

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, DECEMBER 20, 2005, AT 7:06 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, ZION, ILLINOIS

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Mayor Harrison called the meeting to order.

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

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

AGENDA CHANGES

It was moved by Commissioner Bennett, seconded by Commissioner Flammini to accept the Council agenda with amendments as follows:

- Adding ICSC Group Participation Fee in the amount of \$500 to Payments in Consent Agenda, item 6.c.
- Adding Zion Chamber of Commerce stipend in the amount of \$15,000 to Payments in Consent Agenda, item 6.c.
- Adding a special presentation for Sadie Watts, item 5.

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

EMPLOYEE RECOGNITION

Mayor Harrison and the City Council recognized Battalion Chief Mike Stried for 30 years of dedicated service to the Fire/Rescue Department and the City of Zion.

FESTIVAL OF LIGHTS/HOLIDAY PASSPORT CONTEST

Sharon Finkel, representing the Festival of Lights Commission, announced the winners of the Festival of Lights Holiday Passport Contest:

- First Place for \$300: Noma Blanton
- Second Place for \$200: Jose Lopez
- Third Place for \$100: Teikeia McBride
- Gift certificates & gift packages: Laurie Smith, Jackie Franclenont, Kevin Halligen, Kathy Lauer

SPECIAL PRESENTATION/SADIE WATTS

Mayor Harrison presented Sadie Watts with a plaque with the Key to the City, recognizing Ms. Watts for her long-time dedication to Zion and Lake County for her cultural awareness and assistance in helping to eliminate discrimination, benefiting all citizens.

CONSENT AGENDA

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

- (a) **APPROVAL OF MINUTES** of a Regular Meeting held on December 6, 2005 at 7:00 P.M. and approval but not release of Closed Session minutes of a meeting held on December 6, 2005 at 9:25 P.M., with all members having previously received copies.

- (b) **DEPARTMENTAL REPORTS:** Building Inspector's Report, November 2005
- (c) **PAYMENTS:** Northeastern Illinois Planning Commission, 2006 membership dues, \$4,078.00; ICSC Group Participation Fee, \$500.00; Zion Chamber of Commerce, \$15,000.00

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

PURCHASE OF 43440 NORTH GREEN BAY ROAD

It was moved by Commissioner Flammini, seconded by Commissioner Bennett that a Resolution (05-R-36) be passed purchasing certain property located at 43440 North Green Bay Road, Zion, Illinois. The vote on roll call was: Commissioners DeTienne, aye; Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried. Resolution passed.

GREEN BAY CROSSING/VARIANCE

It was moved by Commissioner Taylor, seconded by Commissioner DeTienne that an Ordinance (05-0-52) be passed granting a variance from Zion Municipal Code Section 70-122, regarding sign height, for Green Bay Crossing at the northeast corner of Route 173 and Green Bay Road. The vote on roll call was: Commissioners DeTienne, aye; Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

VACATING PORTION OF ALLEY/17TH STREET & LOGAN COURT

It was moved by Commissioner Flammini, seconded by Commissioner Taylor that an Ordinance (05-0-53) be passed vacating a portion of the alley between 17th Street and Logan Court in the City of Zion, Lake County, Illinois. The vote on roll call was: Commissioners DeTienne, aye; Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

VACATING PORTION OF ROADWAY/NORTH OF 1712 ELIZABETH AVE.

It was moved by Commissioner Taylor, seconded by Commissioner DeTienne that an Ordinance (05-0-54) be passed vacating a portion of the unimproved roadway north of 1712 Elizabeth Avenue in the City of Zion, Lake County, Illinois. The vote on roll call was: Commissioners DeTienne, aye; Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

DCEO ENTERPRISE ZONE DESIGNATION

A memo (05-DOC-178) was received from Delaine Rogers regarding the status of the DCEO Enterprise Zone designation. Ms. Rogers stated that due to Zion's ongoing redevelopment efforts, the city no longer qualifies for this program. No action is needed on this item.

