

City of Zion

Planning and Zoning Commission

Meeting Minutes

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION

Thursday, September 5, 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, Johnson, Massey, Quinn and Chairman Riley

Also present: Richard Ianson, Director of Building & Zoning, Attorney Kiernat, City of Zion.
- Approval of meeting minutes from July 11, 2024
It was motioned by Commissioner Champine and seconded by Commissioner Johnson to approve the meeting minutes as presented.
Vote: Commissioners Champine, aye; Heffelman, aye; Johnson, aye; Massey, aye; Quinn, aye; Chairman Riley, aye. Motion passes.

II. Public Hearings

1. Docket 24-Z-18

Petitioner: Sylwester Wajda/Identity Services LLC

Request: Seeking a Special Use Permit to install an electronic message board at the property located at 4545 IL Route 173

Chairman Riley asked if this message board is similar to other message board requests we have considered. Director Ianson said yes.

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

2. Docket 24-Z-19

Petitioner: RWE Planning & Design

Request: Seeking a Special Use Permit to build and operate a full service veterinary facility at 4521 IL Route 173.

Commissioner Heffelman asked if there will be an area for the animals to relieve themselves. Ken Just with RWE Planning & Design, said yes.

Commissioner Quinn asked if there was a tentative timeline for the project. Mr. Just said they hope to break ground in mid-winter or early spring.

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

III. Old Business

There was none.

IV. Docket Updates

There was none.

V. New Business

There was none.

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 Champine to adjourn the meeting at 7:20pm. All in favor. Meeting adjourned.

Minutes recorded by: Sonolito Bronson