt to adjourn the meeting at 9:05.

**Vote:** Jim Bowman, aye; Howard Burkemper, aye; Gabe Garriga, aye; Mamie McNutt, aye; Bruce Quinn, aye; Juanita Winfrey, aye. Motion passes.

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Recording Secretary

Minutes Approved on: \_\_\_\_\_