

City of Zion
Planning and Zoning Commission
Meeting Minutes

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

Thursday, January 5, 2023 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: Comms. Champine, Heffelman, Johnson, Massey, Quinn & Chairman Riley. A quorum was present:

Also present: Richard Ianson, Director of Building & Zoning, City of Zion and James Vasselli, Attorney, City of Zion.

- Approval of meeting minutes from September 1, 2022
It was motioned by Commissioner Champine and seconded by Commissioner Quinn to approve the meeting minutes as presented.
Vote: Comms. Champine, aye; Heffelman, aye; Johnson, aye; Massey, aye; Quinn, aye; Chairman Riley, aye. Motion passes.

II. Public Hearings

1. Docket 23-Z-3

Petitioner: VWSS Zion LLC c/o ClearHome Self Storage

Request: Seeking a Special Use Permit to continue the use of the living quarters located at 4242 IL Route 173.

Director Ianson stated that a Special Use was issued to the property in 1999 to allow a caretakers/night watchman living quarters to be located at 4500 IL Route 173. The special use becomes null and void upon new ownership. The petitioner has purchased the property and is asking to continue the use of the living quarters.

Commissioner Champine asked if there is a reason they should not be approved. Director Ianson said no. Commissioner Quinn asked if this will be a 24/7 apartment. Director Ianson said yes.

After reviewing the Findings of Facts, it was motioned by Commissioner Champine and seconded by Commissioner Heffelman to recommend approval of the Petitioner's application with the condition that the use conforms to the original special use permit.

Vote: Comms. Champine, aye; Heffelman, aye; Johnson, aye; Massey, aye; Quinn, aye; Chairman Riley, aye. Motion passes.

III. Old Business

There was none.

IV. Docket Updates

Director Ianson stated that Docket numbers 22-Z-14 & 22-Z-15 were approved by council.

V. New Business

There was none.

VI. Public Participation

There was none.

VII. Adjourn

It was motioned by Commissioner Quinn and seconded by Commissioner Johnson to adjourn the meeting at 7:08pm. All in favor. Meeting adjourned.

Minutes recorded by: *Sonolito Bronson*