

City of Zion
Planning and Zoning Commission
Meeting Minutes

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
Thursday, August 4, 2022 7:00pm
ZION CITY HALL COUNCIL CHAMBERS

I. Opening Protocol

- **Call to Order**
Chairman Riley called the meeting to order at 7:00pm.

- **Introduction of Ken Massey**
Chairman Riley welcomed Commissioner Ken Massey to the Board.

- **Attendance**
Present: Commissioners Champine, Heffelman, Johnson, Massey, Quinn and Chairman Riley. A quorum was present.

Also present: Director Ianson, City of Zion, James Vasselli, Attorney, City of Zion.

- **Approval of meeting minutes from July 7, 2022**
It was motioned by Commissioner Champine and seconded by Commissioner Quinn to approve the meeting minutes as presented.
Vote: Commissioners Champine, aye; Heffelman, aye; Johnson, aye; Massey, aye; Quinn, aye; Chairman Riley, aye. Motion passes.

At this time, Chairman Riley swore in all audience members who would be speaking towards the dockets.

II. Public Hearings

1. Docket 22-Z-11

Petitioner: Denise Weil

Request: Seeking a variance from Section 102-32(a)(6) to upgrade and improve garage access at the property located at 2717 Emmaus Avenue.

Director Ianson said that the petitioner is requesting a setback variance of approximately 5 feet to accommodate the new garage. Chairman Riley asked if there are any concerns with the reduction in the setback. Director Ianson said no.

After reviewing the Findings of Facts, it was motioned by Commissioner Heffelman and seconded by Commissioner Champine to recommend approval of the Petitioner's request. **Vote: Commissioners Champine, aye; Heffelman, aye; Johnson, aye; Massey, aye; Quinn, aye; Chairman Riley, aye. Motion passes.**

2. **Docket 22-Z-12**

Petitioner: Danny L. Myers

Request: Seeking a variance from Section 102-32(b) to accommodate the northeast corner of the proposed addition to be located at 2715 Emmaus Avenue.

Commissioner Quinn asked if the variance effect the turning radius for emergency vehicles. Director Ianson said no.

After reviewing the Findings of Facts, it was motioned by Commissioner Quinn and seconded by Commissioner Heffelman to recommend approval of the Petitioner's application. **Vote: Commissioners Champine, aye; Heffelman, aye; Johnson, aye; Massey, aye; Quinn, aye; Chairman Riley, aye. Motion passes.**

3. **Docket 22-Z-13**

Petitioner: Juan L. Garcia

Request: Seeking a variance from Section 102-91(b) for the principal and accessory buildings to continue the use of light manufacturing at the property located at 2415 23rd Street.

Commissioner Johnson asked Director Ianson if he had any issues with this request. Director Ianson said no.

After reviewing the Findings of Facts, it was motioned by Commissioner Champine and seconded by Commissioner Johnson to recommend approval of the Petitioner's application. **Vote: Commissioners Champine, aye; Heffelman, aye; Johnson, aye; Massey, aye; Quinn, aye; Chairman Riley, aye. Motion passes.**

III. **Old Business**

1. **Docket 22-Z-8**

Petitioner: IOV Associates, LLC

Request: Seeking a Special Use Permit to operate a truck parking & maintenance facility at 200 Green Bay Road.

Eric Johnson, Petitioner, IOV Associates, LLC responded to the environmental, security and potential tenants questions that were asked at the June 2, 2022. He also responded to questions related to the monitoring of the site, traffic flow and emission questions.

Commissioner Champine asked of the LED lighting around the site will be directed down and not affect the homes on Green Bay Road. Mr. Johnson said yes. Commissioner Heffelman asked about the type of lining that would be in the retention ponds. Eric Baca, SpaceCo, 9575 Higgins Road, Rosemont IL, said that they would plant native plant seedlings at the bottom of the basin, which meets Lake County's ordinances.

Commissioner Massey asked if there would be tankers allowed to park on site or just trailers. Mr. Johnson said just trailers. Commissioner Quinn asked for the reason of having access to the site from Trumpet Drive and not Green Bay Road. Mr. Johnson said that based on the feedback from the June 2 meeting, they heard the folks loud and clear. Commissioner Heffelman asked what the peak hours of operation would be. Brendan May, KLOA, 9575 West Higgins Road, Rosemont IL, said that the peak hours would be between 7am – 8am and 4:45pm – 5:45pm.

Chairman Riley asked if IOV leases exclusively to Fortune 500 companies. Mr. Johnson said yes. Commissioner Heffelman asked how many employees would be on site. Mr. Johnson said there would be three.

After reviewing the Findings of Facts, it was motioned by Commissioner Champine and seconded by Commissioner Johnson to recommend approval of the Petitioner's application. **Vote: Commissioners Champine, aye; Heffelman, nay; Johnson, aye; Massey, aye; Quinn, aye; Chairman Riley, aye. Motion passes.**

2. Discussion of draft ordinance – Regulations for the keeping of Domestic Hen Chickens

Attorney Vasselli asked if hobby animals means hens and rabbits. Wendy Driver, 2743 Bethel Boulevard, Zion IL said that the hens and rabbits would be in separate cages. Director Ianson expressed his concerns for enforcement of this proposed ordinance due to staffing. Commissioner Heffelman asked how the Building Department be affected when this would fall under the Animal Control jurisdiction. Director Ianson said that the enforcement of the code would fall under the Building Department. Chairman Riley asked how will the ordinance be enforced. Ms. Driver said with the help of neighbors. Attorney Vasselli stated that the Board would receive three draft ordinances to review. He also added that this is very preliminary at this point.

IV. Docket Updates

There was none.

V. New Business

There was none.

VI. Public Participation

There was none.

VII. Adjourn

It was motioned by Commissioner Champine and seconded by Commissioner Quinn to adjourn the meeting at 8:48pm. All in favor. Meeting adjourned.

Minutes recorded by:

