

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, DECEMBER 16, 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, Fischer, Stackhouse, Frierson, and Mayor McKinney. A quorum was present.

Also present: Fire Chief Justin Stried, Police Chief Eric Barden, Building & Zoning Director Rich Ianson, Public Works Director Vic Ransom, Economic Development Director Sonolito Bronson, City Administrator David Knabel and City Attorney James Vasselli.

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

AGENDA CHANGES

It was moved by Commissioner McDowell, seconded by Commissioner Frierson to accept the City Council meeting agenda with the following change:

Delete Item 13. **CLOSED SESSION** – (Pursuant to 5 ILCS 120/2 “Open Meetings”) for the discussion of threatened and/or probable or imminent litigation, collective bargaining, purchase or sale of real estate, legal counsel and personnel

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

PUBLIC HEARING/ PROPOSED TAX LEVY FOR 2025

It was moved by Commissioner Fischer and seconded by Commissioner McDowell to open the public hearing for the 2025 Tax Levy at 7:03 p.m. The vote on roll call was: Commissioners McDowell, aye; Fischer, aye; Stackhouse, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried.

Administrator Knabel stated the total tax levy is \$9,085,646 which represents a \$786,964 increase over the prior year extension or 9.5%. The typical cap for the levy is based on the lesser of CPI (2.9%) or 5%. However, there is a provision in the PTELL statute that allows for a greater increase if the extension was reduced in the prior year and they decreased the extension by 5.4% in the prior year. They continue to look to other revenue sources to help reduce the dependence on property taxes and the resulting burden on the residents and businesses.

The reason for the increase is due to how the CEJA legislation is written. The language states that to receive funds, 75% of the funding has to go towards property tax abatement. Therefore, the reduction in prior years is not eligible. Therefore, they have to increase the levy to then abate the taxes to be eligible for the reimbursement. Per DCEO, the abatement will be \$1,538,877. Once the abatement is applied, the net extension will be \$7,546,769. This represents a 9.2% decrease from prior year (and a 14% decrease over the previous two years).

The pre-abatement levy will have the City’s tax rate go from 1.738 to 1.681, which is a decrease of approximately 3.3%

The total levy is allocated among 9 different functions. There is some room to reallocate the total based on fund rate limits and requirements, but as currently presented, the revenue is allocated as follows:

	2025 Levy	2024 Extension	Increase (Decrease)
Corporate		269,490	(269,490)
Street & Bridge	225,000	225,000	
Fire Protection	745,858	745,858	
Ambulance Service	540,297	540,297	
IMRF	495,548	410,633	84,915
Liability Insurance	1,191,453	1,137,833	53,620
Social Security	584,382	464,949	119,433
Police Pension	3,286,944	2,367,054	919,890
Fire Pension	2,016,164	2,137,568	(121,404)
Total	9,085,646	8,298,682	786,964

Police pension levy amount proposed is \$3,286,944. The statutory minimum requirement is \$3,768,089 which is a \$401,040 increase over the prior year. The recommended actuarial levy amount is \$4,691,524. The plan is currently 49.3% funded (a 0.2% decrease over the prior year). They are funding less than the statutory minimum from the levy due to levy maximums not sufficient to cover pension increases. The anticipation is that legislation has been proposed and will soon be passed that extends the amortization period of police and fire pension funds from 2040 to 2050 and the City levy will be more in line with required contributions.

Fire pension levy amount proposed is \$2,016,164. The statutory minimum requirement is \$2,311,292 which is a \$173,724 increase over the prior year. The recommended actuarial levy amount is \$2,698,368. The plan is currently 49.3% funded (a 1.15% increase over prior year). Similar to the police pension, the amount to be funded from the levy is less than the statutory minimum due to levy caps.

As of April 30, 2026, the social security fund will have an estimated fund deficit of (\$240,145). Therefore, they will increase the levy to cover half of the deficit as well as the amount necessary to cover FY27 payroll tax expenses.

Liability insurance levy is increasing by \$53,620 due to the renewal premiums in workers compensation insurance and other lines of insurance.

