



# ZION CITY COUNCIL AGENDA

REGULAR MEETING  
TO BE HELD DECEMBER 15, 2020 AT 7:00 P.M.  
CITY COUNCIL CHAMBERS, CITY HALL,  
2828 SHERIDAN ROAD, ZION, ILLINOIS  
(VIRTUAL PLATFORM)

*Disclaimer: While the City Council meeting is open to the public and public comments are welcomed, in light of concerns related to the spread of Coronavirus Disease (COVID-19), the meeting will be streaming live online and can be found on the Zoom Link platform below and the City very strongly encourages residents and participants to submit written comments to the City Clerk prior to the meeting if they wish to participate at the meeting. Persons will be allowed to make in-person comments if they desire to do so, however individuals will be brought into the meeting room one at a time and all federal, state and local protocols currently in place to alleviate the spread of COVID-19, including social distancing requirements, including the wearing of masks, will be observed. Again, the City welcomes and encourages your participation in this process and thanks you in advance for your interest in the City's finances and affairs. Thank you for understanding this temporary change in procedure for the health, safety and welfare of our residents. <https://dph.illinois.gov/regionmetrics?regionID=9>*

Join Zoom Meeting

Topic: Zion City Council Meeting-- COVID Protocol  
Time: December 15, 2020 07:00 PM Central Time (US and Canada)

<https://us02web.zoom.us/j/82419675177?pwd=alUrVTRZc3pMUjd0U1grREhXZVlrZz09>

Meeting ID: 824 1967 5177

Passcode: 689063

One tap mobile

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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:** of a Regular Meeting via Zoom held on November 17, 2020 at 7:00 p.m.

- (b) **BILLS:** Vouchers 136270 through 136448 drawn on Huntington National Bank N.A., Total: \$749,172.09

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 2020 to be collected in the year beginning January 1, 2021 and ending December 31, 2021 per Administrator Knabel
- (b) Extending a Special Use Permit for a Medical Cannabis Cultivation Center in the G1 (General Industrial) Zoning District for property located east of Deborah Avenue at 2809 Damascus per Administrator Knabel
- (c) To enter into ground lease agreement between Flat Rock Holdings, LLC and the City of Zion for certain property located at 2809 Damascus, per Administrator Knabel
- (d) Approving and authorizing a certain Professional Services Agreement to renew consulting services between the City of Zion and Retail Strategies, LLC per Administrator Knabel
- (e) Authorizing execution of an Agreement by and between the City of Zion and Clinton Auto Auction for the Disposition of Surplus Vehicles per Chief Henderson
- (f) Extending a variance from Zion Municipal Code Section 102-606(8) for property located at 3101-3199 16<sup>th</sup> Street per Director Ianson
- (g) Extending a variance from Zion Municipal Code Section 102-608(8) for property located at 3101-3199 16<sup>th</sup> Street per Director Ianson
- (h) Extending a Special Use Permit to operate an Adult Use Cannabis Craft Grow, for property located at 3101-3199 16<sup>th</sup> Street per Director Ianson
- (i) Adopting by Reference of the Lake County Watershed Development Ordinance per Director Roberts
- (j) Authorizing and approving a certain Early Voting Site agreement between the City of Zion and the County of Lake per Administrator Knabel

8. **DISCUSSION/AUTHORIZATION/APPROVAL**

- (a) Tabulation of Bids – 2021 HVAC Annual Maintenance for City Hall, Police Administration, Public Works and Fire Station I & II per Director Ianson
- (b) Tabulation of Bids – Cleaning & Maintenance Service for City Hall, Police Administration and Public Works per Director Ianson
- (c) Consider approval of an ordinance authorizing and approving a certain agreement between the City of Zion and VMG Quality Services per Administrator Knabel
- (d) Consider Zoning Docket 20-Z-24, and ordinance requesting a Text Amendment to Section 102-60(a)(2) of the Zion Municipal Code to delete Childcare as a Permitted Use and continue listing it as a use with issuance of a Special Use Permit, per Director Ianson. Planning and Zoning Commission recommends approval.

- (e) Consider Zoning Docket 20-Z-25, and ordinance requesting a Text Amendment to Section 102-31(6) of the Zion Municipal Code to add Childcare as a Permitted Use with issuance of a Special Use Permit, per Director Ianson. Planning and Zoning Commission recommends approval.
- (f) Consider Zoning Docket 20-Z-26, and ordinance requesting a Text Amendment to Section 102-92(d) of the Zion Municipal Code to add Childcare as a Permitted Use and continue listing it as a use with issuance of a Special Use, per Director Ianson. Planning and Zoning Commission recommends approval.
- (g) Consider Zoning Docket 20-Z-23 and ordinance requesting a Special Use to operate a Child Care facility, for property located at 2701 Deborah Avenue, as petitioned by Krystle McNeely, per Director Ianson. Planning and Zoning Commission recommends approval with conditions
- (h) Consider Zoning Docket 20-Z-27 and ordinance requesting a Special Use to operate a Head Start Day Care inside the Christian Fellowship Church, for property located at 1727 27<sup>th</sup> Street, as petitioned by Dane Cruz, per Director Ianson. Planning and Zoning Commission recommends approval.
- (i) Consider approval of an ordinance authorizing and approving a certain agreement between the City of Zion and Roger's Towing Service per Administrator Knabel
- (j) Consider quote for Engineering Plotter in the Engineering Department per Director Roberts
- (k) Consider proposal for construction observation of the Water Main Replacement Project per Director Roberts
- (l) Request permission to fill one Patrol Officer vacancy and request the name of the next qualified candidate from the Police and Fire Commission Patrol Officer eligibility list per Chief Henderson
- (m) Consider proposal from Ekkert Environmental Services for mold remediation in the Police Department per Chief Henderson
- (n) Consider approval of purchase of outdoor 180-degree security camera for the Accident Investigation/Public Service facility per Chief Henderson
- (o) Consider approval of MOU for Firefighter in Charge Stipend per Chief Lewis
- (p) Consider approval of the City of Zion Annual Calendar per Clerk Spooner

9. **DEPARTMENTAL COMMENTARY**

10. **ANNOUNCEMENTS**

December 24, 25

City Offices Closed for the Holidays

January 1

City Offices Closed for the New Year's Holiday

January 5	7:00 p.m.	Zion City Council Meeting
January 18		City Offices Closed for the Martin Luther King Jr. Day
January 19	6:00 p.m. 7:00 p.m.	Zion Township Board Meeting Zion City Council Meeting

11. **CLOSED SESSION** – (Pursuant to 5 ILCS 120/2 “Open Meetings”) for the discussion of filed, pending and/or probable or imminent litigation, personnel and collective bargaining

12. **ADJOURN**

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You are invited to a scheduled Zoom meeting.

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+1 253 215 8782 US (Tacoma)

+1 346 248 7799 US (Houston)

+1 669 900 6833 US (San Jose)

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