



# ZION CITY COUNCIL AGENDA

REGULAR MEETING  
TO BE HELD SEPTEMBER 16, 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. **SPECIAL PRESENTATION** – Awards for the Zion-Benton Labor Day Parade
6. **CITIZEN COMMENTS**
7. **CONSENT AGENDA**
  - (a) **APPROVAL OF MINUTES:** a Regular Meeting held on September 2, 2025 at 7:05 p.m., approval but release of Closed Session Minutes of a Meeting held on September 2, 2025 at 7:34 p.m.
  - (b) **BILLS:** Vouchers 149926 through 150013 drawn on Huntington National Bank, N.A. Total: \$372,029.14
8. Consider passing **ORDINANCES** as follows:
  - (a) Approving and authorizing a Redevelopment Agreement by and between the City of Zion and R&T AZP LLC D/B/A Domino's Pizza 2880 per Director Bronson
  - (b) Authorizing and approving an agreement with Curalinc, LLC and the City of Zion for Employee Assistance Program Services per Chief Barden
  - (c) Authorizing and approving City Staff to establish an on-street parking plan for the Dungeon of Doom per Chief Barden
  - (d) Authorizing and approving personnel changes in the Accounts & Finance Department per Chief Barden
  - (e) Authorizing and approving personnel changes in the Public Works Department per Chief Barden
  - (f) Ratifying the appointments of Supervisors of the Public Works Department on behalf of the City per Chief Barden

## 9. **DISCUSSION/AUTHORIZATION/APPROVAL**

- (a) Consider Zoning Docket 25-Z-13 and ordinance, requesting a Variance from Section 10-12(a) of the Zion Municipal Code to allow a 6ft fence on the street side to the front building line for property located at 4106 Stonebridge Drive per Director Ianson. Planning & Zoning Commission recommends approval.
- (b) Consider Zoning Docket 25-Z-14 and ordinance, requesting a Variance from Section 102-128(6)(a) of the Zion Municipal Code to allow the continued use of the front off-street parking at the property located at 2413 Joppa Avenue per Director Ianson. Planning & Zoning Commission recommends approval.
- (c) Consider Zoning Docket 25-Z-15 and ordinance requesting a Special Use Permit to Section 102-92(d) of the Zion Municipal Code to operate an auto repair shop and to continue using the existing trailer on the property located at 2804 Deborah Avenue per Director Ianson. Planning & Zoning Commission recommends approval.
- (d) Tabulation of Bids – #2.50 – Site Utilities for the Fire Station No. 2 project per Chief Barden
- (e) Consider approval of Hotel/Motel Tax Grant for GPT Enterprises LLC DBA Dungeon of Doom per Chief Barden
- (f) Consider approval of appointment of Mr. Theodore Potkonjak as the City of Zion’s Adjudication Hearing Officer per Chief Barden

## 10. **DEPARTMENTAL COMMENTARY**

## 11. **ANNOUNCEMENTS**

October 7	7:00 p.m.	Zion City Council Meeting
October 21	6:00 p.m.	Zion Township Board Meeting
	7:00 p.m.	Zion City Council Meeting

12. **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

## 13. **ADJOURN**