

City of Zion

Planning and Zoning Commission

Agenda

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
Thursday, August 7, 2025 7:00pm
ZION CITY HALL COUNCIL CHAMBERS

I. Opening Protocol

- Call to Order
- Attendance
- Approval of meeting minutes from July 3, 2025

II. Public Hearings

1. Docket 25-Z-11

Petitioner: Marco Arceo

Request: Requesting a Variance from Section 102-152(3)(a) of the Zion Municipal Code to build a garage that exceeds the height of the principal structure located at 3212 Lebanon Avenue.

2. Docket 25-Z-12

Petitioner: Carlos Vargas Dominguez & Jose Vargas Dominguez

Request: Requesting a Zone Change from HB (Highway Business) to R-13(Residential Single Family) for the property located at 1128 Shiloh Boulevard.

III. Old Business

1. Docket 25-Z-8

Petitioner: Christian Khayat – Khayat Enterprises/Green Fig Solar

Request: Seeking to remove existing Planned Unit Development and approve new Planned Unit Development with a Special Use Permit to allow a solar farm & residential subdivision at the property located at 40375 Kenosha Road.

IV. Docket Updates

V. New Business

VI. Public Participation

VII. Adjourn