

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, AUGUST 2, 2016, AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 2828 SHERIDAN ROAD, ZION, ILLINOIS

Mayor Hill called the meeting to order.

On call of the roll the following answered present: Commissioners DeTienne, McDowell, McKinney, Frierson, and Mayor Hill. A quorum was present.

Also present: Police Chief Steve Dumyahn, Fire/Rescue Chief John Lewis, Public Works Director Ron Colangelo, Accounts/Finance Director David Knabel, Building & Zoning Director Richard Ianson and City Attorney Paula Randall.

Mayor Hill led in the Pledge of Allegiance to the flag.

Director Ianson delivered the Citizen Comments sign-in sheet to Mayor Hill.

AGENDA CHANGES

It was moved by Commissioner McDowell, seconded by Commissioner DeTienne to accept the City Council meeting agenda as presented. The vote on roll call was: Commissioners DeTienne, aye; McDowell, aye; McKinney, aye; Frierson, aye; and Mayor Hill, aye. Motion carried.

CITIZEN COMMENTS

Mayor Hill called on Clyde McLemore, Zion, whose name was written on the Citizen Comments sign-up sheet. He called Mr. McLemore's name a second time. Mr. McLemore did not respond and was not present in the Council Chambers.

Mayor Hill called on Jay Brosten, Lincolnshire. Mr. Brosten stated that he had no comments at this time but was available to answer questions during the discussion of Agenda Item 8 (b), Zoning Docket 16-Z-9, regarding a proposed landscape and transfer station business.

Mayor Hill stated that Citizen Comments closed at 7:04 p.m.

CONSENT AGENDA

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

- (a) **APPROVAL OF AMENDED MINUTES:** of a Regular meeting held June 21, 2016 at 7:00 p.m.
- (b) **APPROVAL OF MINUTES:** of a Regular Meeting held on July 19, 2016 at 7:00 p.m.; approval but not release of Closed Session Minutes of a meeting held on July 19, 2016 at 8:36 p.m.
- (c) **BILLS:** Vouchers 124124 through 124218 drawn on First Merit Bank, Total: \$601,605.53

Approved by omnibus vote as follows: The vote on roll call was: Commissioners DeTienne, aye; McDowell, aye; McKinney, aye; Frierson, aye; and Mayor Hill, aye. Motion carried.

ORDINANCE/LEASE AGREEMENT/PORTION OF UNIMPROVED 29TH STREET RIGHT-OF-WAY

A memo (16-DOC-65) was received from Director Ianson stating that Ramiro Aranda, property owner at 1007 29th Street, requested to lease 36 square feet of the unimproved 29th Street right-of-way and 288 square feet of unimproved City property, totaling 324 square feet, for additional parking for his multi-family residential dwelling unit. Director Ianson recommended an annual rent of \$250.00. Mayor Hill stated that Mr. Aranda's original request was to lease a portion of the Caledonia Blvd. right-of-way which the Council denied. He stated that, with the new plan, there is no infringement on the boulevard.

It was moved by Commissioner McKinney, seconded by Commissioner McDowell, that an Ordinance (16-0-28) be passed authorizing execution of a lease agreement between Ramiro Aranda and the City of Zion for lease of 36 square feet of the unimproved 29th Street right-of-way and 288 square feet of unimproved City property, totaling 324 square feet, for additional parking for his multi-family residential dwelling unit at 1007 29th Street, with annual rent in the amount of \$250.00. The vote on roll call was: Commissioners DeTienne, nay; McDowell, aye; McKinney, aye; Frierson, aye; and Mayor Hill, aye. Motion carried. Ordinance passed.

**MOTION TO RECONSIDER/ZONING DOCKET 16-Z-9/ SPECIAL USE PERMIT/
1410 GREEN BAY ROAD**

It was moved by Commissioner Frierson, seconded by Commissioner McDowell to reconsider Zoning Docket 16-Z-9, requesting a Special Use Permit to operate a landscape supply, transfer station, salt supply, truck parking, outdoor storage and small engine repair facility at 1410 Green Bay Road, as petitioned by Fred Schall. The vote on roll call was: Commissioners DeTienne, aye; McDowell, aye; McKinney, aye; Frierson, aye; and Mayor Hill, aye. Motion carried.

