

City of Zion

Planning and Zoning Commission

Meeting Minutes

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

Thursday, April 4, 2024 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, Heffelman, Massey, Quinn & Chairman Riley. Commissioner Johnson was absent. A quorum was present.

Also present: Building and Zoning Director Richard Ianson and City Attorney Erin Kiernat

- **Approval of meeting minutes from March 21, 2024**

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

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

II. Public Hearings

1. **Docket 24-Z-8**

Petitioner: Dom Field, LLC

Request: Seeking a Zoning Change from LM (Light Manufacturing) to G-1 (General Industrial) for the property located at 1903 Kenosha Road to permit Truck Service repair and leasing along with boat & RV repair and Truck Parking Space Rental.

Director Ianson requested that the zoning change be approved contingent upon the approval of a special use permit.

Helmut Peter with PRD Associates representing the Petitioner, stated that all repairs would be done inside an enclosed 10,000 to 15,000 square foot one story building. The Petitioner s also plan to provide open storage areas for the equipment that's being repaired along with short term rental space for storage of the equipment. He stated that the Petitioners also operates a motor freight company of semi-trucks and trailers which will also be parked in the open storage areas when not on the road. Additionally, the Petitioner is proposing to rent/lease some of the semi parking spaces to

other independent operators who need to park their equipment when not on the road. He said that this is not to be confused as a motor freight transfer facility, none of the freight is stored onsite.

Mr. Peter said that the aesthetics if the Kenosha Road frontage will be greatly improved with substantial landscaping and the stormwater detention basin.

Commissioner Heffelman asked if the entrance to the facility will be across from Highland Drive. Mr. Peter said he believed there would need to be a new curb cut approved by the Lake County Division of Transportation, as Kenosha Road is under their jurisdiction. He also said the exact location and geometry of any new entrance would be determined through a required traffic impact analysis.

Commissioner Champine brought up a past experience with a similar trucking facility that was approved with a landscaping condition but did not follow through. Director Ianson said the landscape company never came to fruition. The landscape company was approved to sell goods and services. It was not a requirement for the truck parking.

Commissioner Massey asked about the hours of operation. Mr. Peter did not provide any specific start and end times, but implied the facility would not be operating overnight for the most part.

Commissioner Riley asked Mr. Peter if the trucks that would be parking at the facility would contain anything of a hazardous nature, like fuel or oil. Mr. Peter responded that nothing hazardous would be stored - the trucks would just be parked empty when not on the road. Chairman Riley asked if there would be a gated entry into the facility. Mr. Peter said yes.

Tyrone Stewart, 1927 Freedom Court, said that he is opposed to the proposed trucking facility near residential homes. He expressed concerns about safety for children walking to school with increased truck traffic. He felt the trucks would cause chaos and be a threat to kids. He also mentioned the trucks running at night could cause noise and exhaust fumes near homes and didn't feel it was a suitable location for a trucking company so close to residences.

Valencia Mitchell, 1929 Freedom Court in Zion said that she is opposed to having the trucking facility located across from her residential unit. She said the vacant building there is already an eyesore, and having numerous trucks would be horrendous. She was concerned about the influx of traffic waiting for big trucks to turn into the facility, saying the two-lane road is not equipped for that.

Ms. Travis, 1907 Dawn Lane in Zion said that she is opposed to the proposed trucking facility. She said her daughter lives at 1931 Freedom Court near the proposed site, and her grandchildren walk to school in the

area. She agreed with the concerns raised by other residents about increased traffic disrupting school buses and kids walking. She didn't think the roads were equipped to handle 12-15 additional trucks coming in and out daily.

Ana Ramos, 1919 Freedom Court in Zion said she is opposed to the proposed trucking facility across from her subdivision, Shepherds Point. She was concerned about potential noise and the facility being an eyesore. She agreed with concerns about landscaping and keeping the property maintained. As a resident directly across from the proposed site, she worried about noise, smoke from trucks, and the general impact on her quality of life so close to the facility. She felt the location was not good due to the proximity to residential neighborhoods.

After further discussion and reviewing the Findings of Facts, it was motioned Commissioner Champine and seconded by Commissioner Heffelman to approve the Petitioner's request with the condition that the Docket 24-Z-9 is approved. **Vote: Commissioners Champine, aye; Heffelman, nay; Massey, nay; Quinn, nay; Chairman Riley, nay. Motion denied.**

2. Docket 24-Z-9

Petitioner: Dom Field, LLC

Request: Seeking a Special Use Permit to allow the leasing/renting of truck parking spaces at the property located at 1903 Kenosha Road.

After reviewing the Findings of Facts, it was motioned Commissioner Champine and seconded by Commissioner Heffelman to approve the Petitioner's request with the condition that the Docket 24-Z-9 is approved. **Vote: Commissioners Champine, aye; Heffelman, nay; Massey, nay; Quinn, nay; Chairman Riley, nay. Motion denied.**

3. Docket 24-Z-10

Petitioner: ACM, McDonald's USA LLC

Request: Seeking a Site plan modification to allow for a proposed McDonald's restaurant, drive thru and parking area.

Dan Olsen with Upstream Design Group represented the petitioner seeking to amend the existing PUD for a proposed McDonald's restaurant. He provided a brief overview, stating they wanted to remove parking spaces to put the McDonald's building and additional parking in that area. He said utilities were already in place for development and a stormwater basin was set up. He clarified the drive-thru was allowed in the zoning and they were not seeking any zoning relief. He hoped for a positive recommendation to city council.

Nick Genaris, president of the property owner Telecoil Company, spoke in support of the McDonald's development. He wanted to ensure proper ingress/egress from the property and that utilities would not be affected.

Dan Olsen responded that the access would remain the same as currently configured to accommodate two-way vehicle traffic. He also assured Nick Genaris that utilities were sized appropriately and the development would not impact other areas of the shopping center.

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

III. Old Business

There was none

IV. Docket Updates

Director Ianson stated that Dockets 24-Z-5 & 24-Z-6 were 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 Quinn to adjourn the meeting at 8:05 pm. All in favor. Meeting adjourned.

Minutes recorded by: Sonolito Bronson