

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

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION  
Thursday, May 5, 2022 7:00pm  
ZION CITY HALL COUNCIL CHAMBERS

**I. Opening Protocol**

- Call to Order  
Chairman Riley called the meeting to order at 7:00pm
- Introduction of Desiree Johnson
- Attendance  
Present: Commissioners Heffelman, Johnson, Quinn and Chairman Riley.  
Also present were Director Ianson, City of Zion and Attorney Vasselli, City of Zion.  
  
Absent: Commissioner Champine
  
- Approval of meeting minutes from January 6, 2022  
It was motioned by Commissioner Heffelman and seconded by Commissioner Quinn to approve the minutes as presented. 3 AYES, 1 PASS, Motion passed.

**II. Discussion/Presentation**

Topic: Keeping Livestock/chickens in residential backyards  
Wendy Driver, 2743 Bethel Boulevard, Zion IL asked the Commission to consider allowing hobby animals such as chickens, ducks and rabbits to be kept in residential zoning districts. Referencing several spreadsheets she provided to the Board, Ms. Driver stated that 5% of residents in communities that allow hobby animals actually have them and that this would encourage community engagement.

Director Ianson shared his concerns with allowing hobby animals in residential areas.

**III. Public Hearings**

**1. Docket 22-Z-3**

**Petitioner:** Ruben Hernandez

**Request:** Seeking to consolidate five (5) separate properties owned by Petitioner in order to bring accessory structures up to code.

It was motioned by Commissioner Quinn and seconded by Commissioner Heffelman to table until June 2, 2022. All in favor. Motion passes.

**2. Docket 22-Z-4**

**Petitioner:** James P. Yonke

**Request:** Seeking a Variance from Section 102-32(c) of the Zion Municipal Code to exceed lot coverage by 1,349 square feet for parking located at 1012 Shiloh Boulevard.

Mr. Quinn asked the petitioner if pavers were an option instead of asphalt. Mr. Yonke said no.

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

**3. Docket 22-Z-5**

**Petitioner:** James Scanlon

**Request:** Seeking a Special Use Permit to operate an automotive repair shop at 2107 Galilee Avenue.

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

**4. Docket 22-Z-6**

**Petitioner:** Howell Sydney Longworth

**Request:** Seeking a Special Use Permit to operate a tattoo parlor and body piercing business at 2109 Lewis Avenue, Unit H.

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

**5. Docket 22-Z-7**

**Petitioner:** City of Zion

**Request:** Seeking a Text Amendment to allow Childcare as a permitted use with the issuance of a Special Use Permit.

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

**6. Docket 22-Z-8**

**Petitioner:** Martha Salazar

**Request:** Seeking a Special Use Permit to operate a daycare center at 3021 31st Street.

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

**IV. Docket Updates**

Director Ianson stated that Dockets 22-Z-1 and 22-Z-2 were approved by Council.

**V. New Business**

It was motioned by Commissioner Heffelman and seconded by Commissioner Quinn to consider allowing Hobby Animals in residential areas on the June 2 agenda for discussion and possible action. All in favor. Motion passes.

**VI. Public Participation**

None

**VII. Adjourn**

It was motioned by Commissioner Quinn and seconded by Commissioner Johnson to adjourn the meeting at 7:55pm. All in favor. Meeting adjourned.

Minutes recorded by: *Sonolito Bronson*