BUSINESS PARTNER WELCOME PACKAGE

A memo (05-DOC-179) was received from Delaine Rogers, requesting approval to partner with new commercial developments by placing signs at locations currently under construction or renovation. Two new companies, Maine Plastics and Coral Chemical, will be locating their corporate headquarters in Zion, bringing new jobs to the city. Each sign would welcome the company, while informing residents of new employment opportunities. The sign ordinance allows a commercial sign not to exceed 64 square feet. The cost per sign is estimated at \$400 with funds to be utilized through Economic Development. Ms. Rogers stated she anticipates needing approximately ten such signs within the remaining fiscal year.

It was moved by Commissioner DeTienne, seconded by Commissioner Taylor to approve the production and installation of welcome signs for commercial development, as recommended, authorizing an expenditure not to exceed \$4,000 from Economic Development. The vote on roll call was: Commissioners DeTienne, aye; Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

2421 LEWIS AVENUE/LOT COVERAGE VARIANCE

The Planning and Zoning Commission considered a request for approval of a lot coverage variance for 2421 Lewis Avenue, as petitioned by Roy Reich – Zoning Docket 05-Z-13. The Planning/Zoning Commission recommended approval. Mr. Reich wishes to locate a shed for both sides of a duplex for the storage of yard equipment and furniture. A variance from the 40% lot coverage requirement is requested, as this shed will result in 54% lot coverage of impervious surface.

It was moved by Commissioner Bennett, seconded by Commissioner Flammini to grant approval of a lot coverage variance for 2421 Lewis Avenue, as requested, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners DeTienne, aye; Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

2417 LEWIS AVENUE/LOT COVERAGE VARIANCE

The Planning and Zoning Commission considered a request for approval of a lot coverage variance for 2417 Lewis Avenue, as petitioned by Dan Reich – Zoning Docket 05-Z-14. The Planning/Zoning Commission recommended approval. Mr. Reich wishes to locate a shed for both sides of a duplex for the storage of yard equipment and furniture. A variance from the 40% lot coverage requirement is requested, as this shed will result in 53% lot coverage of impervious surface.

It was moved by Commissioner Taylor, seconded by Commissioner Bennett to grant approval of a lot coverage variance for 2417 Lewis Avenue, as requested, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners DeTienne, aye; Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

CHILD DAY CARE CENTER/SPECIAL USE/2647 SHERIDAN ROAD

The Planning and Zoning Commission considered a request for a special use for This Little Light of Mine Child Day Care Center for 2647 Sheridan Road, as petitioned by Anquinette Lezine – Zoning Docket 05-Z-17. The Planning/Zoning Commission recommended approval, subject to the pick up and delivery of children being directed to the alley at the rear of the building. Ms. Lezine currently operates child day care in a residential area. The child day care center on Sheridan Road would eliminate the impact on the residential neighborhood and be more centrally located for customers. The Department of Children and Family Services (DCFS) has approved the 2647 Sheridan Road location. The TIF Review Board also supports this project, as the TIF Statute sets daycare as a high priority in a redevelopment area. The building owner has modified the space to accommodate the DCFS and Lake County Health Department. Delaine Rogers stated the TIF Review Board recommends approval of a TIF grant in an amount not to exceed \$45,000 for building modifications. Mayor Harrison stated the entrance and playground would both be located at the rear of the building. Commissioner Flammini questioned whether or not the special use would be granted to the property or just to Ms. Lezine. Ms. Rogers stated the special use would only be granted to Ms. Lezine. Mayor Harrison requested tabling this matter until the next regular meeting, in order to review and understand all issues and allow the Council to conduct on-site visits.

It was moved by Commissioner DeTienne, seconded by Commissioner Flammini to table the special use request for a child day care center at 2647 Sheridan Road until the January 3 Council meeting.. The vote on roll call was: Commissioners DeTienne, aye; Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

BARTON MANAGEMENT/SPECIAL USE/3500 EMMAUS AVENUE

The Planning and Zoning Commission considered a request for a special use for an elderly housing project at 3500 Emmaus Avenue, as petitioned by Barton Management, Inc. – Zoning Docket 05-Z-15. The Planning/Zoning Commission recommended approval. Barton Management previously received approvals for zoning and variances for this project.

