

**City of Zion**  
**Planning and Zoning Commission**  
**Meeting Minutes**

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION  
Thursday, September 1, 2022 7:00pm  
ZION CITY HALL COUNCIL CHAMBERS

**I. Opening Protocol**

- Call to Order  
Chairman Riley called the meeting to order at 7:00pm.
  
- Attendance  
Present: Commissioners Champine, Heffelman, Johnson, Quinn and Chairman Riley.  
  
Also present: Director Ianson, City of Zion, Attorney Vasselli, City of Zion.  
  
Commissioner Massey was absent.
  
- Approval of meeting minutes from August 4, 2022  
It was motioned by Commissioner Champine and seconded by Commissioner Quinn to approve the minutes as presented. Vote: Commissioners Champine, aye; Heffelman, aye; Johnson, aye; Quinn, aye; Chairman Riley, aye. Motion passes.

At this time, Chairman Riley swore in all audience members that would be speaking towards any docket.

**II. Public Hearings**

**1. Docket 22-Z-14**

**Petitioner:** Real Wheels

**Request:** Seeking a Zoning Change for PIN number 04-18-400-035 located at 3905 IL Route 173 from Highway Business to Light Manufacturing to be consistent with the zoning in the area and use.

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

**2. Docket 22-Z-15**

**Petitioner:** Janette Iverson

**Request:** Seeking a variance from Section 102-61(a)(2) to continue the legal non-conforming use of the lower dwelling unit.

Chairman Riley asked is there any concerns we should be aware of.  
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 application. Vote Commissioners Champine, aye; Heffelman, aye; Johnson, aye; Quinn, aye; Chairman Riley, aye. Motion passes.

**III. Old Business**

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

The Board reviewed the draft ordinances provided by Attorney Vasselli and Commissioner Heffelman. Chairman Riley, Commissioner Johnson and Commissioner Champine expressed their concerns related to department staffing and the ability to manage the program. Commissioner Quinn expressed his opinion of having something on the books. Commissioner Heffelman expressed opinions of why it can be managed. No action was taken.

**IV. Docket Updates**

Director Ianson stated that Dockets 22-Z-11, 22-Z-12 and 22-Z-13 were approved by Council.

**V. New Business**

There was none.

**VI. Public Participation**

There was none.

**VII. Adjourn**

It was motioned by Commissioner Quinn and seconded by Commissioner Johnson to adjourn the meeting at 7:29pm. All in favor. Meeting adjourned

Minutes recorded by: 