

City of Zion
Planning and Zoning Commission
Meeting Minutes

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

I. Opening Protocol

- Call to Order
Chairman Riley called the meeting to order at 7:00pm.

- Attendance
Present: Commissioners Champine, Heffelman, Johnson, Quinn & Chairman Riley. Also present: Director Ianson, City of Zion & Attorney James Vasselli, City of Zion
Absent: Commissioner Massey (Excused)

- Approval of meeting minutes from June 2, 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-10

Petitioner: Mark Sullivan

Request: Seeking a variance from Section 102-91(b)(3) to reduce side yard setback at South property line from 20' 0" to existing surveyed dimension of 6.69' at the property located at 3441 Sheridan Road.

Commissioner Quinn asked if the 20-foot setback requirement was in place when this building was built. Director Ianson said that regulations may have been different at the time and that this is the original footprint of the building. Chairman Riley asked if the reduced side yard setback would present any problems to the surrounding area. Director Ianson said no.

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

III. Old Business

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 to table the docket. **Vote: Commissioners Champine, aye; Heffelman, aye; Johnson, aye; Quinn, aye; Chairman Riley, aye. Motion passes.**

2. Discussion regarding keeping Livestock/chickens in residential backyards. Wendy Driver, 2743 Bethel Boulevard, Zion IL presented additional information to the Commission related to the benefits of having hobby animals in residential zoning districts. Ms. Driver also offered a draft ordinance that outlined how hobby animals could be regulated. It was the consensus of the Commission to have a draft ordinance prepared for discussion at a future meeting.

IV. Docket Updates

There was none.

V. New Business

There was none.

VI. Public Participation

There was none.

VII. Adjourn

It was motioned by Commissioner Champine and seconded by Commissioner Quinn to adjourn the meeting at 7:55pm. All in favor. Motion passes.

Minutes recorded by: *Janet Bronson*