

City of Zion

Planning and Zoning Commission

Agenda

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
Thursday, May 2, 2024 7:00pm
ZION CITY HALL COUNCIL CHAMBERS

I. Opening Protocol

- Call to Order
- Attendance
- Approval of meeting minutes from April 4, 2024

II. Public Hearings

1. Docket 24-Z-11

Petitioner: Kenneth Biedron

Request: Seeking a Variance from Section 102-206 of the Zion Municipal Code for continued use of the property located at 1901 Sheridan Road as a single-family residence as legal non-conforming.

2. Docket 24-Z-12

Petitioner: North Shore Sign

Request: Seeking a Special Use Permit to install a 12-foot, 11-inch monument sign at the property located at 1634 W. 23rd Street.

3. Docket 24-Z-13

Petitioner: Billy McKinney

Request: Seeking a Variance from Section 102-32 (c) of the Zion Municipal Code to exceed the maximum lot coverage allowed by 1400 square feet for a new garage and driveway at the property located at 2821 Bethel Boulevard.

4. Docket 24-Z-14

Petitioner: Luis & Frances Rivera

Request: Seeking a Variance from Section 102-152 (2)(a)(4) of the Zion Municipal Code to allow a swimming pool in the side yard at the property located at 3244 Gideon Avenue.

III. Old Business

IV. Docket Updates

V. New Business

1. Presentation: Greenbay Road Community Initiative

VI. Public Participation

VII. Adjourn