

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, DECEMBER 2, 2003, AT 7:00 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, Bennett, Flammini, Taylor 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 Flammini to accept the Council agenda with an amendment as follows:

- Adding a presentation by the Zion Ice Arena Foundation, item 7.a.a.

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

CONSENT AGENDA

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

- (a) **MINUTES** of a Workshop/Special Meeting and Closed Session held on November 18, 2003 at 5:06 P.M. and a Regular Meeting and Closed Session held on November 18, 2003 at 7:04 P.M., with all members having previously received copies.
- (b) **DEPARTMENTAL REPORTS:** City Clerk's Monthly Report, November, 2003
- (c) **BILLS:** Vouchers 85345 through 85439 drawn on National City Bank, \$389,268.86; Add back voided check, \$6,081.00; Total: \$395,349.86
- (d) **RECEIVE AND PLACE ON FILE:** Audited Financial Statements and Supplemental Information dated April 30, 2003

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

DISPOSITION OF SURPLUS VEHICLES/BUILDING DEPT

It was moved by Commissioner Taylor, seconded by Commissioner Flammini that an Ordinance (03-0-45) be passed regarding the disposition of surplus vehicles in the Building and Zoning Department. The vote on roll call was: Commissioners DeTienne, aye; Bennett, aye; Flammini, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

ZION ICE ARENA FOUNDATION

Bob Neal presented an update on the Zion Ice Arena Foundation's efforts to Save the Rink, requesting a \$50,000 donation from the City of Zion. Nancy O'Leary, Steering Committee member, stated she is a non-resident who uses the rink, and also frequents Zion businesses. Mr. Neal stated the Foundation has reached 72.3% of their goal.

Mayor Harrison stated the Council has not yet formally discussed this issue. Mayor Harrison noted the City is facing a \$200,000 increase in liability insurance and an \$180,000 increase in funding Police and Fire Pension funds. Economic development funds have been utilized to increase the tax base of the City, including business developments and infrastructure and lighting improvements. Per the City's contract with the Zion Park District regarding Shepherd's Crook green fees, these funds have been used for recreational purposes. Mayor Harrison questioned why nearby ice arenas have either closed or are having trouble staying in business. Mayor Harrison stated the City wants to help in some way yet to be determined, and in a way which would not negatively impact the City.

JUBILEE DAYS FESTIVAL COMMISSION

The Jubilee Days Festival Commission recommends the appointment of Sharon Finkel to fill a vacancy. This appointment would be a 3-year term.

It was moved by Commissioner Taylor, seconded by Commissioner Bennett to approve the appointment of Sharon Finkel to the Jubilee Days Festival Commission. The vote on roll call was: Commissioners DeTienne, aye; Bennett, aye; Flammini, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

BUILDING DEPT ADVISORY PANEL

Commissioner Flammini recommended the appointment of Juanita Winfrey to fill a vacancy on the Building Department Advisory Panel.

It was moved by Commissioner Flammini, seconded by Commissioner DeTienne to approve the appointment of Juanita Winfrey to the Building Department Advisory Panel. The vote on roll call was: Commissioners DeTienne, aye; Bennett, aye; Flammini, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

1515 KENOSHA ROAD/REZONING REQUEST

The Planning and Zoning Commission considered a request for a zoning change from light manufacturing (LM) to residential (R-10) for a single-family home located at 1515 Kenosha Road, as petitioned by Kirk and Linda Browning – Zoning Docket 03-Z-19. The Planning/Zoning Commission recommended approval. This home is in a light manufacturing zoning district, and therefore, if damaged the owners would not be permitted to rebuild as a home. Mr. Jones stated any nearby development would probably be residential.

It was moved by Commissioner Flammini, seconded by Commissioner Taylor that an Ordinance (03-0-46) be passed rezoning 1515 Kenosha Road from light manufacturing (LM) to residential (R-10). The vote on roll call was: Commissioners DeTienne, aye; Bennett, aye; Flammini, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

EMERGENCY WATER MAIN REPAIRS/2700 BLOCK OF HERMON AVE

A memo (03-DOC-232) was received from Brian Usher, requesting authorization to pay for emergency water main repairs in the 2700 block of Hermon Avenue. A water main break occurred on November 11, necessitating repairs in an area difficult to access with backhoes and trucks. Mr. Usher stated Nissen Excavating completed the emergency work for a total cost of \$1,390.00.

