

**MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, JANUARY 3, 2006, AT 7:03 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 Taylor, Bennett, Flammini, DeTienne 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 Bennett that the Consent Agenda be approved as follows:

- (a) **APPROVAL OF MINUTES** of a Regular Meeting held on December 20, 2005 at 7:06 P.M. and approval but not release of Closed Session minutes of a meeting held on December 20, 2005 at 8:11 P.M., with all members having previously received copies.
- (b) **DEPARTMENTAL REPORTS:** Detailed Balance Sheet, for periods ending November 30, 2005; Detailed Revenue & Expense Report, for periods ending November 30, 2005; City Clerk's Monthly Report, December 2005
- (c) **BILLS:** Vouchers 92572 through 92735 drawn on National City Bank, \$1,261,571.30
- (d) **PROCLAMATION:** Scouting Anniversary Week of the Boy Scouts of America, February 5-11, 2006

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

**AMEND PERSONNEL AUTHORIZATION/CITY RECEPTIONIST**

It was moved by Commissioner Flammini, seconded by Commissioner Bennett that a Resolution (06-R-1) be passed amending the Personnel Authorization, adding 2 part-time City Receptionists. The vote on roll call was: Commissioners Taylor, aye; Bennett, aye; Flammini, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried. Resolution passed.

**2417 LEWIS AVENUE/LOT COVERAGE VARIANCE**

It was moved by Commissioner Flammini, seconded by Commissioner Taylor that an Ordinance (06-0-1) be passed granting a variance from Zion Municipal Code Article II, Section 102-32(d), regarding lot coverage, for 2417 Lewis Avenue. The vote on roll call was: Commissioners Taylor, aye; Bennett, aye; Flammini, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

**2421 LEWIS AVENUE/LOT COVERAGE VARIANCE**

It was moved by Commissioner Flammini, seconded by Commissioner Bennett that an Ordinance (06-0-2) be passed granting a variance from Zion Municipal Code Article II, Section 102-32(d), regarding lot coverage, for 2421 Lewis Avenue. The vote on roll call was: Commissioners Taylor, aye; Bennett, aye; Flammini, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

**ZION COTTAGES/SPECIAL USE/3301 ELIZABETH AVENUE**

It was moved by Commissioner Taylor, seconded by Commissioner Bennett that an Ordinance (06-0-3) be passed granting a Special Use Permit for the Zion Cottages elderly housing project at 3301 Elizabeth Avenue. The vote on roll call was: Commissioners Taylor, aye; Bennett, aye; Flammini, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

**BARTON MANAGEMENT/SPECIAL USE/3500 EMMAUS AVENUE**

It was moved by Commissioner DeTienne, seconded by Commissioner Bennett that an Ordinance (06-0-4) be passed granting a Special Use Permit for the Barton Management elderly housing project at 3500 Emmaus Avenue. The vote on roll call was: Commissioners Taylor, aye; Bennett, aye; Flammini, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

**ENGINEERING STANDARDS & SPECIFICATIONS**

It was moved by Commissioner Bennett, seconded by Commissioner Flammini that an Ordinance (06-0-5) be passed adopting Engineering Standards and Specifications Revisions, Chapter 26 of the Zion Municipal Code. The vote on roll call was: Commissioners Taylor, aye; Bennett, aye; Flammini, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

**REFUSE & GARBAGE STORAGE AREAS/SCREENING REQUIREMENTS**

Mayor Harrison stated this ordinance is being proposed for establishing screening requirements for refuse and garbage storage areas for commercial, industrial and multi-unit residential structures. There would be a grace period of one-year for owners to come into compliance. Commissioner Flammini requested tabling this matter, allowing the Building Department to review all requirements and incorporating their recommendations.

It was moved by Commissioner Flammini, seconded by Commissioner Bennett to table the proposed ordinance establishing screening requirements for refuse and garbage storage areas for commercial, industrial and multi-unit residential structures. The vote on roll call was: Commissioners Taylor, aye; Bennett, aye; Flammini, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

**CHILD DAY CARE CENTER/SPECIAL USE PERMIT/2647 SHERIDAN ROAD**

The Planning and Zoning Commission considered a request for a special use permit for This Little Light of Mine Child Day Care Center for 2647 Sheridan Road, as petitioned by Anquinette Lezine – Zoning Docket 05-Z-17. This issue was tabled at the previous Council meeting, in order to allow the Council to conduct on-site visits. Delaine Rogers stated this project has been approved by the Department of Children and Family Services (DCFS), the TIF Review Board, and 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. Renovations inside the building have been completed, and Ms. Lezine is hoping to open in February.

Mayor Harrison stated Council concerns include the children's drop off and pick up area, traffic pattern in the alley, safety of the play area, and a guardrail separation from the alley. Mayor Harrison stated, if approved, the Council would want the right to review this project in one year, in order to see whether or not the concept of a day care at this location is appropriate.

Commissioner Taylor questioned whether or not a parent has to drop off the child inside the building. Ms. Lezine stated the child does have to be accompanied into the building by an adult. Ms. Lezine stated she would be starting with 16 children, but the facility has a capacity of 105 to 110 persons, although not all children would be in the building at one time. Commissioner Flammini stated his main concerns have been addressed; the safety of the play area and the drop off in the alley, however he would prefer on-street parking, as the alley is not set up to park cars. Parents would be parking in the alley, in order to accompany children into the building. Ms. Rogers stated there is a need for long term parking in this block, and the Police Department is looking at the traffic patterns.

