

Virgil Bates, Zion noted that at the meeting 2 weeks ago, they discussed a water main break. He shared that everyone's water bills have gone up and questioned why they are so high. He stated that it was noted that water main breaks do not affect the water rates but wonders if residents are paying for the water main breaks. Additionally, he asked how he would obtain a tax receipt for tire that was changed at the business at 23rd and Galilee. Mayor McKinney noted that the City did have a water rate hike recently as the City had a half million-dollar deficit. He suggested if resident's bills seem really high, it is possible that they may have a leak. He noted the increase in water rates is not related to main breaks. Additionally, he stated that requesting a receipt is between him and the business, as they City does not get involved in those matters.

CONSENT AGENDA

It was moved by Commissioner McDowell, seconded by Commissioner Frierson that the Minutes be approved as follows:

- (a) **APPROVAL OF MINUTES:** a Regular Meeting held on April 1, 2025 at 7:00 p.m.; approval but not release of Closed Session Minutes of a Meeting held on April 1, 2025 at 8:06 p.m.

The vote on roll call was: Commissioners Frierson, aye; Stackhouse, aye; McDowell, aye; Fischer, aye; and Mayor McKinney aye. Motion carried.

It was moved by Commissioner Fischer, seconded by Commissioner Stackhouse that the Bills be approved as follows:

- (a) **BILLS:** Vouchers 148750 through 148819 drawn on Huntington National Bank, N.A. Total: \$450,883.08

The vote on roll call was: Commissioners Frierson, aye; Stackhouse, aye; McDowell, aye; Fischer, aye; and Mayor McKinney aye. Motion carried.

ORDINANCE/INSURANCE RENEWAL/WORKPLACE VIOLENCE/ CYBER SECURITY

A memo (25-DOC-23) was received from Administrator Knabel requesting approval of a quote from Marsh & McLennan Agency LLC for renewal of certain insurance policies. Administrator Knabel stated the proposed quotes are for workplace violence and cyber insurance for coverage effective 5/1/25 through 4/30/26. He noted there is a 7% decrease in cyber insurance but an increase in the workplace violence due to more employees. In order to align all of the City's insurance policies, he recommends approval of the short-term policies that will cover the City until December 1st. Prior to that time, they will have the insurance carrier go back out to market for an annual renewal. He feels the proposal is reasonable and would recommend that they renew the lines of coverage as proposed.

It was moved by Commissioner Fischer and seconded by Commissioner McDowell that an Ordinance (25-O-22) be passed authorizing Marsh & McLennan Agency LLC to provide Insurance Brokerage Services and renew certain insurance policies (workplace violence & cyber). The vote on the roll: Frierson, aye; Stackhouse, aye; McDowell, aye; a Fischer, aye; and Mayor McKinney aye. Motion carried. Ordinance passed.

ORDINANCE/PURCHASE/STRYKER POWER CHAIR/FIRE/RESCUE DEPARTMENT

A memo (25-DOC-24) was received from Chief Stried requesting approval of a quote for the purchase of a specialized battery-powered Power Chair (Stryker Xpedition). The ProCare Maintenance portion of the sales quote will be a budgeted item for FY26 and not included in the purchase. However, the request is being presented for approval now since they have recently been awarded a \$15,000 safety grant from IMPG, the City's risk management insurance provider. The quote also reflects a discount that Stryker offers for IPMG customers. The amount that the City is responsible for (\$17,242.18) will come from the Capital Projects Fund, as confirmed by the Finance Director. The purchase of two Xpedition power chairs will allow for one to be placed in service on each first-out ambulance at Stations 1 & 2; consideration for a future purchase to equip the two reserve ambulances will be potentially included in FY26. The purpose of the equipment is to aid in the safe transport of patients up and down stairs; the power portion of the chair is safer for the paramedic as it allows for less muscle, back and leg use while navigating these rigorous and dangerous patient-movement situations. He is requesting approval of the purchase agreement as presented for a total cost of \$32,242.18, \$15,000 of which will be refunded by IPMG after they purchase the equipment. He also requested that the City Council waive the bid process and recognize this as a single-source vendor of the specialized rescue equipment. The only vendor for the product is Stryker Medical Products.