As of April 30, 2026, the IMRF fund will have an estimated fund deficit of (\$124,110). Therefore, they will increase the levy to cover some of the deficit as well as the amount necessary to cover the FY27 pension contributions.

Fire Protection and Ambulance Service were kept at the same levels as prior year. These funds are transferred to the general fund to offset the costs of these services.

Street & Bridge has been kept at the same level for several years despite costs of street projects increasing significantly during that time. While they need additional funding for streets, they are unable due to the levy caps and pension challenges. The MFT fund will continue to have funds for road projects due to the increase in the State MFT tax and they will continue to aggressive in pursuing grant funding for infrastructure.

The general fund levy is \$0 for the first time ever. As mentioned in prior years, the pension actuarial required funding amounts increased significantly from the prior years resulting in decreasing funding levels in other areas to cover the increased costs to the City. Not only is the general fund levy eliminated, but they had to remove \$776,273 in pension funding just to get below the PTELL caps. Police & fire pension contributions now account for 58% of the total levy whereas they were only 34% 10 years ago and 21% 20 years ago. Legislation is proposed to extend out the amortization date extending it to 2050 as the date of 2040 is getting closer.

Administrator Knabel explained how the CEJA funds came to be. He noted the intent was that the funds be used to offset property taxes because of the impact of the closure of the nuclear plant. When the original legislation was written, the language was not specific about abatements or tax reduction. In the first two years the funds were used for capital projects. They received \$1.5 million in the first round of funding and that was used to reduce the City levy \$1 million last year. Since then the legislation was amended to include the 75% abatement of the funds to reduce taxes. All taxing bodies must pass an abatement resolution to comply with the legislation to have access to the funds. Mayor McKinney noted that the City was a model for the rest of the taxing bodies by reducing their levy prior to the required abatement to show the residents that they were serious about reducing property taxes. He reminded residents that the City is only 15% of the tax bill. Administrator Knabel stated that they cannot reduce their levy enough to offset increases by the other taxing bodies because the City is such a small part of the total. Mayor McKinney noted that the CEJA money amounts to about \$15 million a year which is what they would be getting from the Nuclear Waste Act of 1982 had the government followed their guidelines in being able to pay the City for dealing with a shuttered nuclear plant. The City was getting \$19 million a year in property taxes from the nuclear power plant which has been reduced to \$1.5 million. It is a heavy load for the residents that's why they have been working for the last 13 years to come up with a solution. The State Reps have worked with them to make sure this happened. Commissioner Frierson noted that the City reducing the levy vs. abating was done to try and prevent big pops down the line, so they are trying to smooth the tax reduction to taxpayers so they could also lower the base by using the CEJA money responsibly. Administrator Knabel stated abatements are a temporary agreement to not collect tax funds. They must abate them every year in order to keep the taxes down. They are concerned if the funding or abatement goes away, then there will be a huge spike in taxes. Games can be played with the language and the abatements so the City decided to take away the shell game and just reduce the levy. Then the amended legislation came out to say in order to receive the funding, they must abate 75%. Commissioner Frierson asked if regarding pensions, the markets have been doing fairly well and wonders if they are just paying out that much in pension that the increases that they are having in the markets are not keeping up?

Administrator Knabel stated that if pension amounts or pension participants are living longer, having higher salaries and longer and they are not putting as much in, even with good returns, actuarially can only say they assume a 6 1/4% return. Regardless of how the markets are working, they are stuck saying you are only going to get a 6 1/4 % over the next 15 years. They calculate based on the assumed return. If the return is higher they may see it in future actuarial calculations but it cannot reflect the current amount. He used the example of paying the minimum on a credit card. The amount needed continues to go up but they are continuing to only make the minimum payment which is similar to what is happening with the pensions.

