

**City of Zion**  
**Planning and Zoning Commission**  
**Meeting Minutes**

Regular Meeting of the Planning and Zoning Commission  
Thursday, August 7<sup>th</sup>, 2025 7:00 p.m.  
ZION CITY HALL COUNCIL CHAMBERS

**I. Opening Protocol**

- Call to Order - Chairman Riley called the meeting to order at 7:00p.m.
- Attendance:

Present: Commissioners Champine, Johnson, Heffelman, Quinn and Chairman Riley – Quorum is present

Absent: Commissioner Massey and Commissioner Smith

Sign in and Oaths

Also Present: Richard Ianson, Director of Building & Zoning and Attorney Garrigan, City of Zion

- Approval of meeting minutes from July 7, 2025. With (or without revisions). It was motioned by Commissioner Champine and seconded by Public comments Commissioner Johnson to approve the meeting minutes as presented.

Vote: Commissioners Champine: Aye: Heffelman: Aye: Johnson Aye: Quinn: Aye: Chairman Riley: Ayes: Motion passes.

**II. Public Hearings**

**New Business**

**A. Docket 25-Z-11**

Director Ianson introduced the matter and provided a summary of the case: the applicant is seeking a Variance to allow a garage to exceed the height of the residence located at the property commonly known as 3212 Lebanon Ave. Zion IL. Chairman Riley asked if the petitioner was present and the petitioner for the proposed variation outlined the specific relief that was being sought. Chairman Riley asked if there was any public comments as part of the public hearing and no public comments were made.

Chairman Riley outline the specific required findings of fact that are required for this proposed variance in accordance with subsection 102-152-(3) (a) of the Zion Municipal Code. The PZB held that the proposed variance would constitute a hardship and that the applicant has met the required findings of fact consistent with the Staff's recommendations.

It was motioned by Commissioner Heffelman and seconded by Commissioner Champine to approve the variance to allow the garage height to exceed the main structure on the aforesaid property.

Vote: Commissioners Champine: Aye: Commissioner Heffelman: Aye: Johnson: Aye: Quinn: Aye: Chairman Riley: Motion passed 5-0.

### **B. Docket 25-Z-12**

Director Ianson introduced the matter. The Applicant is seeking a rezoning map amendment to change the zoning of the property located at 1128 Shiloh Blvd. Zion IL from H-B highway business district to R-13 residential district.

Chairman Riley asked if the applicant was present and the applicant outlined the relief that they were seeking. The applicant is seeking the ability to use the structure for residential use. Chairman Riley asked if there were any public comment or questions and there was no public comments.

Chairman went through the required Finding of Facts that are required for a Rezoning as outlined in the Staff Report. Chairman Riley asked the PZB is the requested rezoning would or would not serve the general welfare and the PZB stated that it would serve the general welfare. The majority of the PZB recommended the rezoning of the above-referenced property.

It was motioned by Commissioner Quinn and seconded by Commissioner Johnson to approve the proposed rezoning from H-B Highway to R-13 residential.

Vote: Commissioners: Heffelman: Aye: Champine: Aye: Johnson Aye: Quinn: Aye: Chairman Riley: Aye: Motion passed by a vote of 5-0.

## **III. Old Business**

### **25 -Z-8**

Director Ianson introduced the matter. The Applicant is seeking to remove the existing Planned Unit Development and approve a new Planned Unit Development with a Special Permit for a Solar Farm. The applicant outlined the previous proposed Planned Unit Development which includes the proposed solar farm and 52 single family homes.

Mr Khyat, the applicant, outlined what was being proposed. Chairman Riley stated to the public that the existing PUD was approved for 82 single-family homes and the relief that was being sought was for the proposed solar farm.

Mr, Khayat, the applicant, stated that there was a productive meeting with the residents and that they were now proposing that the single-family component of this development be removed. The applicant is now proposing a solar farm and a park. This would address the concerns with additional traffic and whether the homes that were being proposed would have a negative impact on the existing single-family neighborhoods adjacent to this proposed development.

The meeting was open for Public Comment:

Resident Madzia- The proposed development would have a negative impact on his neighborhood, and he objected to the proposed solar farm. A letter outlining his concerns and opposition to the project was submitted into the record.

Resident Gilmore outlined his objection because of the potential negative impact on the roads within his neighborhood. Cypress Drive is sinking and the roads in his neighborhood are in poor condition. In addition, he objected to a donation of additional park space, since the current parks are not being maintained.

Resident Sterling thanked the applicant for his cooperation and agreement to not incorporate a residential component of the project and the fact that there would be no road opening.

Resident Vell- Asked a question about the necessary zoning that was required for the solar farm.

Resident Hendersen of 1800 Phillips a resident of Shepards Crossing stated his objection to the residential component of the project.

Resident McCaully stated that he supported the solar farm instead of the residential component of the project and asked specific questions about the solar panels. In addition, she asked if the solar panels would have a negative impact on the surrounding subdivisions.

Resident Alexander stated that she lived in the Cypress subdivision and looked at other communities that had approved solar farms and that they had a negative impact on property values. In addition, she stated that fences and shrubs would not provide sufficient buffering for the adjacent residential subdivisions and that she did not support an additional park to the subject site.

Resident Madzia stated that she had moved back to the City of Zion and she did not support solar farms.<sup>1</sup> She stated that a solar farm would have a negative impact on property values and negatively impact on the adjacent properties.

Chairman Riley asked if there was any additional public comments or questions to the applicant. The applicant highlighted again that he had the legal right to build 82 homes and as compromise, he was removing the residential component of this proposed project.

The matter was opened up for PZB discussion, Commissioner stated the applicant was proposing a good compromise and that the solar farm would not have a negative impact on the adjacent properties. Commissioner had specific questions about the buffering and landscaping. The applicant's engineer outlined the proposed buffering and landscaping that was being proposed as part of this application. The site will be buffered by a fence and landscaping and a 16-foot landscaped buffer. The proposed fencing will be located in front of the fence.

Chairman Riley went through the findings of fact as outlined in the Staff Report and the PZB held that the proposed development does conform with the zoning regulations of the City and that the PZB recommends approval of the repeal of the existing PUD and approval of the PUD and Special Use for the Solar Farm.

Commissioner Heffelman wanted to add a stipulation that the applicant work with the residents to come up with a future park design,, The applicant stated that he wanted the park to be named for his late son.

It was motioned by Commissioner Heffelman and seconded by Commissioner Champine to approve the repeal of the existing PUD and approve the Special Use for a PUD for a solar farm and park with one stipulation that the applicant would work with the residents on the future park design.

Vote: Commissioners: Heffelman: Aye: Champine: Aye: Johnson Aye: Quinn: Aye: Chairman Riley: Aye: Motion passed by a vote of 5-0.

**IV. Docket Updates**

None

**V. Public Participation**

None

**VI. Adjourn**

With no further business before the Commission, it was motioned by Commissioner Champine and seconded by Commissioner Johnson to adjourn the meeting at approximately 8:35p.m. All in favor. Meeting adjourned.

Minutes recorded by Michael S. Garrigan, Esq

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