

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, OCTOBER 19, 2010, AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, ZION, ILLINOIS

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Mayor Pro-Tem Jim Taylor called the meeting to order.

On call of the roll the following answered present: Commissioners Flammini, Shantal Taylor, DeTienne and Mayor Pro-Tem Jim Taylor. Mayor Harrison was absent.

Boy Scouts from Troop 673 led in the Pledge of Allegiance to the Flag.

AGENDA CHANGES

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

- Moving item 11 to item 7.l.
- Deleting to consider approval of First Class Firearms Developer's Agreement, item 7.c.

The vote on roll call was: Commissioners Flammini, aye; Shantal Taylor, aye; DeTienne, aye; and Mayor Pro-Tem Jim Taylor, aye. Motion carried.

CONSENT AGENDA

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

- (a) **APPROVAL OF MINUTES** of a Citizen Comments Session held on October 5, 2010 at 6:31 P.M.; a Regular Meeting held on October 5, 2010 at 7:00 P.M. and approval but not release of Closed Session minutes of a meeting held on October 5, 2010 at 8:08 P.M., with all members having previously received copies.
- (b) **DEPARTMENTAL REPORTS:** Building Department Monthly Report, September 2010
- (c) **BILLS:** Vouchers 108776 through 108880 drawn on National City Bank, \$1,777,803.56

The vote on roll call was: Commissioners Flammini, aye; Shantal Taylor, aye; DeTienne, aye; and Mayor Pro-Tem Jim Taylor, aye. Motion carried.

POLITICAL SIGNS

The State of Illinois recently enacted legislation regarding political campaign signs. Local municipalities may continue to have restrictions on the size of these signs, but they can no longer impose time restrictions for political signs on residential property. The City can continue to prohibit political signs on public property.

It was moved by Commissioner Flammini, seconded by Commissioner DeTienne that an Ordinance (10-0-44) be passed amending the City Code of the City of Zion, as amended, Section 70-117 eliminating the time restriction for the display of political signs on private property. The vote on roll call was: Commissioners Flammini, aye; Shantal Taylor, aye; DeTienne, aye; and Mayor Pro-Tem Jim Taylor, aye. Motion carried. Ordinance passed.

BOARD UP FEES

A memo (10-DOC-113) was received from Commissioner Flammini regarding board up fees. The current fee for boarding up a property is \$25 per opening, plus a \$75 board-up registration fee, which is either paid by the property owner or their insurance company. Commissioner Flammini stated the fee structure barely covers the city’s expenses for the services performed by ESDA, proposing the following fee schedule:

Service call fee	\$25.00
Per window	\$35.00
Per door	\$40.00
Hasp & lock	\$20.00
Extra framing, per piece	\$10.00
2 nd story, per opening	\$5.00
Board-up registration fee	\$75.00

The service call fee and reimbursement for materials supplied would offset operating costs with these fees placed in the General Fund. The balance of the fees would be placed in the ESDA donation line item to be used for future expenses.

It was moved by Commissioner Flammini, seconded by Commissioner DeTienne to approve the board up fees, as presented, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners Flammini, aye; Shantal Taylor, aye; DeTienne, aye; and Mayor Pro-Tem Jim Taylor, aye. Motion carried.

PUBLIC WORKS DEPARTMENT INVOICES

A memo (10-DOC-114) were received from Ron Colangelo, requesting approval of payment for invoices as follows:

Peter Baker & Sons – hot asphalt mix	\$1,514.51 & \$3,539.13
Central Lawn Sprinklers - downtown sprinkler system start up	\$3,500.00
- repairs to system in Carillon Park area	\$678.00
- additional repairs to Carillon Park area	\$517.00
Kirschhoffer Trucking – sand and gravel	\$1,225.78

It was moved by Commissioner Flammini, seconded by Commissioner Shantal Taylor to approve payment for the Public Works Department invoices, as presented. The vote on roll call was: Commissioners Flammini, aye; Shantal Taylor, aye; DeTienne, aye; and Mayor Pro-Tem Jim Taylor, aye. Motion carried.

FIRE/RESCUE DEPARTMENT/WORK SHOES

A memo (10-DOC-115) was received from Chief Lewis, requesting permission to purchase the following:

Red Wing – purchase of 23 pairs of safety work shoes	\$3,105.00
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This is a budgeted item.

