

**MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, NOVEMBER 6, 2007, 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, Taylor, Bennett, Flammini and Mayor Harrison.

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

**RESOLUTION OF COMMENDATION/"BEE-PRENTICE CHALLENGE TEAM"**

Mayor Harrison recognized and commended the students, who have participated in the 2007 Bee-Prentice Program:

Jasmine Harvell	Eva Ramsey	Deontra Brown	Margaret Reid
Nicole Nesbitt	Megan Leicht	Joseph Devlin	Trevor Pontillo
Brittany Chrisman	Ashley Eklund	Wil Savage	Leslie Madorsky
Dylan Sandretto	Tanya Otto	Justin Jackola	Brittney Colangelo
Joseph Hartwell	Jahrel Sparks	Emmanuel McNelly	Meghan Gray

A plaque was presented to Emmanuel McNelly, who was recognized as the 2007 Bee-Prentice \$5,000 Scholarship Winner.

**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 October 16, 2007 at 7:04 P.M. and approval but not release of Closed Session minutes of a meeting held on October 16, 2007 at 7:48 P.M.; a Special Meeting held on October 17, 2007 at 5:02 P.M. and approval but not release of Closed Session Minutes of a meeting held on October 17, 2007 at 5:02 P.M.; and a Special Meeting held on October 25, 2007 at 4:00 P.M., with all members having previously received copies.
- (b) **DEPARTMENTAL REPORTS:** City Clerk Monthly Report, October 2007; Building Department Monthly Report, October 2007; Public Works Monthly Department Report, September 2007
- (c) **BILLS:** Vouchers 99423 through 99562 drawn on National City Bank, \$808,498.81

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

**LAKE COUNTY CDBG GRANT**

Ron Colangelo requested permission to apply for a Lake County Community Development Block Grant up to \$150,000 for various street repairs.

It was moved by Commissioner Taylor, seconded by Commissioner DeTienne that a Resolution (07-R-24) be passed authorizing an application to the Lake County Community Development Block Grant for the repair and resurfacing of streets. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Bennett, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried. Resolution passed.

**PET GROOMING SALONS/CB & HB DISTRICTS**

It was moved by Commissioner Flammini, seconded by Commissioner Taylor that an Ordinance (07-0-40) be passed amending the Municipal Code of the City of Zion, as amended, Section 102-58 and 102-60, adding pet grooming salons as a permitted use in Central Business (CB) and Highway Business (HB) Districts. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Bennett, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

**REZONING/SOUTHWEST CORNER OF ROUTE 173 & KENOSHA ROAD**

It was moved by Commissioner Flammini, seconded by Commissioner DeTienne that an Ordinance (07-0-41) be passed rezoning certain property on the southwest corner of Route 173 and Kenosha Road from LM (Light Manufacturing) to HB (Highway Business). The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Bennett, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

**PROHIBITING CERTAIN SECURITY FEATURES**

Mayor Harrison recommended prohibiting security gates, bars, shutters, cages, and like unsightly means in the business districts, noting there are other alternative methods for securing businesses.

It was moved by Commissioner Flammini, seconded by Commissioner DeTienne that an Ordinance (07-0-42) be passed prohibiting the use of certain security features in the City of Zion's business districts. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Bennett, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

**APPOINTMENT FOR POLICE SERGEANT**

A memo (07-DOC-124) was received from Chief Booth, requesting permission to authorize the Fire and Police Commission to appoint the next eligible candidate for Police Sergeant, due to the retirement of Syndy Nugent.

It was moved by Commissioner DeTienne, seconded by Commissioner Taylor to grant permission to appoint a Sergeant in the Police Department from the Fire and Police Commission's eligibility list. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Bennett, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

**WATER & SEWER CONNECTION/11857 N. 27<sup>TH</sup> ST, BEACH PARK**

A letter (07-DOC-125) was received from the Village of Beach Park, requesting that Beach Park's new Public Works Facility at 11857 N. 27<sup>th</sup> Street be allowed to connect to Zion's water and sewer. These services are not available through the Village of Beach Park.

It was moved by Commissioner Taylor, seconded by Commissioner Flammini to grant permission for the Village of Beach Park's Public Works Facility at 11857 N. 27<sup>th</sup> Street to connect to Zion's water and sewer, subject to the standard fees for these services. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Bennett, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

### **PLUMBING CODE**

A memo (07-DOC-126) was received from John Jones, recommending the following changes to the Plumbing Code:

- Section 10-297: deleting this section, allowing the use of CPVC piping for interior water service
- Section 10-299: deleting this section, as the State now regulates plumbing firms and permits.