Chief Barden stated part of this is also that by statute, 90% of the pensions must be funded by the 2040 date. The actuary is looking at that number and is escalating it appropriately to meet the 90% funding by the date. That is why there is legislation that is being presented. He hopes early in January the date will be reset and bring things down. Mayor McKinney stated that they are working with the IML and Mayors throughout the state to have pension reform as it is a challenge for every municipality in the State of Illinois. Commissioner McDowell stated they attempted to utilize the CEJA money to benefit the residents by lowering the levies of which the other taxing bodies agreed to it in the beginning but chose not to do in the end. Legislation was written because of this to require an abatement, which he feels is not a good thing as it would be easier to lower the levies. It has become complicated to increase the levy and have to abate it to comply with the new legislation. The bottom line is important which will mean the tax rate will go down and decrease the taxes from the City portion. Administrator Knabel stated many of the tax bills went up in total but residents should review their bill to see how much it goes up by taxing body. The City asked the legislators to require an abatement of all the taxing bodies so that everyone has to abate and reduce taxes overall. He noted over the last two years, the City levy decreased 14%. The public hearing was a good way to explain to the public the reason behind the City's levy amount.

Mayor McKinney called for any questions or comments from the public.

Resident Maurice Jones asked if the City had the power to bring all the head of the taxing bodies together to talk with the residents. Mayor McKinney suggested residents attend each taxing body meeting. He noted that they have been working with the group over the last 10 years for them to understand how important it is for all of them to reduce their levies and to involve the residents. Mr. Jones noted that everyone says something different at their meetings. He believes it would be better be face to face with everyone in one room. Mayor McKinney stated they have quarterly meetings with the residents and taxing bodies and urged the public to keep a look out for the next meeting.

Mr. Bremner asked for an explanation regarding pension tiers. Administrator Knabel stated the tiers indicated how many years employee need to be in the system. When the pension crisis began, they created a tier 2 which put on caps to limit future exposure. It pushed retirement out another 5 years. He noted that life expectancy is much longer and they are having to pay out pensions for longer years.

A resident asked if his value has gone up will the taxes go up. Additionally, will the nuclear plant effect the residents. Administrator Knabel stated there is a formula for the taxes, using the value times the rate to get the amount. If the property value doubles the rate drops in half. As long as this is happening County wide, the rate goes down. Property values go up more than the levy. The taxes are going up because the taxing bodies are asking for more money each year. The City portion will be going down. They do not have control over other taxing body levies. If the other taxing bodies follow the abatement rules, they should expect to see the taxes go down.

A resident stated that the schools say they need the money. Administrator Knabel stated they have no say in what the schools do. The resident asked how they can hold the schools accountable. Mayor McKinney stated the whole idea of the CEJA money was to help reduce taxes. They tried to get the schools to reduce their levies but they cannot control what other Boards do. Administrator Knabel stated residents have the power to vote people in or out and hold them accountable. There is a separation of power and the no legal authority between them. The State legislators changed the legislation to force the abatements to which the City led the charge. Mr. Jones stated that the taxing bodies orchestrated to get the CEJA money and agreed to tax relief in the beginning but ended up punking the residents. Mayor McKinney noted that the Park District and Library have made improvements with their money. Mr. Jones asked if once the money is received, the City has nothing to say? Mayor McKinney stated it came down to changing the legislation, forcing the 75% abatement.

A resident noted that she has seen other communities tax bills and they have less funds than Zion. She asked why they have to contribute to so many funds. Administrator Knabel stated Waukegan has a consolidated unit school district. This will show all schools on one line. Other lines such as, CLC, the forest preserve and Lake County are on all Lake County resident tax bills. It was noted that Waukegan currently pays less for schools.

Administrator Knabel stated they must talk to the schools. The public has the power of accountability. Mayor McKinney stated the School Boards need to answer those questions. The City is being transparent on the questions asked. Attorney Vasselli stated on the State Board of Education website, you can find rankings of schools. It was noted that Zion ranks in the lower tiers on the report cards which does not attract families who want to move into the community. Mayor McKinney stated people often come to the City to complain about issues that they do not have anything to do with.

A resident stated that the City is not decreasing anything, they are just putting things back to where they were years ago. Commissioner Frierson stated that the resident's points are valid but it is a complex component. The City is making a good effort in attempts to lower taxes. If residents have problems with how taxing bodies are spending their money, they should go and talk to those entities. Vote Board members in and out. This Board has always attempted to do the right thing. He encouraged residents to talk with the Tax Assessor to see if there are any reductions available. The community should help each other.