It was moved by Commissioner DeTienne, seconded by Commissioner Shantal Taylor to grant permission to purchase 23 pair of safety work shoes for the Fire/Rescue Department from Red Wing for a total cost of \$3,105.00. The vote on roll call was: Commissioners Flammini, aye; Shantal Taylor, aye; DeTienne, aye; and Mayor Pro-Tem Jim Taylor, aye. Motion carried.

CARBON FIBER BOTTLES/FIRE/RESCUE DEPT.

A memo (10-DOC-116) was received from Chief Lewis, requesting the purchase of 13 carbon fiber bottles for the Fire/Rescue Department. The bottles, which are part of the self-contained breathing apparatus (SCBA), have a life span of fifteen years, and 32 of the current bottles will reach their life expectancy in 2012. The remaining bottles will reach their life expectancy in 2015. Air One Equipment is the current and preferred vendor. Chief Lewis stated he originally budgeted for the replacement of 25 bottles, however due to price increases, he is requesting the purchase of 13 bottles for a total cost of \$9,945.00.

It was moved by Commissioner DeTienne, seconded by Commissioner Shantal Taylor to grant permission to purchase thirteen (13) carbon fiber SCBA bottles for the Fire/Rescue Department with Air One Equipment for a total cost of \$9,945.00. The vote on roll call was: Commissioners Flammini, aye; Shantal Taylor, aye; DeTienne, aye; and Mayor Pro-Tem Jim Taylor, aye. Motion carried.

POLICE DEPARTMENT/HVAC REPAIRS

A memo (10-DOC-117) was received from Chief Brooks, requesting approval of payment for invoices as follows:

McDonough Mechanical Service – repair of HVAC unit	\$551.00
additional repair of HVAC system	\$752.17

It was moved by Commissioner DeTienne, seconded by Commissioner Flammini to approve payment to McDonough Mechanical Services for HVAC repairs for the Police Administration Building for the total amount of \$1,303.17. The vote on roll call was: Commissioners Flammini, aye; Shantal Taylor, aye; DeTienne, aye; and Mayor Pro-Tem Jim Taylor, aye. Motion carried.

DISPOSITION OF SURPLUS WEAPONS & RELATED PARTS

A memo (10-DOC-118) was received from Chief Brooks, regarding the disposition of surplus Police weapons and parts. The items would be transferred to the preferred licensed vendors for future credit, and would insure the proper legal process is followed as established by the Federal Bureau of Alcohol, Tobacco and Firearms.

It was moved by Commissioner DeTienne, seconded by Commissioner Shantal Taylor that an Ordinance (10-0-45) be passed regarding the disposition of surplus property, identified by the Police Department as 49 weapons and miscellaneous parts. The vote on roll call was: Commissioners Flammini, aye; Shantal Taylor, aye; DeTienne, aye; and Mayor Pro-Tem Jim Taylor, aye. Motion carried. Ordinance passed.

GREAT LAKES CREDIT UNION PARCEL

A memo (10-DOC-119) was received from Delaine Rogers regarding the acquisition of the Great Lakes Credit Union parcel in the Green Bay Crossings development. This site will allow for the continued development of the baseball stadium. Funds for the acquisition are being provided through the 2010 State of Illinois Capital Bill and FEMA Disaster funding.

It was moved by Commissioner Flammini, seconded by Commissioner Shantal Taylor that an Ordinance (10-0-46) be passed leasing real property located in the City of Zion, Lake County, Illinois, identified as the Great Lakes Credit Union Pad Site in the Green Bay Crossings Subdivision. The vote on roll call was: Commissioners Flammini, aye; Shantal Taylor, aye; DeTienne, aye; and Mayor Pro-Tem Jim Taylor, aye. Motion carried. Ordinance passed.

SALE OF 2655 SHERIDAN ROAD

A memo (10-DOC-120) was received from Delaine Rogers regarding the sale of 2655 Sheridan Road. This property has been deeded back to the City. Ron and Cynthia Arden wish to acquire this property for a Christian bookstore and coffee service on the first floor, and a music studio on the second floor. Ms. Rogers stated the building has been vacant for several years and has several maintenance issues. Staff recommends approval as an “as is” sale to Mr. and Mrs. Arden for the amount of \$50,000 per the terms of the proposed contract to purchase. Closing could take place within the next 30 days.

