

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, JULY 1, 2025 AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 2828 SHERIDAN ROAD, ZION, ILLINOIS

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Mayor McKinney called the meeting to order.

On call of the roll the following answered present: Commissioners McDowell, Frierson, Fischer, Stackhouse, and Mayor McKinney. A quorum was present.

Also present: Fire Chief Justin Stried, Police Chief Eric Barden, Building & Zoning Director Richard Ianson, Public Works Director Vic Ransom and City Attorney Erich Stach. Finance Director Kris Conway and City Administrator David Knabel were absent.

William Bremner led in the Pledge of Allegiance to the Flag.

AGENDA CHANGES

It was moved by Commissioner Stackhouse, seconded by Commissioner McDowell to accept the City Council meeting agenda as presented.

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

SPECIAL PRESENTATION/FIRE DEPARTMENT RECOGNITION

Chief Stried noted that they like to publicly acknowledge promotions and new hires. He presented the newest full-time hire, Aiden Lowery who started on June 16, 2025. He was pinned by his mother. Additionally, Matt Henby was promoted to the rank of Lieutenant on May 7, 2025. He started with the City on September 10, 2013. He was pinned by his wife.

CITIZEN COMMENTS

Raymond Gilmore, Cyprus Park, Zion, commented on the proposed development for a Solar Farm that will be encompass both Cypress Park and Shepherd's Crossing. Homeowners do not want their subdivision to be used as an entrance. and are looking to connect both cul-de-sacs. He noted that there are houses in the neighborhood that already have solar panels. Additionally, he mentioned the Cyprus Drive is sinking and the contain pot holes. They met with the contractor and the people who will build this. He believes that they will be selling solar to ComEd. He stated that people have a lot of concerns with the project and gave the list to the City Clerk. It was noted that there will be a meeting on August 7, 2025.

Mary Lou Hiltibran, ESDA Director, gave a monthly report of the recent activities that ESDA performs in assistance to the City. She invited those who wish to be a volunteer and have a positive influence in the community to go to the City's website and fill out an application.

Gibbie Buchholz thanked the Mayor and Commissioners for attending his 80th Birthday Party. He noted that there are beautiful people in Zion.

CONSENT AGENDA

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

- (a) **APPROVAL OF MINUTES:** a Regular Meeting held on June 17, 2025 at 7:00 p.m.; approval but not release of Closed Session Minutes of a meeting held on June 17, 2025 at 7:47 p.m.

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

ORDINANCE/DISPOSAL OF SURPLUS PROPERTY

A memo (25-DOC-43) was received from Director Ransom requesting vehicles and equipment in the Public Works Department be declared as surplus property. Director Ransom stated that a few vehicles and equipment in the Public Works Department have been deemed by Fleet Maintenance to be too costly for repair or are no longer safe for operation. Staff requests and recommends that the vehicles and equipment be declared surplus and scheduled to be auctioned. All vehicles and equipment are to be sold “as is” and minimum bid prices will be determined by staff and the City Administrator.

It was moved by Commissioner Stackhouse, seconded by Commissioner Fischer, that an Ordinance (25-O-41) be passed authorizing and approving the disposal of surplus property in the Public Works Department. The vote on roll call was: Commissioners McDowell, aye; Frierson, aye; Fischer, aye; Stackhouse, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

ORDINANCE/AMENDING SECTION 78-19/ZION MUNICIPAL CODE

Attorney Stach stated the proposed ordinance addresses encroachments in the City. Encroachments are generally buildings or structures that encroach or go onto public right-of-ways or City property which is generally prohibited. The ordinance creates a waiver process by which a written agreement can be entered into with the City allowing an encroachment to occur. Commissioner Fischer asked if the amendment was necessary due to the fact there was nothing in the Code that addresses this. Attorney Stach stated the current Code does not have contain a waiver process. Commissioner Frierson asked if there was any specific need for the amendment that has brought it to light. Attorney Stach stated currently there is a business that has a building where there is an encroachment and they are in the process of transferring ownership of the property and a waiver for the transfer to occur.

