

# City of Zion

## Planning and Zoning Commission

### Meeting Minutes

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

Thursday, March 21, 2024 7:00pm

ZION CITY HALL COUNCIL CHAMBERS

#### I. Opening Protocol

- Call to Order  
Acting Chairman Heffelman called the meeting to order at 7:02pm.
- Attendance  
Present: Commissioners Champine, Johnson, Massey, Quinn and Acting Chairman Heffelman. A quorum was present.
- Approval of meeting minutes from February 1, 2024  
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; Quinn, aye; Acting Chairman Heffelman, aye. Motion passes.

#### II. Public Hearings

##### 1. Docket 24-Z-5

**Petitioner:** BAP Power d.b.a. Cenergy Power

**Request:** Seeking a Special Use Permit for a one (1) 2.98 MW alternating current photovoltaic ballasted ground-mounted community solar project to be located on PIN 04-17-200-019, commonly known as Horeb Avenue and 17<sup>th</sup> Street, Zion IL.

Commissioner Johnson asked if the Zion Park District has an issues with this request. Director Ianson said no. He also said that the park District Director would have been here but he had a conflict with another meeting.

At this time, Acting Chairman Heffelman swore in all audience members that would be speaking towards the dockets.

John Prock, Senior Developer said that Cenergy power has developed more than 450 sites in the US. They have worked in more than 14 states and have developed or are in the process of developing around 30 projects in Illinois. Cenergy specializes in repurposing land that is not developable, such as brownfield sites, airports, landfills, etc, for other purposes.

Mr. Prock is proposing to build a 2.98 megawatt solar energy project and a 1 megawatt battery storage project on 10 acres of landfill currently owned by the Zion Park District. The battery storage project would store solar energy that can't be fed into the grid and release it during peak times when needed. All the existing electrical distribution infrastructure is already on

the landfill site, so there will be no upgrades required outside of the project area.

Mr. Prock said that Cenergy has a signed lease option with the Zion Park District and are currently negotiating a full lease with the needed requirements for the lease to be bankable and for financing purposes. He also said that Cenergy plans to donate \$100,000 to \$150,000 to the park district for a special project, depending on the final economics of the solar project. He also said they have an agreement with the park district to make a 50% donation at the initial part of construction and 50% at the time construction concludes and operations.

Commissioner Champine asked if there has been any operating issues during extreme weather conditions. Mr. Proctor said the panels will operate a range of temperatures from 20 below zero to 130 degrees Fahrenheit.

Acting Chairman Heffelman asked about the kind of batteries that will be used in the storage system and the containment system. Mr. Prock said the project will use a lithium salt battery. It will be in a container with a subsurface liner to contain any leaks. Acting Chairman Heffelman asked if Mr. Prock had experience with weather impact, like high winds, pulling the panels up or twisting them. Mr. Prock said the ballasted system is designed for 100 mph winds. Acting Chairman Heffelman asked at what decibel the inverters operate at. Mr. Prock said around 65 at the fence line.

After further discussion and reviewing the Findings of facts, it was motioned by Commissioner Champine and seconded by Commissioner Johnson recommend approval of the Petitioner's request.

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

## **2. Docket 24-Z-6**

**Petitioner:** City of Zion

**Request:** Seeking a Text Amendment to Section 102-31(6) of the Zion Municipal Code to require a Special Use Permit in all districts for cemeteries.

It was motioned by Commissioner Champine and seconded by Commissioner Quinn to recommend approval of the Petitioner's request.

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

## **3. Docket 24-Z-7**

**Petitioner:** City of Zion

**Request:** Seeking a Text Amendment to Section 102-202(1)(g) of the Zion Municipal Code to exempt handicapped ramps from needing zoning relief.

It was motioned by Commissioner Quinn and seconded by Commissioner Johnson to recommend approval of the Petitioner's request. Vote: Commissioners Champine, aye; Johnson, aye; Massey, aye; Quinn, aye; Acting Chairman Heffelman, aye. Motion passes.

**III. Old Business**

There was none.

**IV. Docket Updates**

Docket 24-Z-4 was approved by Council.

**V. New Business**

There was none.

**VI. Public Participation**

There was none.

**VII. Adjourn**

It was motioned by Commissioner Champine and seconded by Commissioner Massey to adjourn the meeting at 7:32pm. All in favor. Meeting adjourned.

Minutes recorded by: Sonolito Bronson