It was moved by Commissioner McDowell and seconded by Commissioner Stackhouse that an Ordinance (25-O-23) be passed authorizing and approving the purchase of essential equipment (EMS Chairs from Stryker Sales, LLC) in the Fire/Rescue Department. The vote on the roll: Frierson, aye; Stackhouse, aye; McDowell, aye; Fischer, aye; and Mayor McKinney aye. Motion carried. Resolution passed.

VARIANCE REQUEST/SECTION 102-32/102-128/ZION MUNICIPAL CODE/2816 EMMAUS AVENUE

A memo (25-DOC-25) was received from Director Ianson requesting a Variance to Section 102-32(a)(4), 102-32(a)(6) and 102-128(6)(a) of the Zion Municipal Code. Director Ianson stated that Israel Martinez is seeking a Variance to Section 102-32(a)(4) of the Zion Municipal Code to allow rear yard depth less than 20%, Section 102-32(a)(6) of the Zion Municipal Code to allow a minimum garage setback from 18 ft. to 0 ft., and Section 102-128(6)(a) of the Zion Municipal Code to continue to allow front off-street parking for the property located at 2816 Emmaus Avenue, Zoning Docket 25-Z-4. The dwelling was once a coach house for the principal structure on the property. the principal building was demolished many years ago, leaving only the coach house. Section 10-10(e)(1) of the Zion Municipal Code requires that if a single-family or multi-family dwelling is vacant 6 months (180 days) or more, it is required to update the dwelling to the current code. At the April 3, 2025 Planning & Zoning Commission meeting, they recommended to approve the Variances.

It was moved by Commissioner Frierson and seconded by Commissioner McDowell that an Ordinance (25-O-24) be passed granting certain land use relief (variation – decrease rear yard depth, decrease garage setback and allow parking in the front) for real property located at 2816 Emmaus Avenue The vote on the roll: Frierson, aye; Stackhouse, aye; McDowell, aye; Fischer, aye; and Mayor McKinney aye. Motion carried. Ordinance passed.

VARIANCE REQUEST/SECTION 102-32/102-128/ZION MUNICIPAL CODE/1703 HERMON AVENUE

A memo (25-DOC-26) was received from Director Ianson requesting a Variance to Section 102-128(6)(a) and 102-32(a)(6) of the Zion Municipal Code. Director Ianson stated Mr. Jose Mendez is seeking a Variance to Section 102-128(6)(a) of the Zion Municipal Code to continue to allow front off-street parking, and Section 102-32(a)(6) of the Zion Municipal Code to allow the existing 13 ft. garage setback, instead of the required 18 ft. for the property located at 2816 Emmaus Avenue, Zoning Docket 25-Z-5. Section 10-10(e)(1) of the Zion Municipal Code requires that if a single family or multi-family dwelling is vacant 6 months (180 days) or more, it is required to update the dwelling to the current code. At the April 3, 2025 Planning & Zoning Commission meeting, they recommended to approve the Variances.

It was moved by Commissioner Frierson and seconded by Commissioner Stackhouse that an Ordinance (25-O-25) be passed granting certain land use relief (variation – decrease garage setback and allow parking in the front) for real property located at 1703 Hermon Avenue The vote on the roll: Frierson, aye; Stackhouse, aye; McDowell, aye; Fischer, aye; and Mayor McKinney aye. Motion carried. Ordinance passed.

SPECIAL USE PERMIT/SECTION 102-31/102-128/ZION MUNICIPAL CODE/1828 HEBRON AVENUE

A memo (25-DOC-27) was received from Director Ianson requesting a Special Use Permit to Section 102-31(6) and 102-128(6)(d) of the Zion Municipal Code. Director Ianson stated First Building Together NFP is seeking a Special Use Permit to Section 102-31(6) of the Zion Municipal Code to operate a Community Center and Section 102-128(6)(d) of the Zion Municipal Code to allow off-street parking in a residential district for the property located at 1828 Hebron Avenue, Zoning Docket 25-Z-6. The proposed programs for the Community Center will entail Mental Health Services, Youth Development Programs and Economic Growth Initiatives. Currently, the building has approximately 8 parking spaces. The Community Center will require 23 parking spaces, plus one ADA. The additional parking spaces will be located at 1901 and 1903 Hebron Avenue which is across the street. At the April 3, 2025 Planning & Zoning Commission meeting, they recommended to approve the Special Use Permits. Commissioner Fischer asked if those additional spots were vacant lots. Director Ianson stated they were vacant and would be converted to parking.

