

**MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, MARCH 18, 2008, AT 7:02 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 Flammini, Taylor, DeTienne, Bennett and Mayor Harrison.

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

**AGENDA CHANGES**

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

- Deleting discussion regarding Ehrenreich of Deerfield, Illinois, item 10.

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

**CONSENT AGENDA**

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

- (a) **APPROVAL OF MINUTES** of a Regular Meeting held on March 4, 2008 at 7:00 P.M. and approval but not release of Closed Session minutes of a meeting held on March 4, 2008 at 8:27 P.M., with all members having previously received copies.
- (b) **DEPARTMENTAL REPORTS:** Building Department Monthly Report, February 2008
- (c) **BILLS:** Vouchers 100781 through 100919 drawn on National City Bank, \$820,242.03
- (d) **PROCLAMATION:** Zion Telecommunicators Week – April 13-19, 2008

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

**ZONING CHANGES/WAITING PERIOD**

The Planning and Zoning Commission considered amending the Municipal Code regarding a waiting period for resubmitting a zoning issue. The Planning/Zoning Commission recommended there be a waiting period of twelve (12) months before a text amendment, special or conditional use, variance or zoning district change would be allowed to reappear on the Planning and Zoning agenda.

It was moved by Commissioner Flammini, seconded by Commissioner Taylor that an Ordinance (08-0-25) be passed, amending the Municipal Code of the City of Zion, as amended, Section 102-236, establishing a twelve (12) month waiting period for reapplication for any zoning changes. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; DeTienne, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

**INTERN/ACCOUNTS & FINANCE DEPT.**

A memo (08-DOC-10) was received from Larry Pannell, requesting to hire an intern for 10 weeks in the summer and 4 weeks during the winter holiday season in the Accounts and Finance Department. Mr. Pannell requested a pay rate of \$11.00 per hour for this position. Mayor Harrison stated the Council has not yet discussed the budget for the next fiscal year. Commissioner Bennett stated summer workers and interns have proven to be very effective and cost saving employees.

It was moved by Commissioner Bennett, seconded by Commissioner Flammini to approve hiring an intern for the Accounts and Finance Department, as requested, and for the Personnel Authorization to be amended accordingly. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; DeTienne, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

**NEW ZION TOWNSHIP BUILDING/PERMITS & FEES**

Township Supervisor Ditzig requested waiving building permit and utility hookup fees for the construction of the new Zion Township building at 1015 27<sup>th</sup> Street. Commissioner Bennett stated he would be in favor of waiving building permit fees, but he is opposed to waiving utility hookup fees, noting similar requests were denied in the past. Commissioner Taylor stated utility costs are not in a tax-generated fund. Mayor Harrison questioned whether or not these costs had been built into the financing. Commissioner Bennett stated these fees are not part of the financing. Ron Colangelo stated sewer and water hookup fees would be between \$15,000 and \$20,000.

It was moved by Commissioner Flammini, seconded by Commissioner Bennett to approve waiving building permit fees for the construction of the new Zion Township building at 1015 27<sup>th</sup> Street.

It was noted that there will be other in-house fees, including engineering review and fire review. The Council agreed to include all in-house fees.

At this time Commissioner Flammini amended his motion and Commissioner Bennett amended his second to approve waiving all City of Zion fees except utility hookup fees for the construction of the new Zion Township building at 1015 27<sup>th</sup> Street. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; DeTienne, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

**PURCHASE OF FURNITURE/NEW FIRE STATION**

A memo (08-DOC-11) was received from Chief LaBelle, requesting permission to purchase furniture for the new Fire Station. The furniture would be purchased through a State bid from KI Incorporated for a total of \$22,154.96. Chief LaBelle stated the furniture has an 8 to 10 week lead time for ordering. Mayor Harrison stated the fund for Public Property, which includes soft costs for the new fire station, is currently over budget. Larry Pannell noted this purchase of furniture would come from the 2008/09 budget.

