

City of Zion
Planning and Zoning Commission
Meeting Minutes

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
Thursday, June 2, 2022 7:00pm
ZION CITY HALL COUNCIL CHAMBERS

I. Opening Protocol

- Call to Order
Chairman Riley called the meeting to order at 7:10pm

- Attendance
Present: Commissioners Champine, Johnson, Quinn, Chairman Riley,
Also present: Director Ianson, City of Zion
Absent: Commissioner Heffelman

- Approval of meeting minutes from May 5, 2022
It was motioned by Commissioner Champine and seconded by
Commissioner Quinn to approve the meeting minutes as presented. All
in favor. Motion passes.

II. 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.

Commissioner Champine asked if there is still work that needs to be done.
A representative for the Petitioner said yes.

Clara Poole, 3311 Galilee Avenue asked if this project would affect her
taxes. Director Ianson stated that she would have to contact the Assessor's
office.

The representative for the Petitioner said that Mr. Hernandez will need an
additional 4 - 6 months to raise money for the project and stated that he
would be happy to enter into an agreement.

It was motioned Commissioner Quinn and seconded by Commissioner
Johnson to table this docket. All in favor. Motion passes.

2. Docket 22-Z-9

Petitioner: City of Zion

Request: Seeking a Text Amendment to Section 102-92(d) of the Zion Municipal Code to allow truck, commercial vehicle and commercial equipment parking facility with maintenance and repair use with the issuance of a Special Use Permit.

It was motioned by Commissioner Champine and seconded by Commissioner Quinn to recommend approval of Petitioner's application. Vote: Commissioners Champine, aye; Johnson, aye; Quinn, aye; Chairman Riley, aye. Motion passes.

3. Docket 22-Z-8

Petitioner: IOV Associates, LLC

Request: Seeking a Special Use Permit to operate a truck parking & maintenance facility at 200 Green Bay Road.

Eric Johnson, Petitioner, IOV Associates, LLC, provided an overview of the proposed project.

Commissioner Champine asked how many trucks per day will be parked. Mr. Johnson said that it is tough to answer without knowing who the tenants are going to be. Commissioner Champine asked where the primary access point will be. Mr. Johnson said Trumpet Drive. Commissioner Champine asked how long the trucks will be parked there. Mr. Johnson said that it is tough to answer without knowing who the tenants are going to be and the terms of the agreement. Commissioner Champine asked how this project will be made environmentally friendly. Mr. Johnson stated that the civil engineers will have more info.

Chairman Riley asked if any of the trucks will carry loaded shipping containers. Mr. Johnson said that it is tough to answer without knowing who the tenants are going to be. Chairman Riley asked if there will be anything in place to prevent hazardous materials from being stored and if the site will have 24/7 security. Mr. Johnson stated that this would be violation of our lease terms. Mr. Johnson added that they have a service to monitor locations of fleets as well as the VIN numbers of vehicles coming in and out of the parking facility. Some of our current tenants at our other facilities include online car delivery companies such as Carvana, Amazon, Gulf Wing and some bigger named carriers.

Camille Anderson, 43195 N. Green Bay Road expressed her concerns regarding increased traffic and truck contents. Mr. Johnson stated he would be willing to come back with a security plan. Director Ianson also suggested having a traffic study done and tabling the docket until the Board has had to time to review it.

Andrew Kolb, IOV Associates, LLC expressed his support for granting the petitioner's application contingent upon staff's approval of the security plan.

After further discussion, it was motioned by Commissioner Champine and seconded by Commission to table this docket.

Vote: Commissioners Champine, aye; Johnson, aye; Quinn, aye; Chairman Riley, aye. Motion passes.

III. Docket Updates

Director Ianson stated that Dockets 22-Z-5, 22-Z-6, 22-Z-7 & 22-Z-8 were approved by Council.

IV. New Business

None

V. Public Participation

None

VI. Adjourn

It was motioned by Champine and seconded by Commissioner Quinn to adjourn the meeting at 7:41pm. All in favor. Meeting adjourned.

Minutes recorded by: *Donalub Bronson*