



ZION CITY COUNCIL AGENDA

REGULAR MEETING
TO BE HELD AUGUST 19, 2025 AT 7:00 P.M.
CITY COUNCIL CHAMBERS, CITY HALL,
2828 SHERIDAN ROAD, ZION, ILLINOIS

1. Call to Order
2. Roll Call
3. Pledge of Allegiance to the Flag
4. Agenda Changes
5. **CITIZEN COMMENTS**
6. **CONSENT AGENDA**
 - (a) **APPROVAL OF MINUTES:** a Regular Meeting held on August 5, 2025, 7:00 p.m.; approval but not release of Closed Session Minutes of a meeting held on August 5, 2025 at 7:25 p.m.
 - (b) **BILLS:** Vouchers 149746 through 149832 drawn on Huntington National Bank, N.A., Total: \$888,971.60
7. Consider passing **ORDINANCES** as follows:
 - (a) Increasing the annual salary for the Director of Economic Development per Chief Barden
 - (b) Approving and authorizing a Third Amendment to a Redevelopment Agreement between the City of Zion and Imperien LLC per Chief Barden
 - (c) Authorizing and approving an Intergovernmental Agreement between the Zion Park District and the City of Zion (Park property for Fire Station #2) per City Attorney
8. **DISCUSSION/AUTHORIZATION/APPROVAL**
 - (a) Consider Zoning Docket 25-Z-8, requesting to remove the existing PUD and approve a new PUD with a Special Use Permit to allow a residential subdivision and a solar farm at the property located at 40375 Kenosha Road per Director Ianson. Planning & Zoning Commission recommends approval of the option to allow the development of the solar farm and eliminating the development of 50 homes, and donating the property to the Park District.

- (b) Consider Zoning Docket 25-Z-11 and ordinance, requesting a Variance from Section 102-152(3) of the Zion Municipal Code to build a garage that exceeds the height of the principal structure per Director Ianson. Planning & Zoning Commission recommends approval.
- (c) Consider Zoning Docket 25-Z-12 and ordinance, requesting a Zoning Change from HB (Highway Business) to R-13 (Residential Single Family) for the property located at 1128 Shiloh Blvd. per Director Ianson. Planning & Zoning Commission recommends approval.
- (d) Consider approval of ambulance billing contract with Paramedic Billing Services, Inc. per Chief Stried
- (e) Consider approval of Pitney Bowes Lease renewal per Director Conway
- (f) Consider approval of Green Pay Utility Billing Online System per Director Conway
- (g) Authorizing the Issuance of a Class K Retail Liquor License to Sandhills Gaming LLC D/B/A Lucky Jack’s Gaming Café located at 2256 Sheridan Road per Mayor McKinney
- (h) Authorizing the Issuance of a Class A-4 Retail Liquor License to Sandhills Gaming LLC D/B/A Dina’s Italian Deli located at 3235 Sheridan Road per Mayor McKinney

9. **DEPARTMENTAL COMMENTARY**

10. **ANNOUNCEMENTS**

September 1		City Offices Closed for the Holiday
September 2	7:00 p.m.	Zion City Council Meeting
September 16	6:00 p.m.	Zion Township Board Meeting
	7:00 p.m.	Zion City Council Meeting

11. **CLOSED SESSION** – (Pursuant to 5 ILCS 120/2 “Open Meetings”) for the discussion of filed, pending and/or probable or imminent litigation, sale or purchase of real estate, collective bargaining, legal counsel and personnel

12. Action for items considered in Closed Session

13. **ADJOURN**