A resident noted that other communities pay a lot less in taxes and Zion residents don't have the services they have. They do not mind higher taxes if they are receiving services. Commissioner Frierson stated the City has had budget cuts over the years and it is a fair question to have the City come back and re-evaluate those cuts. He believes the City snow plowing has been top notch. Mayor McKinney stated the responsibility for Public Works is to plow the major roads first for first responders and people to get to work. There are 17 people in the Public Works Department to cover the entire City. Administrator Knabel stated to replace one street it costs \$600,000 to \$700,000. This is a catch 22. If they want to do more, it requires more staff & trucks and equipment. The money for those things would have to come from increasing taxes. Residents want more services but do not want to raise taxes. All materials have increased, the same as it has for homeowners.

It was moved by Commissioner Fischer and seconded by Commissioner Stackhouse to close the public hearing at 8:20 p.m. The vote on roll call was: Commissioners McDowell, aye; Fischer, aye; Stackhouse, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried

CITIZEN COMMENTS

A resident had a complaint on how a City employee plowed his street.

CONSENT AGENDA

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

- (a) **APPROVAL OF MINUTES:** a Regular Meeting held on December 2, 2025 at 7:00 p.m.; approval but not release of Closed Session Minutes of a meeting held on December 2, 2025 at 7:26 p.m.

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

- (b) **BILLS:** Vouchers 150663 through 150817 drawn on Huntington National Bank, N.A. Total: \$1,075,840.37

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

RESOLUTION/CDBG FUNDS/SIDEWALK REPLACEMENT/ADA RAMPS

A memo (25-DOC-96) was received from Director Ransom requesting approval of a resolution that the City is required to pass for the submittal of an application for the 2026 Lake County Community Development Block Grant (CDBG). Director Ransom stated they are seeking grant assistance from Lake County for sidewalk replacement and installation of ADA ramps at various locations throughout the City. If the grant is approved, it will provide \$100,000 towards an estimated \$130,000 project.

It was moved by Commissioner Stackhouse, seconded by Commissioner Fischer that a Resolution (25-R-21) be passed authorizing the City of Zion to apply to the Lake County Community Block Grant Program for assistance replacing sidewalks located within the City of Zion. The vote on roll call was: Commissioners McDowell, aye; Fischer, aye; Stackhouse, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried. Resolution passed.

RESOLUTION/LOCAL FUND MATCH/33RD STREET RESURFACING PROJECT

A memo (25-DOC-97) was received from Director Ransom requesting approval of a resolution to participate in a Surface Transportation Grant for improvements to 33rd street from Galilee Avenue to Sheridan Road. Director Ransom stated the program provides federal funding for 80% of the construction observation and construction costs. The resolution if approved, allows the City to participate in the grant and to authorize the match of federal funds which gives the City's application priority. Federal funding is estimated at \$1,300,000.00. The City's estimated shared cost is \$395,000. Staff recommends and requests approval of the resolution for the local fund match of federal funds for the 33rd Street resurfacing project.

It was moved by Commissioner Stackhouse, seconded by Commissioner McDowell that a Resolution (25-R-22) be passed authorizing local fund match of federal funds for the 33rd Street resurfacing project from Galilee Avenue to Sheridan Road in the amount of \$395,000. The vote on roll call was: Commissioners McDowell, aye; Fischer, aye; Stackhouse, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried. Resolution passed.

ORDINANCE/LEASE/18TH STREET RIGHT OF WAY/LUCIENNE VENTURES LTD

A memo (25-DOC-98) was received from Director Ianson requesting to renew a lease agreement with Lucienne Ventures, LTD. Director Ianson stated that Lucienne Ventures is requesting to renew their lease agreement with the City for the use of the 18th Street right-of-way containing approximately 2,430 square feet for access to tenant parking.