It was moved by Commissioner Taylor, seconded by Commissioner Bennett to authorize payment to Nissen Excavating in the amount of \$1,390.00 for emergency water main repairs in the 2700 block of Hermon Avenue. The vote on roll call was: Commissioners DeTienne, aye; Bennett, aye; Flammini, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

EMANUELSON INN/PARKING LOT

A memo (03-DOC-233) was received from Brian Usher, regarding the request from Emanuelson Inn to pave their parking area. Mr. Usher stated, in order to provide drainage, the new asphalt surface must be installed at an elevation equal or below the existing surface. The owners of Emanuelson Inn have proposed the removal of up to 3" of gravel prior to paving, leaving 2" of gravel remaining as the driveway base. This proposal is less than both residential and commercial standards. Commissioner Taylor questioned whether or not this would affect the façade grant approval, since the parking lot was to be completed to commercial standards. Attorney Rolek stated the Council could still award the façade grant.

It was moved by Commissioner Bennett, seconded by Commissioner DeTienne to approve the reduction of the standard for parking lot paving for the Emanuelson Inn, per the proposed request. The vote on roll call was: Commissioners DeTienne, aye; Bennett, aye; Flammini, aye; Taylor, nay; and Mayor Harrison, aye. Motion carried.

COMPREHENSIVE PLAN

A memo (03-DOC-234) was received from Delaine Rogers, recommending updating the Comprehensive Plan, which was adopted on February 17, 1992. Ms. Rogers requested starting the process involving public hearings, presentations and workshops to help determine future land use needs and plans. Attorney Rolek stated a Comprehensive Plan must be in place for map and text amendments, zoning changes, and land use proposals. Staff is requesting to obtain a proposal for professional services, and to present the proposal with costs at the next meeting. Attorney Rolek estimated the cost for these services to be between \$10,000 and \$20,000.

It was moved by Commissioner Bennett, seconded by Commissioner Flammini to grant permission to solicit a proposal for professional services for updating the City's Comprehensive Plan. The vote on roll call was: Commissioners DeTienne, aye; Bennett, aye; Flammini, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

SALE OF 2384 SHERIDAN ROAD

A memo (03-DOC-235) was received from Delaine Rogers, requesting permission to advertise for bids for the sale of 2384 Sheridan Road. Ms. Rogers recommended a minimum bid of \$50,000 with the purchaser responsible for all costs related to the documented existing and unknown potential environmental clean up. This site would be for a non-residential development. Commissioner Bennett requested that earnest money be required in the specifications. Attorney Rolek recommended 5% of the bid be required for earnest money.

It was moved by Commissioner Taylor, seconded by Commissioner Bennett to grant permission to advertise for bids for the sale of 2384 Sheridan Road with a minimum bid requirement of \$50,000 and with earnest money requirement of 5% of the bid amount. The vote on roll call was: Commissioners DeTienne, aye; Bennett, aye; Flammini, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

FACADE GRANT REIMBURSEMENT/CURVES FOR WOMEN

A memo (03-DOC-236) was received from Delaine Rogers, recommending a façade grant reimbursement to the owner of Curves for Women, Barbara Martin, for renovations made at 1245 27th Street. All improvements have been completed, inspected and approved by the Building and Fire Departments. Recommended reimbursement to Ms. Martin is in the amount of \$55,250.00.

It was moved by Commissioner Bennett, seconded by Commissioner DeTienne to authorize a façade grant reimbursement to Barbara Martin for renovations at Curves for Women at 1245 27th Street in the amount of \$55,250.00 with payment to be paid from Economic Development funds. The vote on roll call was: Commissioners DeTienne, aye; Bennett, aye; Flammini, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

TRUMPET PARK/FACILITY PLANNING AREA

Brian Usher requested consideration for the Facility Planning Area land use for Trumpet Park, as was discussed at the November 18 Council workshop. The City has been working with plan developers regarding potential land uses for this site. Mr. Usher requested adoption of a document allowing for the official Facility Planning Area changes. Mayor Harrison noted this site is being proposed for light manufacturing, commercial, business and recreational uses, and would not involve residential development.

