

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

MEETING MINUTES

I. Opening Protocol

Chairman Winfrey called the meeting to order at 7:02

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

Absent: Jim Bowman (excused), Mamie McNutt (absent)

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. Burkemper to amend the agenda to include Public Participation to the agenda after Item III – Old Business.

Vote: Howard Burkemper, aye; Gabe Garriga, 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.

Approval of Meeting Minutes from June 9, 2011

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

Vote: Howard Burkemper, aye; Gabe Garriga, aye; Ernest Isley, aye; Bruce Quinn, aye; Juanita Winfrey, aye.

II. Public Hearings; Swearing in.

1. Docket 11-Z-8

Petitioner: City of Zion

Request: Text Amendment to the Municipal Code to add Construction and Demolition Processing Facilities to Light Manufacturing with a Special Use Permit.

Mr. Burkemper asked the intentions of Light Manufacturing district. Mr. Ianson distributed a copy of the zoning code to the Board.

Mr. Isley asked if it would be appropriate to have environmental impact studies conducted for these types of businesses. Mr. Ianson states yes.

Attorney Randall also stated that businesses would have to meet state standards and qualifications to open.

Mr. Burkemper asked if this type of business is allowed in any other zoning district. Mr. Ianson stated that they are currently allowed in General Industrial District. Attorney Randall added that they are allowed in General Industrial with a Special Use permit.

Mr. Isley asked if the City could grant a Special Use permit before the business meets the environmental standards. Attorney stated technically yes. Mr. Burkemper commented that this type of business does not belong in this zoning classification.

It was motioned by Mr. Burkemper to deny this request. Motion failed for lack of a second.

It was motioned by Mr. Isley to approve this request. Motion failed for lack of second.

2. Docket 11-Z-9

Petitioner: City of Zion

Request: City of Zion, applicant, seeks text amendment to the Zion Municipal Code to allow Pawn Shops in the General Industrial Districts.

Mr. Ianson stated that the City currently has a license for Pawnbrokers but not a zoning classification. Mr. Burkemper asked if Pawnshops are allowed anywhere. Mr. Ianson said no.

Attorney Randall shared with the Commission that the Council took action amending some of the pawnbrokers licensing provisions. The code is currently silent and therefore, should an applicant come forward, it would be hard-pressed to pigeonhole them into a certain area. Mr. Garriga asked if the business would need to be only in General Industrial or prohibit in any other areas. Mr. Ianson stated that G1 carries over to G2 and G3. Mr. Burkemper added that by doing that it would eliminate any discussions of having it in Central Business or Light Manufacturing. Mr. Ianson also stated that they should be allowed with a Special Use Permit.

It was motioned by Mr. Burkemper and seconded by Mr. Isley to allow Pawn Shops in the General Industrial districts with a Special Use Permit.

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

It was motioned by Mr. Isley and seconded by Mr. Quinn to add Docket No. 11-Z-7 to the agenda for discussion for failure of carrying over from the last meeting.

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

3. Docket 11-Z-7

Petitioner: City of Zion

Request: Text Amendment to Municipal Code Section 102-60 (Highway Business) and Section 102-61 (Highway Business 2).

Request for the amendment is to make the following changes to Section 102-60 H-B highway business district list of permitted businesses:

- Adding Real Estate Offices, Medical Offices, Theater and a Full Service Restaurant.
- Deleting Childcare, Motels, Food & Grain Sales

Request for the amendment is to make the following changes to section 102-60 H-B highway business district lists of permitted businesses allowed with a special use permit.

- Adding New Auto Sales Dealership and Childcare
- Deleting Churches

Request for the amendment is to make the following changes to section 102-61 H-B (2) highway business district list for permitted businesses.

- Adding Food and Grain Sales
- Adding Equipment Rental
- Tattoo Parlors to H-B (2) only.

Discussion ensued regarding keeping churches in the highway business district. Attorney Randall stated that no previous action had been taken and that this matter is open for discussion.

It was motioned by Mr. Burkemper and seconded by Mr. Isley to amend the text of Section 102-60 H-B highway business to allow:

- Real Estate Offices
- Medical Offices
- Theater
- Full Service Restaurant
- Childcare with a special use permit
- New Auto Sales Dealership with special use permit.

And to delete the following businesses:

- Motels
- Food and Grain Sales

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

It was motioned by Mr. Burkemper and seconded by Mr. Isley to amend the text of Section 102-61 H-B (2) highway business to allow:

- Feed and Grain sales
- Equipment Rental
- Tattoo Parlors in H-B2 only with a special use permit.

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

III. Public Participation

Anthony Hilson of 1705 Jethro stated that he wants to put solar panels on his home but that the City does not allow it. He wanted to know why. Mr. Ianson stated that Lake County has created an amendment related to alternative energy and that it is in the process of being reviewed for adoption within the City of Zion.

IV. Adjournment

It was motioned by Mr. Isley and seconded by Mr. Quinn to adjourn the meeting at 7:45.

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

Recording Secretary

Minutes Approved on: _____