It was moved by Commissioner DeTienne, seconded by Commissioner Taylor to grant permission to purchase furniture for the new Fire Station from KI Incorporated for a total of \$22,154.96. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; DeTienne, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

**AHMADIYYA MOVEMENT/2100 EZRA AVENUE/SPECIAL USE**

The Planning and Zoning Commission considered a request for an addition to the Special Use Permit for the use of 2100 Ezra Avenue as office space, as petitioned by Ahmadiyya Movement – Zoning Docket 08-Z-2. The Planning/Zoning Commission had a vote of three in favor and one against, and the ordinance requires four votes, so no recommendation either way is included. Commissioner Flammini stated the Planning and Zoning Commission had two concerns regarding 1) safety in crossing the alley between the church and offices, and 2) the property becoming tax exempt. Commissioner Flammini noted, relative to the safety issue, the church has provided good security in the past, and the church is a large contributor to community events. Commissioner Taylor stated he has concerns pertaining to the safety of crossing the alley between the church and offices, noting he would prefer referring this issue back to Planning and Zoning for their recommendation.

It was moved by Commissioner Flammini, seconded by Commissioner Bennett to approve the addition to the special use permit allowing for the use of 2100 Ezra Avenue as office space for the Ahmadiyya Movement Church, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners Flammini, aye; Taylor, nay; DeTienne, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

**TAB OF BIDS/DEMOLITION OF VARIOUS PROPERTIES**

A Tabulation of Bids (08-DOC-12) was received from John Jones, regarding the demolition of buildings at 3103 Gideon, 3116 Gideon, 3002 Gabriel, 3114 Elim and 1124 27<sup>th</sup> Street. Mr. Jones recommended awarding the bid to the lowest responsible and responsive bidder who met all specifications, Campanella and Sons, in the total amount of \$54,795.00.

It was moved by Commissioner Flammini, seconded by Commissioner Bennett to award the contract for the demolition of 3103 Gideon, 3116 Gideon, 3002 Gabriel, 3114 Elim and 1124 27<sup>th</sup> Street to Campanella and Sons for the total amount of \$54,795.00.

Larry Pannell noted the budget needs to be amended to reflect the demolition expenses. At the time the budget was approved, these demolitions were not being considered.

At this time Commissioner Flammini amended his motion and Commissioner Bennett amended his second to award the contract for the demolition of 3103 Gideon, 3116 Gideon, 3002 Gabriel, 3114 Elim and 1124 27<sup>th</sup> Street to Campanella and Sons for the total amount of \$54,795.00, and to amend the budget accordingly. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; DeTienne, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

**TRUMPET PARK/COVENANTS, CODES & RESTRICTIONS**

A memo (08-DOC-13) was received from Delaine Rogers, recommending an amendment to Trumpet Park's Covenants, Codes and Restrictions. This amendment would change parking stall dimensions from 10 x 20 (200 sq. ft.) to 9 x 18 (162 sq. ft.) for non-retail spaces in Trumpet Park only. Ms. Rogers stated this change would be helpful in gaining an environmentally friendly designation for Trumpet Park. All other requirements would remain intact, and the parking would be for Trumpet Park's non-retail areas only.

It was moved by Commissioner Flammini, seconded by Commissioner Taylor to approve amending Trumpet Park's Covenants, Codes and Restrictions, changing parking stall dimensions from 10' x 20' to 9' x 18' for Trumpet Park's non-retail parking spaces only. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; DeTienne, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

**ANNOUNCEMENTS**

Mayor Harrison recognized the ZBTHS Basketball Team for winning 2<sup>nd</sup> Place in the State IHSA 4-A division. Zee-Bee players, coaches and staff will be formally recognized at the April 1 Council meeting.

- March 19                      City Council Budget Workshop – 3:30 P.M.
- March 21                      City Offices closed for Good Friday
- April 1                         Regular City Council Meeting – 7:00 P.M.
- April 2                         Zion Liquor Control Commission Meeting – 4:00
- April 15                        Town Board Budget Workshop – 5:00 P.M.  
Township Public Hearing – 6:00 P.M.  
Town Board Meeting – 6:30 P.M.  
Regular City Council Meeting – 7:00 P.M.

**CLOSED SESSION**

It was moved by Commissioner Taylor, seconded by Commissioner Flammini that the Council recess to Closed Session at 7:36 p.m. to discuss personnel, purchase and sale of real estate, and probable and pending litigation. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; DeTienne, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner DeTienne, seconded by Commissioner Bennett to reconvene the Regular Council meeting at 7:40 p.m. with all members present. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; DeTienne, 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 Flammini, seconded by Commissioner Bennett and unanimously approved the meeting be adjourned at 7:40 p.m. Motion carried.

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City Clerk

Approved April 1, 2008