

City of Zion
Planning and Zoning Commission
Meeting Minutes

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
Thursday November 2, 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: Commissioners Champine, Johnson, Massey & Chairman Riley. A quorum was present. Also in attendance: Director Rich Ianson, Attorney Erin Kiernat. Absent: Commissioners Heffelman & Quinn.

- Approval of meeting minutes from October 5, 2023

It was motioned by Commissioner Champine and seconded by Commissioner Johnson to approve the meeting minutes as presented. **Vote: Commissioners Champine, aye; Johnson, aye; Massey, aye; Chairman Riley, aye. Motion passes.**

At this time, Chairman Riley swore in all audience members that wanted to speak towards the dockets on the agenda.

II. Public Hearings

1. Docket 23-Z-23

Petitioner: Andrea Campbell

Request: Seeking a Variance from Section 102- 128(6)(a) of the Zion Municipal Code to allow parking in front of the home located at 3106 Ezekiel Avenue.

Commissioner Champine asked if it was common to have parking in the front in a residential neighborhood. Director Ianson said yes. Chairman Riley asked if the driveway will be gravel or concrete. Director Ianson said it would be concrete.

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

2. Docket 23-Z-24

Petitioner: Trinity Christian Center

Request: Seeking a Special Use Permit for an 11' high x 8' wide sign/message board at the property located at 2600 Lewis Avenue.

Commissioner Champine asked if the sign can be dimmed at night. Mike Lasko of North Shore Sign said that only the bottom part of the sign will be illuminated at night. It can not be dimmed. He added that the message board will only have the time and temperature.

Chairman Riley asked how much brighter would the new sign be compared to the existing one. Mr. Lasko said the new sign will be a little less brighter than the existing one.

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

III. Old Business

1. Docket 23-Z-21

Petitioner: Start Early

Request: Seeking a Special Use Permit to operate an early childhood program at property commonly known as 3357 Sheridan Road.

Tracey Mikasa & Juan Lopez presented an overview of the Start Early. Ms. Mikasa stated that Start Early is a national early childhood program that advances quality early learning for families with children, before birth through their earliest years, to help close the opportunity gap. They work directly with children and families.

They wish to remodel the formal banquet hall and retail space that can be utilized for early childhood with a playground. The facility will offer full day and full year programming for fifty-seven (57) children ages 0 to 5. The facility will have a total of 7 classrooms and have 15 - 30 staff members.

Commissioner Johnson expressed concerns about the location of the playground in proximity to the throughway for vehicles. Director Ianson said that the playground will not be in the way of traffic. Mr. Lopez also added that protective bollards will be around the playground.

Commissioner Massey asked if special parking will be allocated for this program. Mr. Lopez said there is ample parking space in the shopping center. Commissioner Massey asked what types of food service will be offered. Ms. Mikasa said they will be working with a catering company.

Chairman Riley asked what the overall timeline for this project is. Mr. Lopez said they hope to submit plans and obtain permits in December and begin construction in January. Average time to buildout is estimated at 18 months.

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

2. Docket 23-Z-22

Petitioner: Abraham J. Scott/Shekinah Inc.

Request: Seeking a Special Use Permit to operate a church/community center at the property commonly known as 2101 Gabriel Avenue.

It was motioned Commissioner Champine and seconded by Commissioner Johnson to table this docket to December 7, 2023. **Vote: Commissioners Champine, aye; Johnson, aye; Massey, aye; Chairman Riley, aye. Motion passes.**

IV. Docket Updates

Director Ianson said the recommendation for Docket 23-Z-20 was approved by Council.

V. New Business

There was none.

VI. Public Participation

There was none.

VII. Adjourn

Being no further business to come before the Commission, it was motioned by Commissioner Champine and seconded by Commissioner Johnson to adjourn the meeting at 7:34pm. **Vote: Commissioners Champine, aye; Johnson, aye; Massey, aye; Chairman Riley, aye. Meeting adjourned.**

Minutes recorded by: 