

MINUTES OF A REGULAR MEETING AND SWEARING-IN OF NEW OFFICERS OF THE ZION CITY COUNCIL HELD ON TUESDAY, MAY 3, 2005, AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, ZION, ILLINOIS

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SWEARING IN CEREMONY

Mayor Harrison called the meeting to order at 7:00 p.m.

City Clerk Mackey administered the oath of office to Lloyd E. DeTienne and L. Howard Bennett for Zion City Commissioners.

On call of the roll the following answered present: Commissioners Bennett, DeTienne, Flammini, Taylor and Mayor Harrison.

Mayor Harrison led in the Pledge of Allegiance to the Flag.

CONSENT AGENDA

It was moved by Commissioner Taylor, seconded by Commissioner Flammini that the Consent Agenda be approved as follows:

- (a) **APPROVAL OF MINUTES** of a Regular Meeting held on April 19, 2005 at 7:08 P.M. and approval but not release of Closed Session minutes of a meeting held on April 19, 2005 at 8:17 P.M.; Minutes of a Special Meeting held on April 21, 2005 at 4:01 P.M., with all members having previously received copies.
- (b) **DEPARTMENTAL REPORTS:** City Clerk's Monthly Report, April 2005
- (c) **BILLS:** Vouchers 90256 through 90374 drawn on National City Bank, \$812,204.12
- (d) **PAYMENTS:** Northern Illinois Police Crime Lab, first installment for new crime lab facility, \$3,000.00; Northern Illinois Police Crime Lab, 2005/2006 Membership Assessment, \$29,695.00; Custom Vehicle, Inc., equipment installations in new squad cars, \$9,734.65; Uniform Den, Inc., bulletproof vests, \$4,324.01
- (e) **PROCLAMATIONS:** Building Safety Week, May 8-14, 2005, National Public Works Week, May 15-23, 2005
- (f) **RECEIVE & PLACE ON FILE:** Development TIF Areas #1 & #3 Financial Statements for Year ended April 30, 2004; City of Zion Independent Auditors' Report for year ended April 30, 2004; Proclamation of Local Canvassing Board Declaring the Results of the April 5, 2005 Consolidated Election for City Offices

The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Flammini, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

RESOLUTION OF COMMENDATION/GARY THOMAS

Mayor Harrison presented a plaque to Battalion Chief Gary Thomas, recognizing him for 30 years of service to the Fire/Rescue Department, as he is retiring from the City of Zion.

It was moved by Commissioner DeTienne, seconded by Commissioner Bennett that a Resolution (05-R-11) of Commendation be passed recognizing Gary Thomas for 30 years of dedicated service to the Fire/Rescue Department and the City of Zion. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Flammini, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Resolution passed.

BUILDING HEIGHT VARIANCE/MIDWESTERN REGIONAL MEDICAL CENTER

It was moved by Commissioner Flammini, seconded by Commissioner Taylor that an Ordinance (05-O-5) be passed granting a variance from Zion Municipal Code Section 102-59(b)(1) for a building height maximum from 70 feet to 76 feet for Midwestern Regional Medical Center at 2520 Elisha Avenue. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Flammini, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

PERMITTED OBSTRUCTION VARIANCE/MIDWESTERN REGIONAL MEDICAL CENTER

It was moved by Commissioner Taylor, seconded by Commissioner DeTienne that an Ordinance (05-O-6) be passed granting a variance from Zion Municipal Code Section 102-202 (1) & (4) regarding permitted obstructions for the installation of a chiller/air conditioning unit for Midwestern Regional Medical Center at 2520 Elisha Avenue, subject to the unit being located on the west end of the addition with the inclusion of screening. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Flammini, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

PARKING SETBACK VARIANCE/MIDWESTERN REGIONAL MEDICAL CENTER

It was moved by Commissioner Bennett, seconded by Commissioner Flammini that an Ordinance (05-O-7) be passed granting a variance from Zion Municipal Code Section 102-128(6)(c) regarding the parking setback on the northwest corner for Midwestern Regional Medical Center at 2520 Elisha Avenue. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Flammini, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

SETBACK VARIANCE/MIDWESTERN REGIONAL MEDICAL CENTER

It was moved by Commissioner Flammini, seconded by Commissioner Taylor that an Ordinance (05-O-8) be passed granting a variance from Zion Municipal Code Section 102-59(b)(4) for a setback variance from residential property from 10 feet to 5 feet for Midwestern Regional Medical Center at 2520 Elisha Avenue. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Flammini, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

REZONING/NORTHWEST CORNER OF ROUTE 173 & KENOSHA ROAD

It was moved by Commissioner DeTienne, seconded by Commissioner Flammini that an Ordinance (05-O-9) be passed granting a zoning change for the property located at the northwest corner of Route 173 and Kenosha Road in Zion, Illinois from LM (Light Manufacturing) to HB2 (Highway Business 2). The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Flammini, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

VACATION OF UNIMPROVED HOLDRIDGE AVENUE

It was moved by Commissioner Taylor, seconded by Commissioner Flammini that an Ordinance (05-O-10) be passed vacating a portion of unimproved Holdridge Avenue between 19th Street and West Logan Court, City of Zion, Lake County, Illinois. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Flammini, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

BOARDS AND COMMISSIONS

Mayor Harrison presented appointments and re-appointments to various City Boards and Commissions.

