



VILLAGE OF MT. ZION
Planning Commission & Zoning Board of Appeals
Agenda
Tuesday, June 2, 2026
5:30 PM
Village Hall
1400 Mt. Zion Parkway

CALL TO ORDER

ROLL CALL

PLEDGE OF ALLEGIANCE

MEETING MINUTES – July 1, 2025

PUBLIC FORUM – Those present who wish to speak on a non-agenda item may do so.

OLD BUSINESS:

None

NEW BUSINESS:

1. Public Hearing – Rezoning – VR-2 Residential to VR-1 Residential – 4290 S. Lake Ct. –
Petitioners Jeffrey & Tara Ullis
 - (a) Open Public Hearing - Motion - Second - Roll Call Vote
 - (b) Swear in those who wish to speak
 - (c) Discussion
 - (d) Close Public Hearing - Motion - Second - Roll Call Vote
 - (e) Commission Discussion - Motion - Second - Roll Call Vote

OTHER BUSINESS:

ADJOURNMENT

MT. ZION PLANNING COMMISSION AND ZONING BOARD OF APPEALS
MEETING MINUTES
July 1, 2025

Commissioner Travis Foreman called the meeting of the Mt. Zion Planning Commission & Zoning Board of Appeals to order at 5:30 p.m. in the Village Hall Board Room. The following Commissioners were present for roll call: Scott Garwood, Jeremy Hahn and Randy Thacker. Also present were Village Treasurer, Corey McKenzie, and Village Clerk, Dawn Reynolds. Dan Mogged was absent.

Minutes: The minutes of the May 6, 2025 meeting were approved as presented on a motion by Commissioner Hahn, seconded by Commissioner Garwood. A voice vote was unanimous, motion carried.

Public Forum: Three people were present and did not wish to address the Board at this time.

Public Hearing – Minor Subdivision – Mt. Zion Village East Sixth Addition – Petitioner MT Investment Properties: A motion was made by Commissioner Garwood to open the Public Hearing for the Minor Subdivision – Mt. Zion Village East Sixth Addition, seconded by Commissioner Hahn. A roll call vote was taken: Garwood-yea, Hahn-yea, Foreman-yea, and Thacker-yea. Motion carried 4-yea, 0-nay, 1-absent.

Treasurer McKenzie presented a proposed minor subdivision of two (2) lots into one (1) lot located on North State Highway 121. The owner wishes to combine the properties for future plans to expand their business, Ripples Auto Body.

A public notice was published and letters were sent to adjacent property owners. No objections have been received.

Jim Beckhart of 1515 August Hill Place addressed the Board with concern of building plans to the close proximity of their property. Treasurer McKenzie informed Mr. Beckhart that the plans will have to follow Village guidelines and setbacks.

A motion was made by Commissioner Hahn to close the Public Hearing for the Minor Subdivision – Mt. Zion Village East Sixth Addition, seconded by Commissioner Thacker. A roll call vote was taken: Garwood-yea, Hahn-yea, Foreman-yea, and Thacker-yea. Motion carried 4-yea, 0-nay, 1-absent.

A motion was made by Commissioner Garwood to approve the proposed Mt. Zion Village East Sixth Addition Subdivision as presented, seconded by Commissioner Hahn. A roll call vote was taken: Garwood-yea, Hahn-yea, Foreman-yea, and Thacker-yea. Motion carried 4-yea, 0-nay, 1-absent.

Adjournment: A motion was made by Commissioner Thacker to adjourn the July 1, 2025 Mt. Zion Planning Commission and Zoning Board of Appeals meeting, seconded by Commissioner Hahn. A voice vote was unanimous, motion carried. The meeting was adjourned at 5:40 p.m.

Respectfully submitted,

Dawn Reynolds
Village Clerk

PLANNING AND ZONING MEMORANDUM

TO: MEMBERS OF THE MT. ZION PLANNING AND ZONING COMMISSION
FROM: JULIE MILLER, ADMINISTRATOR
RE: REZONING OF 4290 S. LAKE COURT - VR-2 RESIDENTIAL TO VR-1 RESIDENTIAL – JEFFREY AND TARA ULIS
DATE: 5/29/2026

Jeffrey and Tara Ulis have requested a rezoning for the property commonly known as 4290 S. Lake Ct. (4280, 4300 & 4310 S. Lake Ct.) from its current zoning classification of VR-2 Residential to VR-1 Residential to acquire and raise urban chickens.