It was moved by Commissioner Flammini, seconded by Commissioner Taylor to approve amending the Plumbing Code, deleting Sections 10-297 and 10-299, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioner DeTienne, aye; Taylor, aye; Bennett, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

### **INCREASING BUILDING FEES**

A memo (07-DOC-127) was received from John Jones, recommending increasing various building fees. Mr. Jones stated the Building Department provides many types of inspections, and fees have not been increased in over six years. Mr. Jones stated with new development, demolitions are more prevalent and the fee schedule needs to be restructured. Commissioner Taylor stated the proposed fee increase from \$60.00 per square foot to \$90.00 per square foot for construction of new homes represents a 50 percent increase. Mr. Jones stated this increase is just on the portion of the permit, which would still be below the current standard of \$120.00 per square foot. Commissioner DeTienne stated these fees would be passed along to the homebuyer, noting with today's building market, this is the worst possible time to raise fees. Mr. Jones stated, due to the current building market, he felt it should affect less people at this time. Commissioner Taylor questioned the fee for telecommunication towers and equipment. Mr. Jones stated this review fee pertains to commercial equipment and not for residential. Commissioner Flammini noted, especially with demolitions, infrastructure is affected and some of these fees still don't cover staff costs.

It was moved by Commissioner Flammini, seconded by Commissioner Bennett to approve increasing various building fees, as presented.

Mayor Harrison recommended lesser increases for construction costs:

- Increasing permit fees for frame construction from \$60.00 per sq. ft. to \$75.00 per square foot, and
- Increasing permit fees for brick or stone veneer construction from \$65.00 per square foot to \$80.00 per square foot.

At this time, Commissioner Flammini amended his motion and Commissioner Bennett amended his second to approve increasing various building fees, including permit fees of \$75.00 per square foot for frame construction and \$80.00 per square foot for brick or stone veneer, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioner DeTienne, nay; Taylor, aye; Bennett, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

### **2000 BLOCK OF JOPPA AVE/ALLEYWAY VACATION**

A memo (07-DOC-128) was received from Ron Colangelo, regarding a request for a right-of-way vacation for an unimproved alleyway between 2014 and 2016 Joppa Avenue. Mr. Colangelo stated it has been determined that there is no future use for this alleyway. Joann Brown, property owner at 2016 Joppa Avenue, has responded that she is interested in purchasing this property. Mr. Colangelo suggested vacating this property, contingent upon payment of \$1,278.50 for all costs incurred by the City.

It was moved by Commissioner Taylor, seconded by Commissioner Flammini to approve the vacation of the unimproved alleyway between 2014 and 2016 Joppa Avenue, contingent upon payment of \$1,278.50 for this property vacation, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioner DeTienne, aye; Taylor, aye; Bennett, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

**2800 SHERIDAN ROAD/SURPLUS PROPERTY**

A memo (07-DOC-129) was received from Delaine Rogers, requesting permission to declare 2800 Sheridan Road as surplus property, and allowing the property to be sold for redevelopment. This is the current location of the Zion Fire Station and Township offices.

It was moved by Commissioner Flammini, seconded by Commissioner Taylor to grant permission to declare city-owned property at 2800 Sheridan Road as surplus property. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Bennett, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

**2800 SHERIDAN ROAD REDEVELOPMENT**

A memo (07-DOC-130) was received from Delaine Rogers, requesting approval for a concept plan for 2800 Sheridan Road. This property was previously remediated, however, a formal application with the Illinois EPA is still needed to obtain a No Further Remediation Letter (NFR). Ms. Rogers recommended pursuing the NFR letter through the IEPA and approving the concept plan for redevelopment of 2800 Sheridan Road, subject to attorney review. It is anticipated that construction will start in the fall of 2008. Commissioner Bennett stated the agreement is not complete, questioning whether or not variances would be requested. Ms. Rogers stated the agreement is just a draft document, and any variances would have to go through the Planning and Zoning Commission. Commissioner Bennett questioned language regarding responsibility of fees. Ms. Rogers stated the developer has requested no fee waivers, and they are asking only for good faith measures.

It was moved by Commissioner Taylor, seconded by Commissioner Flammini to approve pursuing a NFR letter from the IEPA for 2800 Sheridan Road. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Bennett, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner Taylor, seconded by Commissioner Flammini to approve the concept for the redevelopment of 2800 Sheridan Road, and for the development agreement to be brought back to the City Council at a later date for consideration. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Bennett, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

**ANNOUNCEMENTS**

Mayor Harrison stated the Mayor's Safe Halloween Walk was very successful and well attended this year.

- November 12                      CVS Pharmacy ribbon cutting
- November 15                      Chamber of Commerce "Mayor's Dinner"
- November 20                      Town Board Meeting at 6:30 P.M.
- November 20                      City Council Meeting at 7:00 P.M.

**CLOSED SESSION**

It was moved by Commissioner DeTienne, seconded by Commissioner Taylor that the Council recess to Closed Session at 7:57 p.m. to discuss personnel. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Bennett, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner Flammini, seconded by Commissioner Bennett to reconvene the Regular Council meeting at 8:50 p.m. with all members present. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Bennett, aye; Flammini, 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 Flammini and unanimously approved the meeting be adjourned at 8:50 p.m. Motion carried.

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City Clerk

Approved November 20, 2007