

**REGULAR MEETING
TO BE HELD DECEMBER 17, 2024, 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 December 3, 2024 at 7:00 p.m. approval but not release of Closed Session Minutes of a meeting held on December 3, 2024 at 8:14 p.m.
 - (b) **BILLS:** Vouchers 147364 through 147439 drawn on Huntington National Bank N.A., Total: \$508,280.87
7. Consider passing **ORDINANCES** as follows:
 - (a) Providing for the levy and taxes for the City of Zion, Lake County Illinois, for tax levy year 2024 to be collected in the year beginning January 1, 2025 and ending December 31, 2025 per Director Conway
 - (b) For the levy and assessment of taxes for the Fiscal Year beginning January 1, 2025 and ending December 31, 2025, in and for the Brighton Ponds Subdivision Special Service Area No. 1 per Director Conway
 - (c) Authorizing the lease of a portion of property located at or about the 18th Street right-of-way, owner Lucienne Ventures Ltd. for parking per Director Ianson
 - (d) Authorizing the lease of a portion of property located at or about the 23rd Street right-of-way, owners MJK Group, LLC for parking per Director Ianson
 - (e) Authorizing a lease for a portion of property located at or about the 22nd Street right-of-way, which is near 2175 Sheridan Road, owners RamPro Realty Group LLC and/or Rubullah Mahdee for access to parking per Director Ianson

- (f) Authorizing and approving the disposal of surplus property in the Building Department per Director Ianson
- (g) Amending Sections of the Zion Municipal Code regarding Buildings and Building Code Regulations per Director Ianson
- (h) Approving and authorizing a Second Amendment to a Redevelopment Agreement between the City of Zion, and Imperien LLC per Administrator Knabel
- (i) Approving and Authorizing a Redevelopment Agreement by and between the City of Zion and the Zion Park District per Administrator Knabel

8. DISCUSSION/AUTHORIZATION/APPROVAL

- (a) Consider approval of the renewal contract for HVAC maintenance for City facilities per Director Ianson
- (b) Consider Zoning Docket 24-Z-22 and ordinance, requesting a Special Use Permit from Section 70-128 (2) of the Zion Municipal Code to replace the existing sign for property located at 1716 27th Street per Director Ianson. Planning & Zoning Commission recommends approval.
- (c) Consider Zoning Docket 24-Z-24 and ordinance, requesting a Special Use Permit from Section 102-60 (5) of the Zion Municipal Code to build and operate a daycare/after school center for property located at 1809-1827 Lewis Avenue per Director Ianson. Planning & Zoning Commission recommends approval with conditions.
- (d) Consider Zoning Docket 24-Z-25 and ordinance, requesting a Variance from Section 102-32(c) of the Zion Municipal Code to exceed the maximum lot coverage allowed by 1082 feet for additional parking for property located at 2611 Elim Avenue per Director Ianson. Planning & Zoning Commission recommends approval with conditions.
- (e) Consider approval of the City of 2025 Zion Annual Meeting Calendar per Administrator Knabel

9. DEPARTMENTAL COMMENTARY

10. ANNOUNCEMENTS

| | | |
|-----------------------|-----------|--------------------------------------|
| December 24, 25, & 31 | | City Offices Closed for the Holidays |
| January 1 | | |
| January 7 | | City Council Meeting Cancelled |
| January 21 | 6:00 p.m. | Zion Township Board Meeting |
| | 7:00 p.m. | Zion City Council Meeting |

11. ADJOURN