

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

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION  
Thursday, April 6, 2023 7:00pm  
ZION CITY HALL COUNCIL CHAMBERS

**I. Opening Protocol**

- Call to Order  
Chairman Riley called the meeting to order at 7:04 p.m.
  
- Attendance  
Present: Commissioners Champine, Heffelman, Johnson, Massey, Quinn and Chairman Riley.  
  
Also present: Richard Ianson, Director of Building & Zoning, Erin Kiernat, Attorney, City of Zion
  
- Approval of meeting minutes from January 5, 2023  
It was motioned by Commissioner Champine and seconded by Commissioner Johnson to approve the meeting minutes as presented.  
  
Vote: Commissioners Champine, aye; Heffelman, aye; Johnson, aye; Massey, aye; Quinn, aye; Chairman Riley, aye. Motion passes.

At this time, Chairman Riley swore in all audience members that will be speaking towards the dockets.

**II. Public Hearings**

**1. Docket 23-Z-4**

**Petitioner:** North Shore Sign

**Request:** Seeking a Special Use Permit to change sign to incorporate electronic message unit in sign located at 1910 Gilboa Avenue.

The following questions were submitted via email from received Dawn Bluma via email:

Questions #1: Will this work on the school sign at Beulah Park Elementary School affect our property taxes? Director Ianson stated that this a question for the Zion Tax Assessor

Question #2: If this work is approved, will it prohibit our ability to park in our front driveway while work is being done? Matt Laska from North Shore Sign, Petitioner said no. A work truck will be parked in front of the school.

Question #3 - Even though we are unable to attend, will there be a way for us to know what other questions were asked during the meeting?

Clerk Bronson stated that the resident will be provided a copy of the unapproved meeting minutes once they have been completed.

Commissioner Champine asked will the sign go off at night. Mr. Laska said that the sign has a built in timer that can be adjusted by the school.

After reviewing the Findings of Facts, Attorney Kiernat stated that a text amendment will need to be made to Section 70-128 of the Municipal Code to allow signage in a residential district. It was motioned by Commissioner Quinn and seconded by Commissioner Heffelman to recommend approval of the Petitioner's application with the condition that the Section 70-128 of the Municipal Code be amended to allow signage in a residential district.

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

**2. Docket 23-Z-5**

**Petitioner:** North Shore Sign

**Request:** Seeking a Special Use Permit to change sign to incorporate electronic message unit in sign located at 2913 Elim Avenue.

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 with the condition that the Section 70-128 of the Municipal Code be amended to allow signage in a residential district.

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

**3. Docket 23-Z-6**

**Petitioner:** Antonio A. Medina

**Request:** Seeking a Variance from Section 26-380(1) of the Zion Municipal Code to relocate the driveway to the front and change size of driveway to 14' x 100' at the property located at 2018 Elim Avenue.

Commissioner Heffelman asked if the driveway will run with the lot or with the road. Director Ianson said it will run with the lot. Commissioner Champine asked if the City will phase out alleyways. Director Ianson said that he was not aware of any plans to do so. Chairman Riley asked will the width create any issues in the future. Director Ianson said no.

Antonio Medina, Petitioner, stated that he is requesting the variance for convenience for the families to walk from their car into the house.

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; Massey, aye; Quinn, aye; Chairman Riley, aye. Motion passes.**

**4. Docket 23-Z-7**

**Petitioner:** Kimley-Horn & Associates, Inc.

**Request:** Requesting approval to Consolidate PINs 04-17-303-001, 04-17-303-003, 04-17-304-009, 04-17-304-010 & 04-17-304-011 into one lot for the purpose of development.

Director Ianson stated that the development will be a storage tank facility on the property. Commissioner Heffelman asked if there is any concern with altering the ground. John Grose, Petitioner, said no. He added that the tanks will be above ground and that soil remediation efforts are being monitored by EPA.

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; Massey, aye; Quinn, aye; Chairman Riley, aye. Motion passes.**

**III. Old Business**

None

**IV. Docket Updates**

Director Ianson stated that Docket 23-Z-3 was approved by Council.

**V. New Business**

Special Presentation – J Andrew Barr

Andrew Bar is proposing to operate a rectifying business within the General Industrial district of Zion. This process involves blending vodka that has already been produced with a flavoring, bottling the vodka and then shipping it to distributors. We think we have an interesting business because we steep vodka in berries and other fruits while other companies use chemicals which are referred to as "natural flavors".

Mr. Bar said that a federal and state license would be required to rectify alcohol. He is currently seeking these licenses. He also said that this is a closed facility and will not be open to the public. Neither retail sales nor tastings will be conducted from the facility.

Commissioner Champine asked how much truck traffic is expected. Mr. Bar said very minimal. Commissioner Heffelman asked how the alcohol will be delivered. Mr. Bar

said that the alcohol will be delivered in its own industrial tote. Once the flavoring has been added it will be shipped into bottles and shipped to distributors. Commissioner Heffelman asked if the pulp from the berries and fruit will be the only waste generated. Mr. Bar said yes.

Commissioner Quinn asked if there will ever be an entrance to the industrial park off of Champart. Director Ianson said that he is not aware of any plans.

Chairman Riley asked if Mr. Bar was blending anywhere else. He said no.

After receiving a positive consensus from the Commission, Director Ianson and Attorney Kiernat will draft a text amendment to present to the Commission at a later date.

**VI. Public Participation**

None.

**VII. Adjourn**

It was motioned by Commissioner Quinn and seconded by Commissioner Heffelman to adjourn the meeting at 7:57pm. All in favor. Meeting adjourned.

Minutes recorded by: *Sonolito Bronson*