

City of Zion

Planning and Zoning Commission

Meeting Minutes

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

Thursday, January 4, 2024 7:00pm
ZION CITY HALL COUNCIL CHAMBERS

I. Opening Protocol

- **Call to Order**

Chairman Riley called the meeting to order at 7:01pm.

- **Attendance**

Present: Commissioners Champine, Heffelman, Johnson, Quinn & Chairman Riley. A quorum was present. Also in attendance: Director Rich Ianson & Attorney Erin Kiernat.

- **Approval of meeting minutes from December 7, 2023**

It was motioned by Commissioner Champine and seconded by Commissioner Quinn to approve the meeting minutes with the following changes:

- Change “middle aged students” to “middle school students”
- Clarify Petitioner’s response to Commissioner Quinn’s question about providing Christian education.
- Insert Commissioner Quinn’s question about tuition and Petitioner’s response.

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

II. Public Hearings

1. **Docket 24-Z-1**

Petitioner: City of Zion

Request: Seeking a Text Amendment to Section 102-58(a)(5) of the Zion Municipal Code to allow Churches if authorized by an ordinance granting a special use permit after a hearing before the Planning & Zoning Commission in accordance with Section 102-236 of the Zion Municipal Code.

Director Ianson stated that this is more of a housekeeping matter. He said that all of the zoning districts allow churches with a special use permit except for Central Business.

It was motioned by Commissioner Quinn 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.

2. Docket 24-Z-2

Petitioner: An Hoai Nguyen

Request: Requesting a Special Use Permit to use the property located at 2621 Elisha Avenue as a Buddhist temple with kitchen.

Chairman Riley asked what would the meeting days be. Petitioner stated Saturday & Sundays. After reviewing the Findings of Facts, it was motioned by Commissioner Quinn and seconded by Commissioner Champine to recommend approval of the Petitioner's application contingent upon approval of the text amendment. **Vote: Commissioners Champine, aye; Heffelman, aye; Johnson, aye; Quinn, aye; Chairman Riley, aye. Motion passes.**

3. Docket 24-Z-3

Petitioner: Imperien, LLC

Request: Requesting a Plat of Subdivision for PIN Numbers 03-01-300-046 & 03-01-300-047 for the construction of three precast concrete warehouse and logistics buildings with surface parking, site utilities and all required amenities.

Colin Simpson with Imperien gave an overview of the potential project with the Commission. He stated that his company has partnered with Clarius Partners to develop an industrial facility in Trumpet Park. Referencing a handout distributed to the board, he said that development will consist a large cross dock industrial facility that would be would used for warehousing and logistics. The two smaller accessory buildings would be about 114,000 square feet and about 68,000 square feet. The buildings would be built simultaneously. Mr. Simpson said the proposed plat before the Board is to combine a couple of pieces of land that exists in the park and combine them into one lot and then subdivide that out into three separate PINS for each of the buildings. The land right now comprises of two pieces of property. One is owned by the sanitary district that takes the majority of the 42 acres. The other is owned by the City.

From a zoning stand point, this is pretty straight forward however what is complicated is that we do not own the land. We cannot replat someone else's property but in working with the city, we put a plan together contingent on the purchase of this property in the future which we would plan on executing in 2024. So once the purchase of land takes place, then the zoning approval would come through to re-subdivide the property as requested. This also allows our investors and the finance team to know that the approval has already taken place and that this development can move forward once the property is purchased.

Attorney Kiernat added that if this Board recommends approval, legislation will be written to that the subdivision is contingent on the closing going through. If the closing goes through, they can file the plat of subdivision and start developing. If the closing does not go through, the property stays with NSSD and the City. Commissioner Champine asked if

the care will be taken not to disturb the wetlands next to the property. Mr. Simpson said that the property stops short of the area. He also added that technically is not wetlands. It's a regional retention pond that was constructed for the entire park.

Commissioner Champine then asked if there would be anything that would be done that would put any type of debris or poisons into that retention pond. Mr. Simpson stated that there are regulations in place to stop that. He also added that the pond is seen as a positive attribute to the site.

Chairman Riley asked who you would target for the purchase of one or all of the buildings. Mr. Simpson said the larger building would be for an e-commerce facility or someone who would need multiple truck docks on each side. Buildings B & C would be smaller e-commerce or perhaps light manufacturing. Chairman Riley asked what the projected revenue for the building was. Mr. Simpson said he could not answer that but, he did say that the overall investment would be around \$60 to \$70 million dollars to construct this overall development.

Commissioner Quinn complimented Mr. Simpson on the renderings that were provided to the Board.

It was motioned by Commissioner Champine and seconded by Commissioner Quinn to approve the Petitioner's application contingent upon the closing going through. **Vote: Commissioners Champine, aye; Heffelman, aye; Johnson, aye; Quinn, aye; Chairman Riley, aye.** Motion passes.

III. Old Business

IV. Docket Updates

Director Ianson stated that Docket 23-Z-22 was approved by Council.

V. New Business

Chairman Riley announced that he may have to step down as Chairman due to work commitments. Members of the Board interested in being Chairman were asked to contact Chairman Riley.

VI. Public Participation

There was none.

VII. Adjourn

With no further business to come before the Commission, it was motioned by Commissioner Heffelman and seconded by Commissioner Quinn to adjourn the meeting at 7:32pm. All in favor. Meeting adjourned.

Minutes taken by Sonolito Bronson