It was moved by Commissioner Frierson, seconded by Commissioner Fischer that an Ordinance (25-O-88) be passed authorizing the lease of a portion of property located at or about the 18th Street right-of-way, owner Lucienne Ventures Ltd. for access for parking. The vote on roll call was: Commissioners McDowell, aye; Fischer, aye; Stackhouse, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

ORDINANCE/LEASE/23RD STREET RIGHT OF WAY/MJK GROUP LLC

A memo (25-DOC-99) was received from Director Ianson requesting to renew a lease agreement with MJK Group, LLC. Director Ianson stated that MJK Group is requesting to renew their lease agreement with the City for the use of the 23rd Street right-of-way containing approximately 1,584 square feet for the placement of 5 parking spaces.

It was moved by Commissioner Frierson, seconded by Commissioner Stackhouse that an Ordinance (25-O-89) be passed authorizing the lease of a portion of property located at or about the 23rd Street right-of-way, owner MJK Group LLC. for access for parking. The vote on roll call was: Commissioners McDowell, aye; Fischer, aye; Stackhouse, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

ORDINANCE/LEASE/22ND STREET RIGHT OF WAY/RAMPRO REALTY GROUP LLC

A memo (25-DOC-100) was received from Director Ianson requesting to renew a lease agreement with RamPro Realty Group LLC and/or Rubullah Mahdee. Director Ianson stated that RamPro Service Corp. is requesting to renew their lease agreement with the City for the use of the 22nd Street right-of-way containing approximately 2,070 square feet for access for parking.

It was moved by Commissioner Frierson, seconded by Commissioner Stackhouse that an Ordinance (25-O-90) be passed authorizing the lease of a portion of property located at or about the 22nd Street right-of-way, owner RamPro Realty Group LLC and/or Rubullah Mahdee for access to parking. The vote on roll call was: Commissioners McDowell, aye; Fischer, aye; Stackhouse, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

ORDINANCE/AGREEMENT/EMERGENCY SERVICES MARKETING CORP.

A memo (25-DOC-101) was received from Chief Stried requesting approval of an agreement with "I am Responding". Chief Stried stated that the proposed service agreement with "I am Responding" is an app-based platform that assists with sending emergency incident information to the staff electronically. This is similar to the "eDispatches" system that they have been using, and helps provide valuable information to the crews in real time as the dispatch center is entering information into the call as it is developing. The agreement locks in pricing for five years, and will be a budgeted expense each year.

It was moved by Commissioner McDowell, seconded by Commissioner Frierson that an Ordinance (25-O-91) be passed authorizing and approving and agreement with Emergency Services Marketing Corp. DBA Iamresponding and the City of Zion for dispatch communication services for Zion Fire & Rescue Department. The vote on roll call was: Commissioners McDowell, aye; Fischer, aye; Stackhouse, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

ORDINANCE/PURCHASE/AMBULANCE

A memo (25-DOC-102) was received from Chief Stried requesting approval of a purchase agreement for an ambulance for FY29. Chief Stried stated that he is requesting approval of the sales agreement proposal to purchase the next ambulance projected to begin production in the 3rd or 4th quarter of 2028, and completed later in FY29. As agreed upon with Fleet Maintenance and Finance, this order is necessary due to the lengthy production lead-time and in keeping with the apparatus replacement program. The oldest ambulance (2014 Ford with 143,700 miles) will be sold at auction and will offset a small portion of the purchase. He is requesting approval of the purchase agreement as presented for a total cost of \$350,881.00. The purchase will be contracted through the HGAC Cooperative purchasing program (Houston-Galveston Area Council), which has already conducted the bid process on components of the ambulance. He also noted that the amount does not include the Power Load stretcher system that will be necessary to be purchased separately. He will work with Finance and other contacts to secure the additional Capital purchase, and also look to find potential grant funding to assist.