It was moved by Commissioner Shantal Taylor, seconded by Commissioner Flammini to approve the sale of 2655 Sheridan Road to Ron and Cynthia Arden as an “as is” sale for the amount of \$50,000, subject to the terms of the contract to purchase. The vote on roll call was: Commissioners Flammini, aye; Shantal Taylor, aye; DeTienne, aye; and Mayor Pro-Tem Jim Taylor, aye. Motion carried.

CORAL CHEMICAL SECURITY FENCE

A memo (10-DOC-121) was received from Delaine Rogers regarding the renovations at Coral Chemical. During renovations, drainage issues required temporarily moving a barbed wire fence. The renovations now require additional fencing to enclose the site. This security fencing is a necessity for this business and deferring its installation could cause a security risk. Ms. Rogers stated this fencing has been in place for several years, so the additional fencing would be a maintenance concern rather than a new installation requiring a variance. Ms. Rogers stated this business is in the Zion Industrial Park on Industrial Drive, west of Lewis Avenue.

It was moved by Commissioner Shantal Taylor, seconded by Commissioner Flammini to approve the installation of the additional barbed wire fence at Coral Chemical, as requested. The vote on roll call was: Commissioners Flammini, aye; Shantal Taylor, aye; DeTienne, aye; and Mayor Pro-Tem Jim Taylor, aye. Motion carried.

TRUMPET PARK REDEVELOPMENT PROJECT

A memo (10-DOC-122) was received from Delaine Rogers regarding a draft Trumpet Park Redevelopment Project Area TIF Qualification Study and Area Redevelopment Action Plan. The reports define the potential boundaries and establish the criteria as required by State law. The purpose of this project is to convert tax-exempt land into private developments. Ms. Rogers stated this would provide the means for financial incentives on par with comparable industrial parks. The reports are on file with the City Clerk as required by the TIF Act. Ms. Rogers requested the Council’s review of the documents. A date for a public hearing would be determined at a later Council meeting.

No action was taken at this time.

A SAFE PLACE II/SUBDIVISION REQUEST

A memo (10-DOC-123) was received from Delaine Rogers regarding a request from A Safe Place II for approval of a plat of subdivision. The developer has provided documentation pertaining to easement, utilities, parking and related issues. Approvals have been received from Lake County Stormwater Management and North Shore Sanitary District for the subdivision. Ms. Rogers stated, if approved, the developer will need to submit an application for a Special Use Permit for the newly created parcel. Commissioner Shantal Taylor questioned the term of residency. Ms. Rogers stated the issue of residency is not part of the subdivision request.

It was moved by Commissioner Shantal Taylor, seconded by Commissioner Flammini to approve the Plat of Subdivision for A Safe Place II for the site commonly known as 2710 17th Street. The vote on roll call was: Commissioners Flammini, aye; Shantal Taylor, aye; DeTienne, aye; and Mayor Pro-Tem Jim Taylor, aye. Motion carried.

DEPARTMENTAL COMMENTARY

Delaine Rogers requested conducting a workshop for the purpose of discussing Phase 2 for the Lake County Fielders stadium. The Council agreed to conduct a workshop on Monday, October 25 at 6:30 p.m.

ANNOUNCEMENTS

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| October 28 | Last day for Early Voting at City Hall for the November 2 General Election |
| October 30 | Trick or Treat in Zion from 2:00 p.m. to 5:00 p.m. |
| November 2 | Citizen Comments at 6:30 p.m.
City Council Meeting at 7:00 p.m. |
| November 16 | Town Board Meeting at 6:30 p.m.
City Council Meeting at 7:00 p.m. |

CLOSED SESSION

It was moved by Commissioner Shantal Taylor, seconded by Commissioner Flammini that the Council recess to Closed Session at 7:32 p.m. to discuss personnel, sale of real estate, and probable litigation. The vote on roll call was: Commissioners Flammini, aye; Shantal Taylor, aye; DeTienne, aye; and Mayor Pro-Tem Jim Taylor, aye. Motion carried.

It was moved by Commissioner DeTienne, seconded by Commissioner Flammini to reconvene the Regular Council meeting at 8:20 p.m. with same members present. The vote on roll call was: Commissioners Flammini, aye; Shantal Taylor, aye; DeTienne, aye; and Mayor Pro-Tem Jim Taylor, aye. Motion carried.

ADJOURN

There being no further business to come before the Council at this time, it was moved by Commissioner Shantal Taylor, seconded by Commissioner Flammini and unanimously approved the meeting be adjourned at 8:20 p.m. Motion carried.

City Clerk