**ZONING DOCKET 16-Z-9/ SPECIAL USE PERMIT/LANDSCAPE SUPPLY BUSINESS/
1410 GREEN BAY ROAD**

Commissioner Frierson stated that he reviewed Zoning Docket 16-Z-9 documentation and spoke with residents. He stated that he wanted to know the reasons why the Planning and Zoning Commission recommended denial of the special use permit. He stated that he did not believe the City Council had a rich enough discussion to override the Planning and Zoning Commission's recommendation. Commissioner Frierson stated that during the pre-development meeting, the project was a landscape supply and transfer station. He stated that no business plan or any real projections were presented. He stated that any Illinois Environmental Protection Agency requirements need to be identified and resolved. He stated that, if the project should be stalled, the City would be left with an eyesore which would not be beneficial when attempting to attract other development to the area. Commissioner McDowell asked if the basis for four votes against recommending approval of the special use by the Planning and Zoning Commission was due to the business being a possible eyesore. Commissioner Frierson stated that the Planning and Zoning Commission concerns that he took into account when requesting reconsideration were air and light pollution and the dangers of increased truck traffic on Green Bay Road. Mayor Hill asked if the Special Use Permit was granted, and the owner does what he wants, does the City have any recourse. Attorney Randall stated that the owner would be in violation of the Special Use Permit. Mayor Hill stated that the only condition on the Special Use Permit as presented is the removal of the existing vacant house. Attorney Randall stated that the owner must still comply with all City codes. Mayor Hill stated that he viewed two local truck parking facilities and they look horrible. He stated that he could not support trucking parking being visible from Green Bay Road. Mayor Hill stated that he would like to send this request back to the Planning and Zoning Commission for further review. He stated that a plan should be created showing how this business will look once completed. He stated that a much better plan is needed and it should be very detailed. He stated that a screening plan should be developed. He stated that tipping fees should be discussed and the discussion should include Director Knabel. Mayor Hill stated that the request should be further reviewed and the parties should agree, in writing, on the plan details for the protection of the petitioner and the City. Jay Brosten, property owner, stated that he is the landowner and is looking for a tenant. He stated that he has been working with Sonolito Bronson and there has been little activity on or interest in the property of late. He agreed that the petitioner needs to prepare a defined business plan. Mayor Hill stated that the City will work with Mr. Brosten to find a tenant for the property. Mayor Hill stated that Director Ianson and Sonolito Bronson will work with the petitioner and Mr. Brosten on a plan to take back to the Planning and Zoning Commission. Commissioner McKinney stated that he agrees that the plans are not clear enough and that consideration of the Special Use Permit should be tabled. He stated that the City should work with businesses coming into the City but they should have a detailed plan and be able to present it.

It was moved by Commissioner Frierson, seconded by Commissioner McDowell to table Zoning Docket 16-Z-9, requesting a Special Use Permit to operate a landscape supply, transfer station, salt supply, truck parking, outdoor storage and small engine repair facility at 1410 Green Bay Road, as petitioned by Fred Schall, and refer the matter to the pre-development committee and staff, and then back to the Planning and Zoning Commission, for further consideration or reconsideration.

Commissioner Frierson moved to amend his motion, seconded by Commissioner McDowell, as follows: to table Zoning Docket 16-Z-9, requesting a Special Use Permit to operate a landscape supply, transfer station, salt supply, truck parking, outdoor storage and small engine repair facility at 1410 Green Bay Road, as petitioned by Fred Schall, and refer the matter to the pre-development committee and staff for further consideration or reconsideration. The vote on roll call was: Commissioners DeTienne, aye; McDowell, aye; McKinney, aye; Frierson, aye; and Mayor Hill, aye. Motion carried.

HOTEL/MOTEL TAX GRANT APPLICATION/POTAWATOMI TRAILS POW-WOW

A memo (16-DOC-66) was received from Director Knabel requesting the Council's consideration of a hotel/motel tax grant application for Potawatomi Trails Powwow, Inc. He stated that annually the City allocates a portion of its hotel/motel tax funds for a local event grant program to encourage organizations to host events in Zion that will bring in tourism and encourage overnight stays in local hotels. He stated that \$34,000 was allocated in the Fiscal Year 2017 budget for this program. Director Knabel stated that, at a prior Council meeting, \$10,000 was approved for GPT Enterprises, LLC leaving \$24,000 in the budget. He stated that, based on the scoring sheet and the application received, he recommended approving the hotel/motel tax grant for Potawatomi Trails Powwow, Inc. in the amount of \$6,000. Mayor Hill stated that he asked that this request be reconsidered as at the July 19, 2016 Council meeting, a motion to approve died for lack of a second. He stated that he believes there was confusion on the motion and the Council may not have been clear on what they were voting on. Mayor Hill restated Potawatomi Trails Powwow, Inc.'s request. Commissioner McDowell stated that advertising is 40% of the event budget and he asked why the percentage was so high. Bill Brown, President of Potawatomi Trails Powwow, Inc., stated that he has a non-profit network of people who advised him of a typical organization's cultural festival project's advertising budget. He stated that his organization spends most of the advertising funds each year. He stated that they have been hosting the event for 23 years and try to do a better job of bringing people to Zion every year. Commissioner Frierson stated that he believes the City needs to spread the funds out over more applicants and that the City should do a better job of marketing the grant program. He stated that the City should do a better job of tracking hotel stays generated by special events. Mr. Brown stated that his annual event report reflects the number of local people who attended the event, the number of people who came from outside the area, and the number of people who stayed over in hotel/motels.

It was moved by Commissioner Frierson, seconded by Commissioner McDowell, to approve a hotel/motel tax grant for Potawatomi Trails Powwow, Inc. for the Project Year 2016/2017 not to exceed \$6,000. The vote on roll call was: Commissioners DeTienne, aye; McDowell, aye; McKinney, aye; Frierson, aye; and Mayor Hill, aye. Motion carried.