Under the Village’s Urban Chicken Ordinance, properties must be at least one acre in size and zoned VR-1 Residential to obtain a permit for urban chickens. The Ulis property consists of four lots totaling approximately 6.91 acres, thereby meeting the minimum lot size requirement.

Proper public notice of the rezoning request has been provided and published in accordance with applicable requirements. To date, staff have received one public comment regarding the request. The comment asked the request be denied and raised concerns about noise, sanitation and coyotes that have been a challenge in the neighborhood.

In considering this request, the Planning Commission should review the rezoning standards contained within the Village Zoning Ordinance, including but not limited to:

- The suitability of the property for the proposed zoning classification;
- The compatibility of the proposed zoning with surrounding land uses;
- The impact of the rezoning on nearby properties and the general welfare of the community; and
- Consistency with the Village’s comprehensive planning objectives.

Staff does have reservations regarding the requested rezoning. While the subject property meets the minimum acreage requirements established under the Village’s Urban Chicken Ordinance, approval of this request may establish precedent for similar rezoning requests in other residential areas of the Village. There are approximately 50 lots in this subdivision that are over 1 acre (between 1 and 1.5 acres) and more throughout the Village.

Additionally, staff recognizes that concerns have been expressed regarding the potential for noise, odors, and other neighborhood impacts associated with the keeping of chickens in residential areas. These concerns should be considered by the Planning Commission in evaluating the overall compatibility of the proposed rezoning with the surrounding neighborhood and the long-term intent of the Village's zoning regulations.

In addition to the zoning, the Owner's Declaration for South Lake Estates Second Addition explicitly states that "no livestock or poultry of any kind may be raised, bred, kept, or permitted on any Lot." Because chickens are legally classified as poultry, they are banned under this covenant. Because HOA covenants can be more restrictive than local town laws, this HOA rule completely overrides any permissive village zoning. The Ulis's will need to present a letter to the Village from the HOA either granting a variance to the declaration or the HOA will have to vote to amend the declaration in order to obtain an urban chicken permit.

Following review and discussion, the Planning Commission may make a recommendation to the Village Board regarding approval or denial of the rezoning request.

Proposed Motions:

Motion to Recommend Approval:

"I move to recommend approval to the Village Board of the request submitted by Jeffrey and Tara Ulis to rezone the property commonly known as 4290 S. Lake Ct. and adjoining lots from VR-2 Residential to VR-1 Residential."

Motion to Recommend Denial:

"I move to recommend denial to the Village Board of the request submitted by Jeffrey and Tara Ulis to rezone the property commonly known as 4290 S. Lake Ct. and adjoining lots from VR-2 Residential to VR-1 Residential."



LAND USE PETITION

1400 Mt. Zion Parkway
Mt. Zion, IL 62549
Phone: 217.864.5424
Fax: 217.864.5935

All of the following items are required for a complete land use petition application.

- One completed Checklist (this form).
One completed Application, signed by the owner of the subject property or an authorized agent, notarized.
One copy of the property Legal Description, most likely a recorded deed, with Recorder's Stamp. The deed is available at the: Macon County Recorder's Office, 141 S. Main Street #201, Decatur, IL.
One signed, notarized Owner Consent Form (required only if the petitioner does not own the subject property).
Three copies of a Site Plan (for Variance and Special Exception petitions only; a site plan is not required for a rezoning). The site plan must clearly and accurately show the entire layout of the property including all structures, drives, parking areas and uses related to or proposed with the petition. The site plan must also include a north arrow and must be drawn to scale. See the attached Sample Site Plan.
One completed Findings of Fact form (for Variance and Special Exception petitions only; Findings of Fact are not required for a rezoning). See the attached guidance sheet.
One non-refundable application filing fee. Checks are payable to "Village of Mt. Zion".
Contact person information. The Contact Person will be contacted if additional information is necessary and will represent the petition at the hearing.

