

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, OCTOBER 21, 2025 AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 2828 SHERIDAN ROAD, ZION, ILLINOIS

Mayor McKinney called the meeting to order.

On call of the roll the following answered present: Commissioners McDowell, Frierson, Stackhouse, Fischer, 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, Economic Development Director Sonolito Bronson City Administrator David Knabel and City Attorney James Vasselli. Finance Director Kris Conway was absent.

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

AGENDA CHANGES

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

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

CITIZEN COMMENTS

There were no Citizen Comments.

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 October 7, 2025 at 7:00 p.m.; approval but not release of Closed Session Minutes of a meeting held on October 7, 2025 at 7:49 p.m.

The vote on roll call was: Commissioners McDowell, aye; Frierson, aye; Stackhouse, 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:

- (b) **BILLS:** Vouchers 150125 through 150464 drawn on Huntington National Bank, N.A. Total: \$567,076.85

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

- (c) **PROCLAMATION:** World Polio Day 2025

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

ORDINANCE/FOURTH AMENDMENT/REDEVELOPMENT AGREEMENT/IMPERIEN

A memo (25-DOC-85) was received from Chief Barden requesting approval of a Fourth Amendment to the Redevelopment Agreement between the City of Zion and Imperien LLC. Chief Barden stated the City of Zion previously entered into a Redevelopment Agreement (RDA) with Imperien LLC for the development of property located within the Trumpet Park Tax Increment Financing (TIF) District. The agreement and subsequent amendments were established to support the redevelopment of underutilized and blighted industrial property and to advance the City's Economic Development goals.

The Fourth Amendment to the RDA is proposed to expand the scope of allowable industrial uses within the development area. Specifically, the amendment would allow for industrial users or occupants beyond logistics, warehousing, or distribution, thereby enhancing opportunities for broader economic growth, job creation, and utilization of the Trumpet Park site.

It was moved by Commissioner Fischer, seconded by Commissioner Frierson that an Ordinance (25-O-78) be passed approving and authorizing a Fourth Amendment to the Redevelopment Agreement between the City of Zion and Imperien, LLC. The vote on roll call was: Commissioners McDowell, aye; Frierson, aye; Stackhouse, aye; Fischer, aye; and Mayor McKinney aye. Motion carried. Ordinance passed.

ORDINANCE/AMENDING MUNICIPAL CODE/VARIOUS SECTIONS/PARKING

A memo (25-DOC-86) was received from Chief Barden requesting approval of an amendment to various sections of the Zion Municipal Code regarding parking on public streets and in City-owned parking lots. Chief Barden stated the proposed amendment will permit parking in City-owned parking lots with the exception of the hours between 2:00 a.m. to 6:00 a.m., during which parking will remain prohibited unless valid overnight parking permit is issued or an exemption is granted for designated events or City-authorized purposes. This change ensures continued control over overnight vehicle storage while allowing flexibility for residents, visitors, and businesses who may occasionally require parking during restricted hours. Commissioner McDowell asked if this will replace the current parking ordinance. Chief Barden stated this ordinance only applies to City lots. He noted that there have been different rules for City lots. City-owned lots will now be in line with the 2:00 a.m. to 6:00 a.m. parking guidelines.

It was moved by Commissioner McDowell, seconded by Commissioner Stackhouse, that an Ordinance (25-O-79) be passed amending various sections of the Zion Municipal Code regarding parking on public streets and in parking lots owned by the City of Zion. The vote on roll call was: Commissioners McDowell, aye; Frierson, aye; Stackhouse, aye; Fischer, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

VARIANCE/SECTION 102-128/ZION MUNICIPAL CODE/3212 GIDEON AVENUE

A memo (25-DOC-87) was received from Director Ianson requesting a Variance from Section 102-128(6)(a) of the Zion Municipal Code. Director Ianson stated that Rafael Gutierrez is seeking 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 3212 Gideon Avenue. Currently, he has a non-conforming gravel driveway. He would like to install asphalt and extend the driveway to access the garage. At the October 2, 2025 Planning & Zoning Commission meeting, they recommended to approve the Variance.