It was moved by Commissioner McDowell, seconded by Commissioner Fischer that an Ordinance (25-O-92) be passed authorizing and approving the purchase of essential equipment (Ambulance – American Response Vehicles Inc.) for the City of Zion. The vote on roll call was: Commissioners McDowell, aye; Fischer, aye; Stackhouse, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

ORDINANCE/CAPPING BUILDING PERMIT FEES/START EARLY

A memo (25-DOC-103) was received from Director Ianson requesting to cap building permit fees for Educare Lake County Development. Director Ianson stated Start Early is requesting to cap building permit fees at \$120,000 for Educare Lake County Development located at 1800 27th Street. The request came in last minute, and he did not have all the pertinent information to calculate all the engineering, excavating and fire department fees. The total construction cost is estimated at \$28,895,634.00. The building permit fees are 2.2% up to \$2 million dollars, which totals \$44,000. The remaining \$26,895,634.00 is calculated at .75% totaling \$201,717.00 for a total permit costing \$245,717.00. Commissioner Fischer stated being that this is last minute, it has not given them time to access all the fees. Commissioner Frierson stated they provided some reasons such as increasing costs and noted that he supports the project but it does not leave the current administrative fee schedule intact. They should be going by policy and not by fees. Mayor McKinney asked the Council if they wanted to table the item to get more information.

It was moved by Commissioner Frierson, seconded by Commissioner Fischer to table this item until the January 20, 2026 meeting. The vote on roll call was: Commissioners McDowell, aye; Fischer, aye; Stackhouse, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried.

Attorney Vasselli asked for a recess to discuss the funding for Start Early.

It was moved by Commissioner Frierson, seconded by Commissioner Fischer to take a brief recess at 8:40 p.m. The vote on roll call was: Commissioners McDowell, aye; Fischer, aye; Stackhouse, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried.

It was moved by Commissioner Frierson, seconded by Commissioner McDowell to reconvene the regular meeting at 9:02 p.m. The vote on roll call was: Commissioners McDowell, aye; Fischer, aye; Stackhouse, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried.

ORDINANCE/ACQUISITION OF EASEMENTS AGREEMENTS/START EARLY

A memo (25-DOC-104) was received from Chief Barden requesting approval of an agreement regarding access to utility, detention facility and stormwater drainage easement. Chief Barden stated that in order to construct the early childcare center at the Start Early site, Start Early and the City were granted easements. The easements from the Zion Park District to the City and Start Early are for: 1) stormwater discharge and a stormwater detention facility; and 2) temporary construction of the same. Start Early and the City were also granted easements from Zion School District No. 6 for: 1) the construction/use of a storm sewer line from the Start Early Site and the detention facility to an existing storm sewer line in a public street storm sewer easement; 2) construction/use of utility lines to connect to public infrastructure located in a public street and vehicular and pedestrian access to the school district site; and 3) temporary construction improvements.

It was moved by Commissioner Frierson, seconded by Commissioner McDowell that an Ordinance (25-O-93) be passed authorizing the acceptance and/or acquisition of easements pursuant to an access and utility, detention facility and stormwater drainage easement agreement for the Start Early Site. The vote on roll call was: Commissioners McDowell, aye; Fischer, aye; Stackhouse, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

ORDINANCE/HVAC MAINTENANCE CONTRACT

A memo (25-DOC-105) was received from Director Ianson requesting approval of an HVAC maintenance contract. Director Ianson stated that Northern Weathermakers has had the maintenance contract for City facilities for the past 14 years. During this time, they have been able to maintain the City's aging equipment. Staff is recommending the renew the annual contract for \$17,821.00

It was moved by Commissioner Frierson, seconded by Commissioner McDowell that an Ordinance (25-O-94) be passed authorizing and approving a maintenance agreement with Northern Weathermakers HVAC Inc. in the amount of \$17,821.00. The vote on roll call was: Commissioners McDowell, aye; Fischer, aye; Stackhouse, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

ORDINANCE/PLAT OF CONSOLIDATION/0 RUSSELL ROAD

A memo (25-DOC-106) was received from Director Ianson requesting approval for a lot consolidation. Director Ianson stated that Orion Asset Management LLC is requesting approval to consolidate PIN 03-01-400-041 and part of PIN 03-01-300-046 for the purpose of development, Zoning Docket 25-Z-16. At the December 4, 2025 Planning & Zoning Commission meeting, the Commission recommended to approve the Plat of Consolidation with the condition that once the County assigns the new PINs from the Plat of Subdivision, that they be added prior to recording.

