

City of Zion
Planning and Zoning Commission
Meeting Minutes

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

I. Opening Protocol

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

- Attendance
Present: Commissioners Heffelman, Johnson, Massey, Quinn and Chairman Riley. Also present were Director Richard Ianson & Attorney Kiernat.

Absent: Commissioner Champine

- Approval of meeting minutes from July 6, 2023
It was motioned by Commissioner Heffelman and seconded by Commissioner Quinn to approve the meeting minutes as presented.
Vote: Commissioners Heffelman, aye; Johnson, aye; Massey, aye; Quinn, aye; Chairman Rile, aye. Motion passes.

II. Public Hearings

1. Docket 23-Z-19

Petitioner: Checkpoint Motorsports, Inc.

Request: Seeking a Variance from Section 102-61(a)(1) of the Zion Municipal Code to allow cars to be parked on property located at 2343 Sheridan Road and resold to dealers by Checkpoint.

After swearing in the audience members that wished to speak towards this docket, Chairman Riley asked what the allotted code for parking per current code is. Director Ianson said they need four (4) spots for the automotive and eleven spots for employees. They have close to 30 spots currently. Commissioner Quinn asked if they plan to park any vehicles in the lot south of the insurance agency. Mr. Shahvaz Syed, Petitioner, said no.

Chairman Riley asked what type of repairs will be done. Mr. Syed said automotive & mechanical. After further discussion and reviewing the Findings of Facts, it was motioned by Commissioner Heffelman and seconded by Commission Johnson to recommend approval of the Petitioner's application.

Vote: Commissioners Heffelman, aye; Johnson, aye; Massey, aye; Quinn, aye; Chairman Rile, aye. Motion passes.

III. Old Business

There was none.

IV. Docket Updates

Director Ianson said the recommendations for Dockets 23-Z-17 & 23-Z-18 were approved by Council.

V. New Business

Project Presentation: Tri-State Realty – Director Ianson requested the presentation be postponed.

VI. Public Participation

There was none.

VII. Adjourn

It was motioned by Commissioner Quinn and seconded by Commissioner Massey to adjourn the meeting at 7:16 p.m. All in favor. Meet adjourned.

Minutes recorded by: _____