It was moved by Commissioner Frierson, seconded by Commissioner Stackhouse, that an Ordinance (25-O-80) be passed granting a Variance from Section 102-128(6)(a) from the Zion Municipal Code for the continued use of the front off-street parking at the property located at 3212 Gideon Avenue. The vote on roll call was: Commissioners McDowell, aye; Frierson, aye; Stackhouse, aye; Fischer, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

DEPARTMENTAL COMMENTARY

Director Ransom shared the following:

- The 20th Street Storm Sewer Project Phase 1 should be wrapping up around the first week of November. They will be looking forward to Phase 2 next construction season. During that time the City has installed over 1,000 ft of 78-inch storm sewer, 740 ft of water main, 680 ft of sanitary main, 7,500 sq. ft of sidewalk, 1,500 ft of curb. Driveway restorations are at 1,100 sq. ft. and once the road is paved, it will be 24,500 sq. ft. of asphalt laid.
- There is no longer a leaf vacuuming program as it ended in 2023. Residents can put the leaves in the brown recyclable bags or be put in a 30-gallon container to be put out on their normal garbage day. Mayor McKinney noted that leaves tend to collect on the storm drains and residents can help keep the drains clear by removing any debris they see collected at the drains. Director Ransom stated every rain storm they actively come out prior to and during and clean the drains, especially during the fall weather but noted it would be helpful if residents could try and keep the drains clean.

Chief Stried noted the following:

- They closed out Fire Prevention Week with their annual Open House of which they had a good turnout.
- He noted with the weather getting colder, residents should get their furnaces checked and cleaned.
- He reminded residents of the smoke detector grant program through the State that provides smoke alarms for Zion homeowners. Information can be found on the City website or call the Fire Department for details. The Fire Department will come out to a residence to check the smoke detectors to or replace them if needed.

Director Bronson shared that Wintrust Community Bank will be holding a MoneySmart event for local businesses on Thursday, October 30th at the Illinois Beach Hotel from 8:00 a.m. to 11:00 a.m. It will be a great opportunity for homebased businesses as well as brick to talk about how to grow their business. Information will be posted on the City's social media pages.

Chief Barden noted the following:

- With the weather getting cooler and it getting darker earlier, citizens should make sure they drive with their lights on. Additionally, they should check their wiper blades for replacement.
- Shop with a Cop is coming up. They have a great partnership with the schools as well as community partners. A link will be shared to the City's social media pages for the PayPal account that will be available for people to give cash donations. He noted that they rely on donations as it is 100% donation funded. The program keeps growing every year. This year, they are trying to reach between 40-50 families. They did recognize a blind spot this year as there are some Zion residents that go to Beach Park schools. They will now open it up to those schools and specifically those students who are Zion residents.
- The School Resource Officers (SRO) have branded their squad cars with their assigned school's team mascots. It has been a great program and have received great reviews from the school, staff, administration and families. Mayor McKinney noted that the SROs have seen less issues at the public library due to the officer's relationships with the students.

Administrator Knabel noted that in December they will pass the tax levy. In the past he has had a Dollars & Sense series explaining property taxes and levies and how they work. He will be holding another session on November 12th at 6:00 p.m., at Zion City Hall. He will be explaining how the levy process works and the efforts as well as what the City efforts have been to help keep the City's share of the property taxes in control along with updates on the legislative efforts. They have a meeting with DCEO regarding the next round of funding for the CEJA funds. He will provide updates at the Dollars & Sense meeting. Information regarding the Dollars & Sense will be put out on the City's social media. Mayor McKinney noted that he was approached by a few residents questioning if they were going to do the public quarterly meetings with the taxing bodies as the residents seemed to get a lot of benefits out of it. Also mentioned were the landlord tenant meetings to share what the tenant's rights are. Administrator Knabel stated that he is in the process of talking with the taxing body group to find a more efficient way to get information out. They are looking at retooling the format. They hope to get back into sharing information with the community and discussions are on-going. Mayor McKinney asked if property taxes will be part of the discussions at the Dollars & Sense meeting. Administrator Knabel stated it will be the main issue and he encouraged resident to take a look at the property tax bills. He noted that the City's portion has been either flat or lower and that they are only 15% of the total tax bill. He will be talking about what the City is doing and what to expect in the upcoming years. Mayor McKinney noted that they continue to work with the other taxing bodies to lower their levies.