It was moved by Commissioner Frierson, seconded by Commissioner Fischer that an Ordinance (25-O-95) be passed approving a Plat of Consolidation for property at 0 Russell Road in the City of Zion. The vote on roll call was: Commissioners McDowell, aye; Fischer, aye; Stackhouse, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

ORDINANCE/LOT CONSOLIDATION/2005 & 2009 HORIZON CT.

A memo (25-DOC-107) was received from Director Ianson requesting approval of a Plat of Consolidation. Director Ianson stated that Horizon Ct. Properties is seeking approval of a final Plat of Consolidation of 2005 Horizon Ct. (PIN 04-18-401-011) and 2009 Horizon Ct. (PIN 04-18-401-012) to serve as the principal use, Zoning Docket 25-Z-20. They just recently purchased these properties to operate an excavating/sewer lining company. At the December 4, 2025 Planning & Zoning meeting the Commission recommended to approve the Plat of Consolidation.

It was moved by Commissioner Frierson, seconded by Commissioner Fischer that an Ordinance (25-O-96) be passed approving a Plat of Consolidation for property at 2005 and 2009 Horizon Court in the City of Zion. The vote on roll call was: Commissioners McDowell, aye; Fischer, aye; Stackhouse, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

ORDINANCE/VARIANCE/ZION MUNICIPAL CODE/SECTION 102-128/2005 HORIZON COURT

A memo (25-DOC-108) was received from Director Ianson requesting approval of a Variance from Section 102-128(8)(b) of the Zion Municipal Code. Director Ianson stated that Horizon Ct. Properties LLC is requesting a Variance to continue to allow the use of gravel for parking and equipment storage, Zoning Docket 25-Z-21 for the property located at 2005 Horizon Ct. This property has been gravel parking and equipment storage for many years. At the December 4, 2025 Planning & Zoning meeting the Commission recommended to approve the Variance.

It was moved by Commissioner Frierson, seconded by Commissioner Fischer that an Ordinance (25-O-97) be passed approving a Variance for property located at 2005 Horizon Court in the City of Zion. The vote on roll call was: Commissioners McDowell, aye; Fischer, aye; Stackhouse, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

2026 CITY OF ZION ANNUAL MEETING CALENDAR

It was moved by Commissioner Stackhouse, seconded by Commissioner Fischer to approve the 2026 City of Zion Annual Holidays and Meeting Calendar. The vote on roll call was: Commissioners McDowell, aye; Fischer, aye; Stackhouse, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

DEPARTMENTAL COMMENTARY

Director Ianson wished everyone a Merry Christmas and Happy New Year.

Director Ransom noted that is water main break season and the breaks are unpredictable. Many times, they happen at night and they don't find out until the next morning. He asked that people do not drive through the water. If a resident has a question or concern regarding a water main break, they should call Public Works at 847-746-4060 to report a break after hours call the Police non-emergency number at 847-872-8000.

Chief Stried wished everyone a Merry Christmas and reminded those with real Christmas trees to keep them watered.

Director Bronson wished everyone a Merry Christmas and urged residents to shop local.

Chief Barden wished everyone a Merry Christmas and Happy New Year. He reminded citizens not to drink and drive and to check on your neighbors during snow events and cold weather.

Administrator Knabel shared that the City of Hope once again applied for property tax exemption which would be a \$4.6 million loss for the City. They were successful at the County Board of Review as they denied the exemption. It now goes to the IL Department of Revenue for approval/denial. Last year it was also denied at the State level. This is part of the City's effort to lower property taxes.

The Commissioners all wished everyone a Merry Christmas and Happy New Year.

Mayor McKinney thanked those who came out for the Public Hearing. He was glad they could direct the public to the right resources. Additionally, he wished everyone a Merry Christmas and Happy New Year. He reminded people not to lose track of the good things that have been done throughout the year.

ANNOUNCEMENTS

December 24, 25, & 31 January 1		City Offices Closed for the Holidays
January 6		City Council Meeting Cancelled
January 20	6:00 p.m. 7:00 p.m.	Zion Township Board Meeting Zion City Council Meeting

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 9:10 p.m. Motion carried.