It was moved by Commissioner Fischer, seconded by Commissioner Stackhouse, that an Ordinance (25-O-42) be passed amending Section 78-19 of the Zion Municipal Code regarding encroachment in the City of Zion. The vote on roll call was: Commissioners McDowell, aye; Frierson, aye; Fischer, aye; Stackhouse, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

PROPOSAL/PROFESSIONAL ENGINEERING SERVICES/CHRISTOPHER BURKE ENGINEERING/ 2025 STREET PROGRAM

A memo (25-DOC-44) was received by Director Ransom requesting approval of a proposal from Christopher Burke Engineering Services for the 2025 Street Program. Director Ransom stated the proposal will provide the engineering design and preparation of bidding documents for the resurfacing and or reconstruction of:

Ezekiel Avenue from 31st Street to Carmel Blvd.
Carmel Blvd. from Ezekiel Avenue Enoch Avenue

The project is being submitted for a grant that may provide 100% funding. Staff requests and recommends approving the proposal for engineering services from Christopher Burke Engineering for a cost of \$36,700.00 and to advertise for bids. Funding for the services are a budget item in the FY26 MFT Fund. Commissioner Fischer asked where the funding will come from. Director Ransom stated it will come from the State of Illinois call for projects.

It was moved by Commissioner Stackhouse, seconded by Commissioner Fischer, that an Ordinance (25-O-43) be passed authorizing and approving a proposal for Professional Design Engineering Services from Christopher Burke Engineering, LTD. for the 2025 Street Program. The vote on roll call was: Commissioners McDowell, aye; Frierson, aye; Fischer, aye; Stackhouse, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

TABULATION OF BIDS/20TH STREET STORM IMPROVEMENTS

A memo (25-DOC-45) was received from Director Ransom regarding bid results for the 20th Street Storm Improvement. Director Ransom stated a bid opening was held on June, 2025 for Phase 1 of the 20th Street Storm Improvement project. Boundaries of Phase 1 are Gideon Avenue from 20th Street to the North Limit. The lowest responsible bidder was Bolder Contractors for the base bid of \$4,276,240.00. Construction will be composed of two parts;

1. Storm system upgrade – Bid \$3,201,170.00 of which \$2,750,000.00 is grant funded and reimbursable.
2. Water and sanitary main replacement – Bid \$1,075,070.00 which is locally funded.

Staff requests and recommends awarding the base bid for the project to Bolder Contractors in the amount of \$4,276,240.00. Funding for the project will be a line item in the FY26 Water and Grant Funds. Copies of the bid tabulations will be posted on the City's website.

It was moved by Commissioner Fischer, seconded by Commissioner Stackhouse, that a Resolution (25-R-6) be passed awarding the bid to the lowest bidder (Bolder Contractors) for the 20th Street Stormwater Improvement Project as presented. Commissioners McDowell, aye; Frierson, aye; Fischer, aye; Stackhouse, aye; and Mayor McKinney, aye. Motion carried. Resolution passed.

SPECIAL USE PERMIT/SECTION 102-58/ZION MUNICIPAL CODE/1828 HEBRON AVENUE

A memo (25-DOC-46) was received from Director Ianson requesting a Special Use Permit to Section 102-58(5) of the Zion Municipal Code. Director Ianson stated Ms. Diane Cooper of Precious Angels Daycare Learning Center is seeking a Special Use Permit to Section 102-58(5) of the Zion Municipal Code to operate a Daycare Center for the property located at 2730 Sheridan Road, Zoning Docket 25-Z-7. Ms. Cooper is licensee through the State of Illinois DCFS and has been operating a daycare out of her home for the past 20 years. She is also requesting to operate two shifts. The morning shift will be from 6:30 a.m. until 6:00 pm, Monday through Friday and the 2nd shift will be from 3:00 p.m. until 11:00 p.m. Monday through Thursday. There will be no p.m. shift operating on Fridays. Parents will be able to pick up and drop off in the City parking lot behind the building only, not on Sheridan Road. They are still pending clarification if an indoor playground will be permitted. Staff recommends the if the Council considers the request, that it would be contingent on all required approvals of DCFS. At the May 1, 2025 Planning & Zoning Commission meeting, they recommended to approve the Special Use Permit. Commissioner Fischer asked if those additional spots were vacant lots. Director Ianson stated they were vacant and would be converted to parking. Commissioner Frierson thanked Ms. Cooper for her patience. He noted that there were some concerns putting a daycare on a main street in the business district.

It was moved by Commissioner Stackhouse and seconded by Commissioner McDowell that an Ordinance (25-O-44) be passed granting certain land use relief (Special Use Permit – Daycare Center) for real property located at 2730 Sheridan Road. The vote on the roll: McDowell, aye; Frierson, aye; Fischer, aye; Stackhouse, aye; and Mayor McKinney aye. Motion carried. Ordinance passed.