It was moved by Commissioner Stackhouse and seconded by Commissioner Frierson that an Ordinance (25-O-26) be passed granting certain land use relief (Special Use Permit – Community Center and reduced yard setback for parking) for real property located at 1828 Hebron Avenue The vote on the roll: Frierson, aye; Stackhouse, aye; McDowell, aye; Fischer, aye; and Mayor McKinney aye. Motion carried. Ordinance passed.

DEPARTMENTAL COMMENTARY

Director Ianson noted that they are still accepting applications for the seasonal grass crew. The season runs from May through October. Grass cutters must be at least 16 years old and the Supervisor must be at least 18 years old. Information is available on the City's website.

Director Roberts noted the Union Pacific Railroad has a planned closure for the crossing on Shiloh Blvd. for Monday, April 14th to Tuesday, April 22nd for repairs. The alternate route will be down 27th Street to Deborah and back around for that period of time. Mayor McKinney asked about the patching program and Director Roberts noted they were still accessing the streets. The asphalt plants are not open until the second week of May. Primary roads will be done first with secondaries next and finally the alleys. They will be going through the bid process soon for contracting of the large patching.

Police Chief Barden noted that with Spring finally here the Park District has posted its calendar of events. The Police Department will be out on their E-bikes. Additionally, he noted they have received some complaints about residents blowing leaves into other people's yards. He asked that residents bag up their leaves and put them out for pick-up.

Administrator Knabel stated that today was Tax Day and noted that people can file an extension. The Kenosha Public Library will be offering assistance for free tax help for those who make \$67,000 or less or those with disabilities or non-English speaking individuals. He noted individuals can call 800-906-9887 to set up an appointment or can go the IRS website for more information.

Commissioner McDowell noted that at the last meeting he noted that the Zion Benton Ministerial Association will host a community Good Friday Service at Nueva Vida which is the former Lakeview Church on Sheridan Road. It will be a bi-lingual service on Good Friday, April 18th at 7:00 p.m. Pastor Juan Carlos will be hosting a dinner after the service.

Commissioner Frierson noted the following:

- The Zion Benton Senior Resource Day is on April 16th from 9:00 a.m. to 12:00 p.m. at the Leisure Center
- The Coalition annual Adult Spelling Bee will be April 24th at 6:00 p.m. at The Point Church.
- Mama's Run will be May 10th at the Leisure Center with more information to come.

Commissioner Stackhouse thanked everyone that came out to the meeting and wished everyone a Happy Easter.

Mayor McKinney noted that the Easter Egg Hunt will take place at Shiloh Park on Saturday, April 19th at 9:00 a.m.

ANNOUNCEMENTS

April 18		City Offices Closed for the Holiday
May 6	7:00 p.m.	Zion City Council Meeting
May 20	6:00 p.m. 7:00 p.m.	Zion Township Board Meeting Zion City Council Meeting
May 24	9:00 a.m.	Elite Striders Event starting at Central Middle School

CLOSED SESSION

It was moved by Commissioner Fischer, seconded by Commissioner Stackhouse that the Council recess to Closed Session at 8:00 p.m., pursuant to 5 ILCS 120/2 "Open Meetings", for the discussion of filed, pending, possible and/or probable or imminent litigation, personnel, purchase or sale of real estate, collective bargaining, legal counsel and personnel. The vote on roll call was: Commissioners Frierson, aye; Stackhouse, aye; McDowell, aye; Fischer, aye; and Mayor McKinney, aye. Motion carried.

It was moved by Commissioner McDowell, seconded by Commissioner Frierson to reconvene the Regular Council meeting at 8:50 p.m. with all members present. The vote on roll call was: Commissioners Frierson, aye; Stackhouse, aye; McDowell, aye; Fischer, aye; and Mayor McKinney, aye. Motion carried.

NON-UNION SALARIES

It was moved by Commissioner McDowell, seconded by Commissioner Fischer approve the FY26 Non-Union salaries as presented. The vote on roll call was: Commissioners Frierson, aye; Stackhouse, aye; McDowell, aye; Fischer, aye; and Mayor McKinney, aye. Motion carried.

ADJOURN

There being no further business to come before the Council at this time, it was moved by Commissioner Frierson, seconded by Commissioner Fischer and unanimously approved the meeting be adjourned at 8:53 p.m. Motion carried.

City Clerk