

**OFFICIAL PROCEEDINGS
OF
PLAN COMMISSION AND
ZONING BOARD OF APPEALS**

**STATE OF ILLINOIS)
COUNTY OF HENRY)
VILLAGE OF ORION)**

The regular meeting of the Plan Commission and Zoning Board of Appeals of the Village of Orion was held on April 27, 2022, at 7:00 p.m., at Village Hall, 1202 4th St., Orion, Illinois. Chairman Weber called the meeting to order; attendance at the meeting was as follows:

Present: Wade Weber, Tom Peterson, Damon Seys, and Ron Thompson

Absent: None.

Mr. Seys moved to approve the minutes of the regular meeting held on October 28, 2020. Mr. Peterson seconded the motion, and the board voted without discussion as follows:

Ayes: Weber, Peterson, Seys, and Thompson

Noes: None.

The motion passed.

The board then heard Dan Lees request to change the zoning at 1109 1st St. from multiple-family residential to commercial. Mr. Lees purchased the property in 2021. A single-family residence and outbuildings were located on the property, which measures approximately 128' x 90'. Mr. Lees demolished the home earlier this year. Although the property has residential neighbors, it is located in an area of town that is transitioning to primarily commercial use. For example, his neighbor to the north, Nathan Hall, both resides on and operates Orion Tire & Supply on his property. Directly to the west is Casey's and an empty commercial lot, both of which abut Route 150, a high-traffic, two-lane highway.

Mr. Lees currently does not have any specific plans for the property, but would like to change the zoning so he may establish a commercial operation there in the future. He would also like the freedom to build to the property line. The board expressed some general concern about the vagueness of Mr. Lee's request. However, in light of the neighborhood's general trend toward commercial use—and the fact that no residents were present at the meeting to object—they had no specific objections. Mr. Peterson queried whether the zoning would need to be changed back if Mr. Lees does indeed decide to build a home on the property. Mr. Lees responded that the scope of commercial zoning includes single and multi-family residential use. Mr. Weber noted that the relatively small size of the property would preclude the establishment of a large or noisome commercial operation that would disturb the peace of his residential neighbors.

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Minutes of the meeting on April 27, 2022, continued:

In light of the discussion above, Mr. Thompson moved to recommend approval of Dan Lee's request to change the zoning at 1109 1st Street, in Orion, Illinois, from multiple-family residential to commercial. Mr. Seys seconded the motion and board voted without further discussion as follows:

Ayes: Weber, Peterson, Seys, and Thompson

Noes: None.

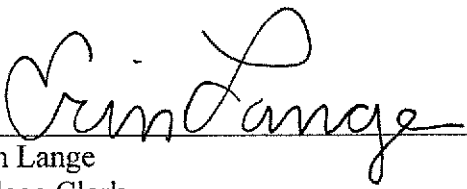
The motion passed.

There being no further business before the board, Mr. Peterson moved to adjourn. Mr. Thompson seconded the motion and the board voted without discussion as follows:

Ayes: Weber, Peterson, Seys, and Thompson

Noes: None.

The motion passed and the meeting was duly adjourned.



Erin Lange
Village Clerk