It was moved by Commissioner Taylor, seconded by Commissioner Flammini to approve the Facility Planning Area for the Trumpet Park development, as presented. The vote on roll call was: Commissioners DeTienne, aye; Bennett, aye; Flammini, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

ONYX WASTE SERVICES AGREEMENT

Commissioner Bennett requested amending the Waste, Recyclables and Yard Waste Collection Agreement with Onyx Waste Services as follows:

Residential units in the same building or on the same lot with a business or commercial use may be excluded from the residential unit count and payment of fees, and allowed to contract with private carriers, if the following conditions are met:

- The owner or lease holder produces a current waste hauling contract with a commercial vendor;
- The refuse container at the building meets the City’s size requirements;
- The owner or lease holder consents to an inspection of all apartments by City personnel; and
- The apartments conform to Zion’s Zoning Code.

A listing of these excluded residential units would be maintained by the City and made available to Onyx for inspection upon request.

It was moved by Commissioner Bennett, seconded by Commissioner Flammini to approve the Amendment to the Waste, Recyclables and Yard Waste Collection, Transportation and Management Agreement with Onyx Waste Services, Inc. regarding usage and billing of residences, as requested. The vote on roll call was: Commissioners DeTienne, aye; Bennett, aye; Flammini, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

ANNOUNCEMENTS

Kringle’s Kingdom and Santa’s House are now open.

Toys for Tots bins are available at businesses throughout the City, including a bin at City Hall until December 15.

December 16	Township Board Meeting
December 16	City Council Meeting

CLOSED SESSION

It was moved by Commissioner DeTienne, seconded by Commissioner Taylor that the Council recess to Closed Session at 7:48 p.m. to discuss personnel, purchase and sale of real estate, and collective bargaining. The vote on roll call was: Commissioners DeTienne, aye; Bennett, aye; Flammini, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner Flammini, seconded by Commissioner Taylor to reconvene the Regular Council meeting at 8:48 p.m. with all members present. The vote on roll call was: Commissioners DeTienne, aye; Bennett, aye; Flammini, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

FOP/TELECOMMUNICATORS CONTRACT AGREEMENT

Mayor Harrison stated the City has been negotiating an initial contract with the FOP/Telecommunicators, and the Council discussed the details of this contract.

It was moved by Commissioner Bennett, seconded by Commissioner DeTienne to approve the contract agreement with the FOP/Telecommunicators effective upon ratification by the Telecommunicators, subject to amending the section regarding medical insurance coverage to reflect current insurance coverage. The vote on roll call was: Commissioners DeTienne, aye; Bennett, aye; Flammini, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

FIRE/RESCUE DEPT. VACANCY

Mayor Harrison stated a letter of resignation has been received from Firefighter/Paramedic Dana Zbyszynski, and the Council discussed filling this vacancy with the next eligible candidate.

It was moved by Commissioner DeTienne, seconded by Commissioner Taylor to accept the letter of resignation and to fill the vacancy of a firefighter/paramedic with the next eligible candidate from the Fire and Police Commission. The vote on roll call was: Commissioners DeTienne, aye; Bennett, aye; Flammini, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

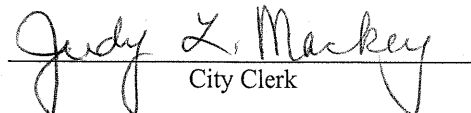
CLERICAL ASSISTANT/CITY CLERK'S OFFICE

Mayor Harrison stated the Council discussed a proposed change of status for the clerical assistant in the City Clerk's office.

It was moved by Commissioner Taylor, seconded by Commissioner Bennett to approve the employee status change for Hannah Hammann from temporary to permanent part-time, and to authorize a rate of pay of \$9.00 per hour effective December 1, 2003. The vote on roll call was: Commissioners DeTienne, aye; Bennett, aye; Flammini, aye; Taylor, 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 8:51 p.m. Motion carried.


City Clerk