

City of Zion
Planning and Zoning Commission
Agenda

REGULAR MEETING OF THE PLANNING AND ZONING COMMISSION
Thursday, May 7, 2026 7:00pm
ZION CITY HALL COUNCIL CHAMBERS

I. Opening Protocol

- Call to Order
- Attendance
- Approval of meeting minutes from April 2, 2026

II. Public Hearings

1. Docket 26-Z-3

Petitioner: MJK Real Estate Holdings, LLC

Request: Seeking approval of a Final Plat of Consolidation of Lot 2 through Lot 9 and vacate the existing alley for the purpose of development.

2. Docket 26-Z-4

Petitioner: Comcast Cable Communication Management LLC

Request: Seeking a Text Amendment to Section 102-60 (a) of the Zion Municipal Code to allow public and private utilities with the issuance of a Special Use Permit.

3. Docket 26-Z-5

Petitioner: Comcast Cable Communication Management LLC

Request: Seeking a Special Use Permit to construct and operate a walk-in enclosure to house a fiber network hub, generator and related facilities to distribute Comcast services to surround communities at the property located at 0 West 17th Street.

4. Docket 26-Z-6

Petitioner: Luis Perez

Request: Seeking a Plat of Subdivision for PIN Numbers 04-21-31-024 and 04-21-301-008 for residential use.

5. Docket 26-Z-7

Petitioner: Luis Perez

Request: Seeking a variance from Sections 102-152(3)(c) and 102-32(a)(8) of the Zion Municipal Code due to the single-family home and detached garage located at 2541 Galilee Avenue not meeting the minimum garage setback requirement, the rear yard setback requirement, and the minimum ten-foot separation required between two principal buildings.

6. Docket 26-Z-8

Petitioner: Luis Perez

Request: Seeking a Variance from Sections 102-32(b), 102-32(c), and 102-32(a)(8) of the Zion Municipal Code due to the existing duplex located at 2539 Galilee Avenue not meeting the lot size and setback

requirements, including the minimum ten-foot separation between two principal buildings.

7. Docket 26-Z-9

Petitioner: Victor Gonzalez

Request: Seeking a Special Use Permit to operate an auto repair shop at the property located at 1717 Kenosha Road.

8. Docket 26-Z-10

Petitioner: Victor Gonzalez

Request: Seeking a Variance from Section 102-128 (8)(b) of the Zion Municipal Code to continue the use of gravel for parking at the property located at 1717 Kenosha Road.

III. Old Business

1. Docket 26-Z-2

Petitioner: SunPeak

Request: Seeking a Special Use Permit to install a roof top solar panel system at the property located at 3905 IL Route 173.

IV. Docket Updates

V. New Business

VI. Public Participation

VII. Adjourn