Commissioner McDowell shared Santa will be coming to the Shiloh House in the afternoon on November 29th. He noted that he will most likely arrive by way of a Zion fire engine. He will be passing out candy and stuffed animals. He also noted that on December 13th, there will be a group of elves will be going down to Chicago to pack up some presents for 80 families in Zion. This equates to about 250 children that will receive presents from the Elf Network. The distribution will take place at Christ Community Church on December 16th & 17th. Anyone that would like to participate can contact the Township Office.

Commissioner Frierson shared that the public may donate to the Shop with a Cop program by going to www.paypal.com/paypalme/zbchs. Additionally, he noted that the Movie in the Park has wrapped up for the year. It was great to see the bicycle officers out engaging with the families.

Commissioner Stackhouse stated that it is nice to see that the police are trying to change the narrative on how police officers are seen. Additionally, she thanked those who came out for the meeting.

Commissioner Fischer thanked Imperien for coming to the meeting and noted that he was looking forward to working with them.

Mayor McKinney noted that a resident in the audience had some questions regarding leaf pick-up.

Resident Mike Belcheck asked why the City went to a barrel pick-up in lieu of the curbside leaf vacuuming which was much easier for residents and cheaper.

Public Works Director, Vic Ransom stated that the barrel and bag service is a free program. Waste Management is no longer providing leaf vacuuming services and when the City looked elsewhere the price was exorbitant.

Administrator Knabel stated during the negotiations with the Waste Management the City was told that garbage rates would be increasing. Additionally, the leaf vacuuming would have cost the residents another 40% on top of the already increasing garbage rates. They could not justify the 40 % increase to residents. They will continue to provide curbside pick-up in the barrel and bags on their regular garbage day.

Mr. Belcheck stated the quarterly bills went up but the leaf vacuuming went away.

Administrator Knabel stated when they were renegotiating the contract for the waste pickup, there were set amounts that they could charge the City every year for increases. During the negotiations they caught all that up due to their costs going up. This caused an increase in the amount for regular garbage pick-up. They would have seen another increase of 40% on top of that to continue to do the leaf vacuuming program. They made the determination that as long as they continued to provide curbside pickup using the containers and bags, they would not continue the program at a 40% increase to residents.

Mr. Belcheck asked if the contract allowed for adding additional weeks to the pick-up as the leaves are still falling after the due date.

Administrator Knabel stated they have struggled with times when the leaves fall later in the year. In the past they have talked with Waste Management about extending the period and have been generally receptive to it, but they cannot commit to it. They want to make sure they are picked up before the first freeze. They will keep an eye it and try and add extra week if needed.

ANNOUNCEMENTS

October 26	2:00 p.m. to 5:00 p.m.	Zion Trick or Treating
October 31	4:00 p.m. to 6:00 p.m.	Zion Park District Trail of Treats at Shiloh Park
November 4	7:00 p.m.	Zion City Council Meeting
November 12	6:00 p.m.	Dollars & Sense Meeting Zion City Hall
November 18	6:00 p.m. 7:00 p.m.	Zion Township Board Meeting Zion City Council Meeting

CLOSED SESSION

It was moved by Commissioner Frierson, seconded by Commissioner Stackhouse 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; Stackhouse, aye; Fischer, aye; and Mayor McKinney, aye. Motion carried.

It was moved by Commissioner Frierson seconded by Commissioner McDowell to reconvene the Regular Council meeting at 8:00 p.m. with all members present. The vote on roll call was: Commissioners McDowell, aye; Frierson, aye; Stackhouse, aye; Fischer, aye; and Mayor McKinney, aye. Motion carried.

APPOINTMENT/PSEBA HEARING OFFICER

A memo (25-DOC-88) was received from Chief Barden requesting approval of the appointment of a Public Safety Employee Benefit Act (PSEBA) hearing officer with compensation set by the City Council.

It was moved by Commissioner Fischer, seconded by Commissioner Stackhouse to approve Dennis Roboletti as the City's PSEBA Hearing Officer with compensation set at \$180.00 an hour. The vote on roll call was: Commissioners McDowell, aye; Frierson, aye; Stackhouse, aye; Fischer, aye; and Mayor McKinney, aye.

ADJOURN

There being no further business to come before the Council at this time, it was moved by Commissioner Frierson, seconded by Commissioner Stackhouse and unanimously approved the meeting be adjourned at 8:03 p.m. Motion carried.

City Clerk