

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

**Juanita Winfrey, Chairperson**

**Kathy Champine**

**Ernest Isley**

**Bruce Quinn**

**Gerald Riley**

**Madeline Santana**

**Meeting Minutes**

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

Thursday, January 4, 2018 7:00pm

ZION CITY HALL COUNCIL CHAMBERS

**I. Opening Protocol**

- **Call to Order**

Chairperson Winfrey called the meeting to order at 7:00pm.

- **Introduction of Kathy Champine**

Chairperson Winfrey welcomed new Commission member Kathy Champine.

- **Attendance**

Present: Kathy Champine, Bruce Quinn, Gerald Riley, Madeline Santana, Juanita Winfrey. Also present: Rich Ianson, Director of Building & Zoning, City of Zion; Paula Randall, Attorney, City of Zion

Absent: Ernest Isley (Excused)

- **Approval of Agenda**

It was motioned by Mr. Quinn and seconded by Ms. Champine to approve the agenda as presented.

**Vote: Kathy Champine, aye; Bruce Quinn, aye; Gerald Riley, aye; Juanita Winfrey, aye. Motion passes.**

- **Approval of meeting minutes from October 5, 2017**

It was motioned by Ms. Champine and seconded by Mr. Quinn to approve the meeting minutes with the following changes:

- Page 2, Paragraph 2, Line 3, replace "for" with "to"
- Page 2, Paragraph 2, Line 3, insert upon between "contingent" and "council's".
- Page 2, Paragraph 3, Line 6, insert "it" between "turn" and "into".

**Vote: Kathy Champine, aye; Bruce Quinn, aye; Gerald Riley, aye; Juanita Winfrey, aye. Motion passes.**

**II. Public Hearings/Swearing In**

**1. Docket 18-Z-1**

**Petitioner:** City of Zion

**Request:** Seeking a Text Amendment to Section 102 of the Municipal Code to allow Alternative Energy Systems.

Director Ianson stated that the current zoning code does not regulate for alternative energy. This text amendment would regulate wind, solar and geothermal energy systems and would require a special use permit in all zoning districts except for integrated and building mounted residential mounted systems. He also stated that Illinois is currently offering renewable credits to any owner that is creating an excess of energy and ComEd is offering to buy back the excess energy created.

It was motioned by Mr. Quinn and seconded by Ms. Champine to recommend approval of the Petitioner's request.

**Vote: Kathy Champine, aye; Bruce Quinn, aye; Gerald Riley, aye; Juanita Winfrey, aye. Motion passes.**

**III. Public Participation**

There was none.

**IV. New Business**

**1. Docket Update**

- a. Docket 17-Z-8: Variance 2539 Galilee (Clear Capital LLC)  
- Council approved Petitioner's variance request.

**V. Adjourn**

It was motioned by Ms. Champine and seconded by Mr. Quinn to adjourn the meeting at 7:10pm.

**Vote: Kathy Champine, aye; Bruce Quinn, aye; Gerald Riley, aye; Juanita Winfrey, aye. Meeting adjourned.**

Meeting minutes recorded by Sonolito Bronson  
Approved on April 5, 2018