It was moved by Commissioner Taylor, seconded by Commissioner Flammini to appoint the following members to City Boards and Commissions:

Accident Review Board

Mary Hudson
Charlie Fisher

Citizens' Law Enforcement Advisory Commission

David Schneider
Larry Johnson
Doug Roberts
Harriett Holley
Larry Sullivent
Leah Sullivent

Electrical Commission

John Jones
Chief David LaBelle
Dave Geer
Constance Corder
Charlie Revis

Festival of Lights Commission

Sharon Finkel
Janet Jones
Julia Ramey

Human Relations Liaison to the Mayor

Sadie Watts

Jubilee Days Commission

Les Martin
Mike Ruchti
Carol Ruesch
David Padfield

Liquor Control Commission

Nadine Thorn

Planning and Zoning Commission

Jim Bowman
Lisa Isaac

Police Pension Board

Mariann Carlton

Zion Business Development Council

Jane Henry
Tom Lay
Joyce Latham
Jason Roe
Jason Lewis
Arlene Martin
Julia Ramey
Carol Ruesch
Jack Senter
Shirley Thorn
Bill Warren
Joan Wesson
Dawn Wright

The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Flammini, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

21st STREET/MINOR SUBDIVISION

A memo (05-DOC-57) was received from John Jones, regarding a minor subdivision of a parcel on the north side of 21st Street east of Horizon Court. This subdivision would allow for building a facility for Carla Villalobos' photography business, subject to the submittal of appropriate plans and permit approvals. Commissioner Flammini stated a request to rezone the property would be required, when the owner is ready to build.

It was moved by Commissioner Taylor, seconded by Commissioner Flammini to approve the minor subdivision of a parcel on the north side of 21st Street east of Horizon Court, as requested. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Flammini, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

HVAC REPAIRS/POLICE ADMINISTRATION BUILDING

Chief Malcolm stated quotes were received from McDonough Mechanical Services for the repair of HVAC controls and an air conditioner compressor totaling \$1,670 at the Police Administration Building. Commissioner Taylor questioned whether or not the City should consider other options, since these units continually need repairs. Chief Malcolm stated all five units have been replaced since originally installed. Commissioner DeTienne stated other HVAC companies have reviewed the system, and recommended McDonough Mechanical Services for installation and repairs.

It was moved by Commissioner DeTienne, seconded by Commissioner Bennett to approve repairs for the Police Administration Building HVAC controls and air conditioner compressor from McDonough Mechanical Services for an amount not to exceed \$1,670. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Flammini, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

GYPSY MOTH CONTROL PROGRAM

A memo (05-DOC-58) was received from Brian Usher, regarding the Gypsy Moth Control Program. As this is an ongoing program, Mr. Usher recommended waiving bids and entering into an agreement with Hendrickson Flying Service, Inc. for the helicopter application. The cost at \$36.00 per acre for two applications would cost approximately \$26,000. Mr. Usher stated this program has been successful in reducing the number of moths.

It was moved by Commissioner Taylor, seconded by Commissioner Flammini to waive bids and contract with Hendrickson Flying Service, Inc. for the Gypsy Moth Control Program, as presented, at a cost not to exceed \$26,000. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Flammini, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

BEE LINE TROLLEY PROJECT

A memo (05-DOC-59) was received from Delaine Rogers regarding the Bee Line trolley concept. The Council previously authorized staff to pursue options and costs for this project. The route would include the Illinois Beach campground and lodge, Sheridan Road to 25th, looping Dowie Memorial Drive, returning to Sheridan Rd, continuing north to North Point Marina, and back again to complete the circuit. The trolley would also be utilized during special events, such as Festival of Lights and Nostalgia Days. Ms. Rogers stated a new vehicle would cost between \$140,000 and \$300,000, and the daily cost of leasing a vehicle is also substantial. Ms. Rogers recommended creating specifications, pursuing the purchase of a previously owned trolley with ADA capability for a cost not to exceed \$75,000. The city would be involved in maintaining and storing the trolley, and a private company would be responsible for hiring the driver. Mayor Harrison stated there is an agency interested in participating in this project. Funding for this project could be through the Cable Fund, with further discussion of funding to take place during budget hearings. Commissioner Flammini stated the trolley previously leased for Festival of Lights and Nostalgia Days was successful. Commissioner Bennett suggested that other entities and government bodies should financially participate and support this project. Attorney Randall stated liability issues would still have to be addressed.