FIRST AMENDMENT TO PLAT OF EASEMENT GRANT & GRANT OF ACCESS EASEMENT/1920-1922 SHERIDAN ROAD

A memo (16-DOC-67) was received from Director Colangelo stating that at the July 19, 2016 City Council meeting the Council approved the Plat of Consolidation for 1920-1922 Sheridan Road for a new kidney dialysis center. He presented the first amendment for the access easement for these and the adjacent properties. He stated that this amendment will allow the City access to its utilities and allow access to the former 20th Street right-of-way by the neighboring Jiffy Lube facility.

It was moved by Commissioner Frierson, seconded by Commissioner McDowell, to approve the First Amendment to Plat of Easement Grant and Grant of Access Easement for 1920-1922 Sheridan Road. The vote on roll call was: Commissioners DeTienne, aye; McDowell, aye; McKinney, aye; Frierson, aye; and Mayor Hill, aye. Motion carried.

DEPARTMENTAL COMMENTARY

Director Colangelo stated that he will be presenting the bid tabulation for the 2016 ash tree removal project at the August 16, 2016 City Council meeting. He stated that the City was divided into four sections and a base bid and three alternate bids were requested which reflect each section's cost for tree removal. He stated that the bid specifications did include a time frame for completion of the project. He stated that the low bid was very favorable to the City. Director Colangelo stated that the City has the opportunity to take a good look at removing the trees City-wide. Mayor Hill stated that the dead ash trees are a safety hazard to the residents, but the budget is limited. He asked Commissioners DeTienne and Frierson to meet with Directors Colangelo and Knabel to investigate financing over a three year period to determine how much can be accomplished in that time period.

ANNOUNCEMENTS

Thursdays through September 29th	11:00 a.m. to 7:00 p.m.	Zion Farmer's Market Sheridan Road & Shiloh Blvd.
Jubilee Days Parade Route Change		The Parade steps off, as always, from Shiloh Blvd. (25 th Street) and Emmaus Avenue and heads north to 23 rd Street. It turns East on 23 rd Street to Sheridan Road and South on Sheridan Road, ending at 29 th Street
		Sheridan Road from 29 th St. to 31 st Street will be closed for parade disbursement
August 16	6:30 p.m. 7:00 p.m.	Zion Township Board Meeting Zion City Council Meeting

CLOSED SESSION

It was moved by Commissioner DeTienne, seconded by Commissioner Frierson that the Council recess to Closed Session at 7:35 p.m., pursuant to 5 ILCS 120/2 "Open Meetings", for the discussion of collective bargaining. The vote on roll call was: Commissioners DeTienne, aye; McDowell, aye; McKinney, aye; Frierson, aye; and Mayor Hill, aye. Motion carried.

It was moved by Commissioner McDowell, seconded by Commissioner McKinney to reconvene the Regular Council meeting at 7:53 p.m. with all members present. The vote on roll call was: Commissioners DeTienne, aye; McDowell, aye; McKinney, aye; Frierson, aye; and Mayor Hill, aye. Motion carried.

BUILDING DEPARTMENT/IUOE BARGAINING UNIT CONTRACT AGREEMENT

It was moved by Commissioner Frierson, seconded by Commissioner DeTienne to table the IUOE bargaining unit contract agreement between Zion Building Department and the International Union of Operating Engineers, Local 150, and the City of Zion, for May 1, 2016 through April 30, 2018. The vote on roll call was: Commissioners DeTienne, aye; McDowell, aye; McKinney, aye; Frierson, aye; and Mayor Hill, aye. Motion carried.

CLERICAL/IUOE BARGAINING UNIT CONTRACT AGREEMENT

It was moved by Commissioner Frierson, seconded by Commissioner McDowell to table the IUOE bargaining unit contract agreement between Zion Clerical Employees and the International Union of Operating Engineers, Local 150, and the City of Zion, for May 1, 2016 through April 30, 2018. The vote on roll call was: Commissioners DeTienne, aye; McDowell, aye; McKinney, aye; Frierson, aye; and Mayor Hill, aye. Motion carried.

PUBLIC WORKS/IUOE BARGAINING UNIT CONTRACT AGREEMENT

It was moved by Commissioner Frierson, seconded by Commissioner McDowell to table the IUOE bargaining unit contract agreement between Zion Public Works Department and the International Union of Operating Engineers, Local 150, and the City of Zion, for May 1, 2016 through April 30, 2018. The vote on roll call was: Commissioners DeTienne, aye; McDowell, aye; McKinney, aye; Frierson, aye; and Mayor Hill, aye. Motion carried.

ADJOURN

There being no further business to come before the Council at this time, it was moved by Commissioner McDowell, seconded by Commissioner Frierson and unanimously approved the meeting be adjourned at 7:58 p.m. Motion carried.

City Clerk

Approved August 16, 2016