TABULATION OF BIDS/SALE OF REAL ESTATE/1225 27TH STREET

A memo (25-DOC-47) was received from Director Ianson regarding bid results for the Sale of Real Estate located at 1225 27th Street. Director Ianson stated on June 18, 2025 the City held a bid opening for the sale of property located at 1225 27th Street (PIN #04-21-413-003). Only one responsive bid was received from Martha's Nursery & Learning Center with a bid of \$6,500.00. Staff is recommending that they accept the only responsive bidder in the amount of \$6,500.00

It was moved by Commissioner Fischer, seconded by Commissioner Stackhouse, to accept the bid from Martha's Nursery & Learning Center for the Sale of Real Estate for 1225 27th Street as presented. Commissioners McDowell, aye; Frierson, aye; Fischer, aye; Stackhouse, aye; and Mayor McKinney, aye. Motion carried

ISSUANCE OF A CLASS C AND CLASS C-1 RETAIL LIQUOR LICENSE/TORRES FRESH MARKET

Mayor McKinney presented an application for a Class C and Class C-1 Retail Liquor License from Torres Fresh Market. They will be taking over the Piggly Wiggly building at 3341 Sheridan Road. They are a family owned business who have grown into a chain of five stores. The Liquor Commission recommended approval of the licenses.

It was moved by Commissioner Stackhouse, seconded by Commissioner McDowell, to approve the issuance of a Class C and Class C-1 Retail Liquor License to Torres Fresh Market. Commissioners McDowell, aye; Frierson, aye; Fischer, aye; Stackhouse, aye; and Mayor McKinney, aye. Motion carried.

DEPARTMENTAL COMMENTARY

Director Ianson noted they will be replacing the front doors at City Hall this Wednesday and Thursday. There will be access to inside City Hall through the eastside entrance on Sheridan Road. He is hoping it will only be a two-day project.

Director Ransom noted that street crews are out checking for areas that are obstructing vision due to hanging branches. Some residents have expressed concern on streets with poor visibility. Mayor McKinney thanked Director Ransom for taking care of the reported issues. He noted that residents can out Public Works by alerting them about issues in the City.

Fire Chief Stried reminding residents they have a smoke alarm program through State grants. They are willing to come to resident's homes and check their detectors and may install them if needed.

Chief Barden stated knowing that it is America's 249th Birthday he understands people like fireworks but they are illegal in the City and the State of Illinois. They will not be issuing warnings and will be issuing tickets immediately on the first offense. Mayor McKinney noted that this is the third year that the Fireworks Ordinance has been in effect. Fireworks disrupt pets and those with PTSD and seniors. There was an incident in Kenosha due to the heat and fireworks that caused a building to burn down. Commissioner Fischer asked if residents see fireworks in their neighborhood, what should they do? Chief Barden directed them to call the police department, give the address and take pictures if possible. Mayor McKinney noted that the Park District is doing a 4th of July Fireworks display for all to attend.

Commissioner McDowell noted there will be a prayer of dedication ceremony at Ester's Well on July 12, 2025 at 9:00 a.m.

Mayor McKinney noted that Commissioner Frierson recently had a birthday. He would like to continue to recognize monthly birthdays. Additionally, he noted that former Commissioner Amos Monk was laid to rest last weekend. Mr. Monk was a Commissioner for 14 years. The service was very well attended by local politicians and Mayors from surrounding municipalities. He was always helping people and was a legend among kids at the high school.

Resident William Bremner noted that the United States Army just celebrated its 250th Birthday on June 14, 2025.

ANNOUNCEMENTS

July 4		City Offices Closed for the Holiday
July 15	6:00 p.m.	Zion Township Board Meeting
	7:00 p.m.	Zion City Council Meeting

CLOSED SESSION

It was moved by Commissioner Fischer, seconded by Commissioner McDowell that the Council recess to Closed Session at 7:40 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 McDowell, aye; Frierson, aye; Fischer, aye; Stackhouse, aye; and Mayor McKinney, aye. Motion carried.

It was moved by Commissioner Frierson seconded by Commissioner McDowell to reconvene the Regular Council meeting at 8:20 p.m. with all members present. The vote on roll call was: Commissioners McDowell, aye; Frierson, aye; Fischer, aye; Stackhouse, 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 Stackhouse, seconded by Commissioner Frierson and unanimously approved the meeting be adjourned at 8:21 p.m. Motion carried.