



**REGULAR MEETING  
TO BE HELD MAY 19, 2026, 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 May 5, 2026 at 7:00 p.m.
  - (b) **PROCLAMATION:** Memorial Day, May 25, 2026
7. **DISCUSSION/AUTHORIZATION/APPROVAL**
  - (a) Consider Zoning Docket 26-Z-2 and ordinance, requesting a Special Use Permit from Section 102-504(a)(1) of the Zion Municipal Code to install a rooftop solar panel system for Realwheels Corp. located at 3905 Rte. 173 per Director Ianson. Planning & Zoning Commission recommends approval.
  - (b) Consider Zoning Docket 26-Z-3 and ordinance, requesting a requesting approval of a final Plat of Consolidation of Lot 2 through Lot 9 and vacate the existing alley for the purpose of development per Director Ianson. Planning & Zoning Commission recommends approval.
  - (c) Consider Zoning Docket 26-Z-6 and ordinance, requesting a requesting approval of a Plat of Subdivision of PIN Numbers 04-21-301-024 and 04-21-301-008 for residential use per Director Ianson. Planning & Zoning Commission recommends approval.
  - (d) Consider Zoning Docket 25-Z-7 and ordinance, requesting a Variance to Sections 102-152(3)(c) and Section 102-32(a)(8) of the Zion Municipal Code to address the improper setbacks for the house and garage for the property located at 2541 Galilee Avenue per Director Ianson. Planning & Zoning Commission recommends approval.
  - (e) Consider Zoning Docket 25-Z-8 and ordinance, requesting a Variance to Sections 102-32(b) and Section 102-32(a)(8) of the Zion Municipal Code to address the improper setbacks and maximum lot coverage for the property located at 2539 Galilee Avenue per Director Ianson. Planning & Zoning Commission recommends approval.

- (f) Consider Zoning Docket 26-Z-9 and ordinance, requesting a Special Use Permit to operate an auto repair shop at the property located at 1717 Kenosha Road per Director lanson. Planning & Zoning Commission recommends approval.
- (g) Consider Zoning Docket 25-Z-10 and ordinance, requesting a Variance to Sections 102-128(8)(b) of the Zion Municipal Code to continue the use of gravel parking for the property located at 1717 Kenosha Road per Director lanson. Planning & Zoning Commission recommends approval.

8. **DEPARTMENTAL COMMENTARY**

9. **ANNOUNCEMENTS**

May 25		City Offices Closed for the Holiday
June 2	7:00 p.m.	Zion City Council Meeting
June 16	6:00 p.m. 7:00 p.m.	Zion Township Board Meeting Zion City Council Meeting

10. **ADJOURN**