It was moved by Commissioner Taylor, seconded by Commissioner Flammini to approve a special use for the Barton Management elderly housing project at 3500 Emmaus Avenue, as requested, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners DeTienne, aye; Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

ZION COTTAGES/SPECIAL USE/3301 ELIZABETH AVENUE

The Planning and Zoning Commission considered a request for a special use for an elderly housing project at 3301 Elizabeth Avenue, as petitioned by North Shore Development – Zoning Docket 05-Z-16. The Planning/Zoning Commission recommended approval. North Shore Development previously received approvals for zoning and variances for this project entitled Zion Cottages.

It was moved by Commissioner Flammini, seconded by Commissioner Bennett to approve a special use for the Zion Cottages elderly housing project at 3301 Elizabeth Avenue, as requested, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners DeTienne, aye; Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

ENGINEERING STANDARDS & SPECIFICATIONS

A memo (05-DOC-180) was received from Brian Usher, recommending revisions to the Engineering Standards and Specifications, Chapter 26 of the Municipal Code. These revisions would update the specifications, keeping the standards in compliance with current developments. Commissioner Bennett recommended that commercial parking spaces be enlarged from 9 feet to 10 feet center to center. Commissioner Flammini questioned whether or not businesses would have to immediately change their parking spaces, and what if a business no longer complies with the required number of spaces. Mr. Usher stated, if the specifications for parking spaces were changed, it would not apply to existing businesses, unless a change is made to the parking lot. Mr. Usher noted a business could request a variance regarding the number of parking spaces, and it would be considered on a case-by-case basis. Commissioner Taylor stated the problem is not the size of the parking spaces, but rather the drivers who don't park within the lines.

It was moved by Commissioner Bennett, seconded by Commissioner Flammini to approve the revision of the Engineering Standards and Specifications, Chapter 26, as recommended, including the enlargement of commercial parking spaces from 9 feet to 10 feet, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners DeTienne, aye; Flammini, aye; Taylor, nay; Bennett, aye; and Mayor Harrison, aye. Motion carried.

PAVEMENT CRACK SEALING CONTRACT

A memo (05-DOC-181) was received from Brian Usher, requesting permission to enter into a contract for 2005 pavement crack sealing work. Mr. Usher recommended participating in the Northwest Municipal Conference joint bid program, purchasing this product through Behm Pavement Maintenance Company in an amount not to exceed \$155,000.

It was moved by Commissioner Taylor, seconded by Commissioner Bennett to approve entering into a contract with Behm Pavement Maintenance Company for 2005 pavement crack sealing work in an amount not to exceed \$155,000. The vote on roll call was: Commissioners DeTienne, aye; Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

ANNOUNCEMENTS

- December 22 & 23 Last days to see Kringle’s Kingdom, visit with Santa and drive thru Shiloh Park Drive-thru
- December 23, 26, 30 & January 2 City Offices closed for holidays
- January 3, 2006 Regular City Council Meeting
- January 9, 2006 Deadline for submittal for 2006 Bee-prentice Program
- January 17, 2006 Township Board Meeting

CLOSED SESSION

It was moved by Commissioner Taylor, seconded by Commissioner Bennett that the Council recess to Closed Session at 8:11 p.m. to discuss personnel, purchase and sale of real estate, and probable and pending litigation. The vote on roll call was: Commissioners DeTienne, aye; Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner Bennett, seconded by Commissioner Flammini to reconvene the Regular Council meeting at 9:20 p.m. with all members present. The vote on roll call was: Commissioners DeTienne, aye; Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

CITY HALL RECEPTIONIST

Mayor Harrison stated the Council discussed creating the position of Receptionist in City Hall.

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

- the creation of two part-time Receptionist positions under the direction of the City Clerk at an hourly wage of \$10.00 per hour,
- a job description for the Receptionist position,
- allowing for the posting and advertising for these part-time positions, and
- for the Personnel Authorization to be amended accordingly.

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

DEPARTMENT HEADS

Mayor Harrison stated the Council discussed evaluations for Department Heads.

It was moved by Commissioner Bennett, seconded by Commissioner Taylor to authorize the preparation of checks for year-end bonuses for Department Heads as directed by the City Council. The vote on roll call was: Commissioners DeTienne, aye; Flammini, aye; Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

ADJOURN

There being no further business to come before the Council at this time, it was moved by Commissioner DeTienne, seconded by Commissioner Bennett and unanimously approved the meeting be adjourned at 9:38 p.m. Motion carried.

City Clerk