Mayor Harrison stated there might be another location that could become available at a later date, in case this location proves to be unworkable for the day care center. Commissioner DeTienne stated a day care center is not appropriate on a main street in the downtown area. Commissioner DeTienne noted improving the alley might cause traffic to travel faster, no sales tax is generated from this business, and he doesn't believe it would generate additional shoppers for downtown merchants. Ms. Rogers stated other day care centers on main streets in nearby communities are viable, and research has shown that businesses are frequented by these parents. Commissioner Taylor stated the play area is too small and unsafe, noting he would prefer no outside play area, since it is not required by DCFS. Mayor Harrison noted the Council did previously approve this building for Art Alley, which would have been used for children's classes. Ms. Lezine stated there would be play equipment inside the building, which is acceptable to DCFS, as the outside area is just to allow the children some fresh air. Commissioner DeTienne noted the Council turned down a similar request at another downtown location. Commissioner Bennett stated this is an attempt to force a business into a confined space, which doesn't fit. Commissioner Taylor noted concerns regarding dropping off and picking up children resulting in traffic problems. Ms. Rogers stated parking concerns would exist with any business at that location.

Commissioner Taylor stated he could approve the special use with a limited one-year time line, in order to review any problems or concerns. Attorney Puma recommended readdressing the issue in nine months, if the special use is tied to a one-year approval, noting these stipulations would need to be approved by the petitioner. Ms. Rogers stated property owner, Arlen Peterson, has agreed to allow the lease to coincide with what the City approves. Ms. Lezine stated the DCFS permits would be for one year at a time.

It was moved by Commissioner Taylor, seconded by Commissioner Flammini to approve the request for a special use permit for a child day care center at 2647 Sheridan Road effective for one-year starting from the date of the DCFS license approval, with a traffic impact analysis to be conducted by the Police Department Traffic Division and this recommendation presented to the Council; subject to:

1. the day care license approval by the DCFS,
2. the special use specific only to Anquinette Lezine's operation,
3. a Council review of the special use permit at the beginning of 10 months from the effective date,  
and
4. for an ordinance to be prepared accordingly.

Commissioner DeTienne stated he would prefer waiting to find a better location for the day care center.

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

**TIF GRANT/2647 SHERIDAN ROAD**

A memo (06-DOC-1) was received from Delaine Rogers, regarding a proposed TIF Grant for building improvements at 2647 Sheridan Road. The TIF Review Board recommends approval of a TIF grant up to \$45,000. The grant would be for building owner Mr. Arlen Peterson. Reimbursements would be made for improvements to the building and not for fixtures related just to the day care business. Improvements include a food preparation and kitchen area, an ADA bathroom, security system, indoor and outdoor play areas, and classroom and office space. Ms. Rogers noted this is a budgeted item.

It was moved by Commissioner Flammini, seconded by Commissioner Taylor to approve a TIF Grant for 2647 Sheridan Road in an amount not to exceed \$45,000.

Commissioner Taylor recommended not requiring the outside playground, therefore eliminating the related expenses. Mayor Harrison noted, if DCFS does require the playground, the City would require a guardrail. The Council agreed that itemized expenses should be reviewed by the TIF Board, and then approved by the Council.

At this time, Commissioner Flammini amended his motion and Commissioner Taylor amended his second to approve a TIF Grant for 2647 Sheridan Road in an amount not to exceed \$45,000, subject to pre-approved itemized expenses to be brought before the TIF Review Board, and the TIF Review Board recommendations to be presented to the Council for payment. The vote on roll call was: Commissioners Taylor, aye; Bennett, aye; Flammini, aye; DeTienne, nay; and Mayor Harrison, aye. Motion carried.

**LAKE COUNTY SUMMER SPACES ADVERTISING PROGRAM**

A memo (06-DOC-2) was received from Delaine Rogers, recommending participation in the Lake County Summer Spaces Advertising Program. The Lake County Illinois Convention and Visitors' Bureau (LCICVB) is seeking four Campaign Level Sponsors. Currently LCICVB has commitments from Gurnee Mills, Six Flags over Great America and the Village of Antioch. The cost for each partner is \$28,000 for inclusion for 2006. Ms. Rogers stated part of this cost is a TIF eligible cost of promotion. The scope of the program includes a Web link with interactive advertising, radio, magazine and newspaper coverage, and a featured presence on Lake County brochures, inserts and maps. Brian Usher noted a number of people attending Kringle's Kingdom found out about the holiday event from Lake County's website. Mayor Harrison stated Kringle's Kingdom is Zion's best-kept secret, rivaling any displays around. Mayor Harrison noted Lake County's Planning Guide would help further advertise this event, as well as advertise other local events, such as the Farmer's Market.

It was moved by Commissioner DeTienne, seconded by Commissioner Bennett to approve participating in the Lake County Summer Spaces Advertising Program, authorizing an expenditure of \$28,000. The vote on roll call was: Commissioners Taylor, aye; Bennett, aye; Flammini, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

**ANNOUNCEMENTS**

Mayor Harrison announced that Exelon has donated \$5,000 each to the Police and Fire/Rescue Departments.

- January 16                      Culver's Anniversary Celebration
- January 16                      City Offices closed for Martin Luther King Jr. Day
- January 17                      Next Township Board Meeting
- January 17                      Next regular City Council Meeting

**CLOSED SESSION**

It was moved by Commissioner Flammini, seconded by Commissioner Taylor that the Council recess to Closed Session at 8:35 p.m. to discuss personnel, purchase and sale of real estate, and probable and pending litigation. The vote on roll call was: Commissioners Taylor, aye; Bennett, aye; Flammini, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner Bennett, seconded by Commissioner Flammini to reconvene the Regular Council meeting at 9:48 p.m. with all members present. The vote on roll call was: Commissioners Taylor, aye; Bennett, aye; Flammini, aye; DeTienne, 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 Taylor, seconded by Commissioner DeTienne and unanimously approved the meeting be adjourned at 9:48 p.m. Motion carried.

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City Clerk

Approved January 17, 2006