

City of Zion

Planning and Zoning Commission

Meeting Minutes

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
Thursday, August 5, 2021 7:00pm
ZION CITY HALL COUNCIL CHAMBERS

I. Opening Protocol

- Call to Order
Chairman Isley called the meeting to order at 6:57pm. He welcomed Adam Miller and Kendra Heffleman to the Commission.
- Attendance
Present: Commissioners Champine, Heffleman, Miller, Riley, Pickett & Chairman Isley. Also present: Richard Ianson, Director of Building & Zoning; James Vasselli, Attorney

Absent: Commissioner Quinn (Excused)
- Approval of meeting minutes from April 15, 2021
It was motioned by Commissioner Champine and seconded by Commissioner Riley to approve the meeting minutes with the following changes:
 - Change Commissioner Quinn's absent status to excused absence.Vote: Commissioners Champine, aye; Heffleman, aye; Miller, aye; Riley, aye; Pickett, aye; Chairman Isley, aye. Motion passes.

At this time, Chairman Isley swore in all audience members that would be speaking towards any of the dockets.

II. Public Hearings

1. Docket 21-Z-8

Petitioner: Image Signs, Inc./Robert Baker

Request: Seeking a Special Use Permit to allow an EMC operated under the guidelines specified in Ordinance 93-05-25 and installed on the existing structure located at 2021 Sheridan Road.

Commissioner Champine asked what type of messages would be shown. Padriac O'Neil, (1111 S. Alpine Road, Rockford IL) stated that the messages would be relatively static with messages like COVID testing here, Heroes work here, etc.

After further discussion and reviewing the Findings of Facts, it was motioned by Commissioner Champine and seconded by Commissioner Pickett to recommend approval of the Petitioner's application.

Vote: Commissioners Champine, aye; Heffleman, aye; Miller, aye; Riley, aye; Pickett, aye; Chairman Isley, aye. Motion passes.

2. Docket 21-Z-9

Petitioner: Michael A. & Patricia D. Litewski

Request: Seeking a variance from Section 102-152 & 153 of the Municipal code to build an accessory building on the property located at 2111 Gilead Avenue.

Michael Litewski (Petitioner) stated that he would like to build an accessory building to use as his art studio. He stated that it would be for his own personal use and not open to the public.

Richard Cochran (2122 Gilboa Avenue), asked whether or not the building will have utilities. He also stated that he did not receive any drawings of the accessory building in his notice. Director Ianson stated that there will be utilities to the building and that he could appointment with this office to review the drawings.

After reviewing the Findings of Facts, it was motioned by Commissioner Pickett and seconded by Commissioner Heffleman to recommend approval of the Petitioner's application.

Vote: Commissioners Champine, aye; Heffleman, aye; Miller, aye; Riley, aye; Pickett, aye; Chairman Isley, aye. Motion passes.

3. Docket 21-Z-10

Petitioner: Falah Shams

Request: Seeking a variance from Section 102-32 (a)(2) of the Municipal code to increase the height of Minaret to 70ft at the property located 2700 Lewis Avenue.

Director Ianson stated that the petitioner requested that this be continued until September 2, 2021.

It was motioned by Commissioner Pickett and seconded by Commissioner Champine to table Docket 21-Z-10 until September 2, 2021.

Vote: Commissioners Champine, aye; Heffleman, aye; Miller, aye; Riley, aye; Pickett, aye; Chairman Isley, aye. Motion passes.

III. New Business

1. Docket Updates

Director Ianson stated that Docket 21-Z-7 was approved by Council.

IV. Public Participation

There was none.

V. Adjourn

It was motioned by Commissioner Champine and seconded by Commissioner Riley to adjourn the meeting at 7:27pm. All in favor. Meeting adjourned.

Minutes recorded by: *Sonolito Bronson*