It was moved by Commissioner Flammini, seconded by Commissioner Taylor to support the concept of the Bee Line Trolley Project, granting permission for the creation of specifications for the purchase of a previously owned trolley, which will be presented to the Council for approval at the next regular meeting. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Flammini, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

FARMERS' MARKET

A memo (05-DOC-60) was received from Delaine Rogers, regarding the 2005 Zion Farmers' Market. Over 10 vendors have already committed to participating in the market. The market would be held every Thursday beginning July 6 through October 13 in the green space at the southeast corner of 28th Street and Sheridan Road. Parking would be directed to the public lots west of City Hall and west of the 2700 block of Sheridan Road. Ms. Rogers requested waiving the \$25 vendor fee for the market participants.

It was moved by Commissioner DeTienne, seconded by Commissioner Bennett to grant permission to waive the \$25 solicitor/vendor fee for participants in the 2005 Zion Farmers' Market. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Flammini, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

ZBTHS ART MURAL PROJECT

A memo (05-DOC-61) was received from Delaine Rogers, regarding a request from Zion-Benton Township High School art students for the painting of a mural on a city-owned building. The students, who have been working with the ZBDC, have requested painting this mural on the north wall of 2647 Sheridan Road, the former Ehler's Bowling Lanes. The building is for sale, and the perspective buyer has agreed to allow the project. The students wish to show their support of Zion, display their talents and expand on the Adopt-a-Bee program. Mayor Harrison questioned whether or not water and weather issues would cause a problem in painting this masonry wall. Mayor Harrison stated over time the wall might have to be repainted, and questioned whether or not ZBTHS would be willing to do so. The Council noted concerns regarding whether or not this project might promote graffiti. Commissioner Taylor stated painting the side of buildings doesn't fit into the downtown décor, and suggested painting a mural inside a building. Mayor Harrison suggested approaching the owner of 2655 Sheridan Road requesting the painting of a mural inside this building. Mayor Harrison stated the city would pursue this option on the students' behalf, as well as contacting ZBTHS about this discussion. No action was taken on this item.

STONEBRIDGE CROSSING/KENNEDY HOMES DEVELOPMENT

A memo (05-DOC-62) was received from Delaine Rogers, requesting approval of the Final Plat of Subdivision for Stonebridge Crossing. This development is on Green Bay Road north of Route 173. Mayor Harrison stated previous concerns regarding this development have been eliminated. Ms. Rogers stated all issues and concerns presented by staff have been agreed to by Kennedy Homes. Mayor Harrison stated home prices would range from \$242,000 to \$320,000 with the average home selling for \$256,000.

It was moved by Commissioner Taylor, seconded by Commissioner Bennett to approve the Final Plat of Subdivision for Stonebridge Crossing. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Flammini, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

SHEPHERD’S POINT/DEERPOINT HOMES

Delaine Rogers stated an amendment has been provided by Deerpoint Homes regarding the planned development agreement for Shepherd’s Point. This amendment to the commercial component would require city approval of elevation standards for the construction of any commercial building. Mayor Harrison stated this is a condominium project with a commercial, retail building proposed for the northwest corner of Kenosha Road and 21st Street. Deerpoint Homes would be responsible for all road improvements. Ms. Rogers also requested eliminating TIF District #2, so all property in this district would come back onto the tax rolls. Mayor Harrison stated the consideration for the elimination of TIF District #2 would have to be discussed at the next meeting.

It was moved by Commissioner Flammini, seconded by Commissioner DeTienne to approve:

- the Shepherd’s Point Subdivision and the Deerpoint Homes/Shepherd’s Point Developer’s Agreement, subject to final approval by the city attorney, and
- the rezoning of the property at the northwest corner of Kenosha Road and 21st Street from Light Manufacturing (LM) to Residential (PUD) and Highway Business (HB), and for an ordinance to be prepared accordingly.

The vote on roll call was: Commissioners Bennett, nay; DeTienne, aye; Flammini, aye; Taylor, nay; and Mayor Harrison, aye. Motion carried.

ANNOUNCEMENTS

- May 7 Music Open House Fundraiser for One Safe Place
- May 9 Special City Council Meeting at 6:30 P.M.
- May 10 City of Zion Blood Drive at City Hall
- May 11 Life Line Health Screenings at City Hall
- May 17 Zion Township Board Meeting
- May 17 Regular City Council Meeting

ADJOURN

There being no further business to come before the Council at this time, it was moved by Commissioner Flammini, seconded by Commissioner Taylor and unanimously approved the meeting be adjourned at 8:28 p.m. Motion carried.

City Clerk

Approved May 17, 2005