Contact Person: Tara Ulis

Address: 4290 S Lake Ct

City, State, ZIP: Decatur IL, 62521

Phone number: 949-370-8960 FAX:

Email address: tjumsw@gmail.com

Preferred method of contact: [X] EMAIL [] PHONE

LAND USE PETITION APPLICATION

OFFICE USE ONLY
Fee: _____
Date Paid: _____
Date of Hearing: _____
Zoning: _____

Subject Property (common address): **4280, 4290, 4300 & 4310 S Lake Ct, Decatur IL, 62521**

Parcel Number: 09-13-31-101-022 09-13-31-101-021 09-13-31-101-019 09-13-31-101-020 Acreage: 2.5 / 1.4 / 1.31 / 1.7

Existing Use of Property: **Residential**

Existing Improvements on Property: **None**

Petitioner Name: **Jeffrey & Tara Ullis** Phone: **949-370-8960**

Email Address: **tjumsw@gmail.com**

Petitioner's Home Address: **4290 S Lake Ct, Decatur IL, 62521**

Subject Property Owner Name (if different from petitioner): N/A

Subject Property Owner Address (if different from petitioner): N/A

Land Use Request (check all that apply):

- Variance of Use
- Variance of Development Standards
- Other (describe) _____
- Rezoning
- Special Use

Describe Land Use Request (attach additional pages if necessary): _____

Rezoning for residential VR1. We are intersted in using our property for use with 6 urban chickens (hens) in accordance to MtZ Village Chicken permit requirements.

The above information and attached exhibits, to my knowledge and belief, are true and correct.

Jeffrey and Tara Ullis

Signature of Petitioner

STATE OF ILLINOIS,
COUNTY OF MACON:

Subscribed and sworn to before me this _____ day of _____, 20__.

Notary Public

Printed Name of Notary Public

My Commission expires: _____

NOTICE OF PUBLIC HEARING ON POTENTIAL REZONING AND RELATED MATTERS WITH THE VILLAGE OF MT. ZION, MACON COUNTY, ILLINOIS

PUBLIC NOTICE is hereby given of a public hearing to be held by the Mt. Zion Planning Commission and Zoning Board of Appeals for the purpose of making a recommendation to the Village Board on June 2, 2026, at 5:30 p.m. at the Mt. Zion Village Hall, 1400 Mt. Zion Parkway, Mt. Zion, Illinois, 62549, for the purpose of considering and hearing testimony as to a rezoning in regards to a petition of Jeffrey and Tara Ullis for property comprising of approximately 6.91 acres of land located at 4280 & 4290 South Lake Court, and described as follows:

Lots Twenty-eight (28), Twenty-nine (29), Thirty (30) and Thirty-one (31) of South Lake Estates Second Addition, as per Plat recorded in Book 1832 on Page 637 of the Records in the Recorder's Office of Macon County, Illinois. Situated in Macon County, Illinois. Commonly known as 4280 and 4290 South Lake Court, Decatur, IL 62521. Tax ID# 09-13-31-101-012, 09-13-31-101-011, 09-13-31-101-010 and 09-13-31-101-012.

It is proposed that the subject property be rezoned from VR-2 Residential to VR-1 Residential. The property owners are requesting rezoning to allow for Urban Chickens as regulated under Chapter 6 Article V Urban Chickens of the Village of Mt. Zion Code of Ordinances. An accurate map of the subject parcel to be proposed to be subject to potential rezoning is on file with the Village Clerk of the Village Mt. Zion, Illinois.

All interested parties are invited to attend the public hearing and will be given an opportunity to be heard in person or in writing. The public hearing shall be conducted in accordance with the law applicable in such circumstances.

Pursuant to Illinois law, in the event a written protest against the proposed amendment is filed with the Village Clerk, signed and acknowledged by the owners of twenty percent (20%) of the frontage proposed to be altered, or by the owners of twenty percent (20%) of the frontage immediately adjoining or across an alley therefrom, or by the owners of twenty percent (20%) of the land immediately adjacent, the amendment shall not be passed except by a favorable vote of three-fourths (3/4) of the members of the corporate authorities of the Village.

Any person requiring an accommodation to participate in the hearing should contact the Village Clerk at least 48 hours in advance of the hearing.

The public hearing may be continued to a future date without further published notice.

Village of Mt. Zion, Illinois
By: Dawn Reynolds, Village Clerk
May 5, 2026