

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, SEPTEMBER 18, 2012, AT 7:02 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, ZION, ILLINOIS

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Little Miss Zion Kayla Vines called the meeting to order.

Junior Miss Zion Zaryah Dixon called the roll. On call of the roll the following answered present: Commissioners Jim Taylor, Flammini, DeTienne, Shantal Taylor and Mayor Harrison.

Miss Zion Analicia DelValley led in the Pledge of Allegiance to the Flag.

AGENDA CHANGES

There were no agenda changes.

SPECIAL PRESENTATION/2012 JUBILEE DAYS PARADE AWARDS

Jubilee Days Executive Director Rich Walker, on behalf of the members of the Jubilee Days Festival Commission, presented the 2012 Jubilee Days/Labor Day parade awards as follows:

Specialty Award (for best effort & enthusiasm)	2012 Beach Park Queens
Grand Jubilee Trophy (for most beautiful)	2012 Zion Queens
Sweepstakes Trophy (for best animation or humor)	Our Lady of Humility School
Jubilee Director's Choice Award (best musical entry)	Zion Revival Center Parade Band
President's Choice Award (most original entry)	Beach Community Church
Theme Prize (best presentation of parade theme)	Zion Park District
Mayor's Trophy (best overall entry)	Illinois Dunesland Garden Club

The theme of the parade was "75 Years and Still Growing; Celebrating the Illinois Dunesland Garden Club".

CITIZEN COMMENTS

Kevin Petrick, 2613 Gideon, stated that the resident at 1350 Green Bay Road told him that he was not notified of the proposed re-zoning of 1410 Green Bay Road from R30 Residential to HB Highway Business. The resident feels that any business located there will make it even harder to get out on the road. Mayor Harrison stated that the Planning and Zoning Commission secretary sent out notices, via certified mail, to all property owners within 250 feet of the perimeter of the property to be re-zoned and that a public notice was published in the ZB News at least ten days prior to the Planning and Zoning Meeting announcing that the meeting was to take place and that residents were invited to attend. Mayor Harrison informed Mr. Petrick that staff would determine if a notice was sent to 1350 Green Bay Road.

Clyde McLemore, 2815 Ezekiel, stated that a pioneer and pillar of the community passed away last week, having been murdered outside his business, Salem Laundromat, in Zion. His death is under investigation. Mr. McLemore also invited the Council to attend an open house at 2200 Elim, which is a six-man Oxford House, on October 6, 2012 from 10:00 a.m. to 12:00 noon. The residents of this home ("Elim House") are required to remain alcohol and drug free, pay their share, and not cause any property damage. This home offers a place to live for men who otherwise would have no place to go while recovering.

CONSENT AGENDA

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

- (a) **APPROVAL OF MINUTES:** of a Regular Meeting held on September 4, 2012 at 7:00 p.m.; approval but not release of Closed Session Minutes of a meeting held on September 4, 2012 at 7:30 p.m.
- (b) **DEPARTMENTAL REPORTS:** Building Department Monthly Report, August 2012; Public Works Department Monthly Report, August 2012; FOIA Report, August 2012
- (c) **BILLS:** Vouchers 114015 through 114105 drawn on PNC Bank, Total: \$499,691.72

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

ORDINANCE/SPECIAL USE PERMIT/BIG CHICAGO BREWERY

A memo (12-DOC-80) was received from Rich Ianson stating that the Planning & Zoning Commission considered a request for a Special Use Permit for the processing and bottling of alcoholic beverages in the General Industrial Zoning District for property located at 2701 Deborah Avenue, Zoning Docket 12-Z-10, as petitioned by Big Chicago Brewery. The Planning and Zoning Commission recommended approval at its meeting of September 6, 2012.

It was moved by Commissioner Flammini, seconded by Commissioner Jim Taylor, that an Ordinance (12-O-41) be passed granting a Special Use Permit to Big Chicago Brewery for the processing and bottling of alcoholic beverages in the General Industrial Zoning District for property located at 2701 Deborah Avenue. The vote on roll call was: Commissioners Jim Taylor, aye; Flammini, aye; DeTienne, aye; Shantal Taylor, nay; and Mayor Harrison, aye. Motion carried. Ordinance passed.

ORDINANCE/RE-ZONING/1410 GREEN BAY ROAD

A memo (12-DOC-81) was received from Rich Ianson stating that the Planning & Zoning Commission considered a request for re-zoning of 1410 Green Bay Road from R30 Residential to HB Highway Business, Zoning Docket 12-Z-11, as petitioned by Larry Brosten. The Planning & Zoning Commission recommended approval of the re-zoning at its meeting of September 6, 2012. Mr. Ianson stated that 1410 and 41770 Green Bay Road were annexed into the City in 2001. Per City ordinance, any properties annexed that exceed 30,000 sq. ft. are required to be zoned R30 Residential. A single-family dwelling is currently located on the property at 1410 Green Bay Road. Mr. Brosten would be required to convert the property to the proper use or demolish it within 18 months. The dwelling will remain vacant during this time period.

It was moved by Commissioner Shantal Taylor, seconded by Commissioner Jim Taylor, that an Ordinance (12-O-42) be passed granting the re-zoning of 1410 and 41770 Green Bay Road from R30 Residential to HB Highway Business; that the single family dwelling be converted to HB Highway Business use or be demolished within 18 months of the zoning change; and during that 18-month period, the single family dwelling shall remain vacant. The vote on roll call was: Commissioners Jim Taylor, aye; Flammini, aye; DeTienne, aye; Shantal Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

TRUMPET PARK NORTH/PUBLIC IMPROVEMENTS

A memo (12-DOC-82) was received from Ron Colangelo stating that a request was received from Panattoni Development for final inspection, acceptance and expiration of their current letter of credit for Trumpet Park North. He stated that Engineering staff has conducted a walk-thru of the project site and has submitted a small punch list of repair items to Panattoni. Due to the elapsed time the improvements have been installed, Mr. Colangelo requested waiving the required two-year warranty/maintenance period and accepting the public improvements while holding a reduced letter of credit in the amount of \$12,000 until the punch list item repairs are completed.

It was moved by Commissioner Flammini, seconded by Commissioner Jim Taylor, that the required two-year warranty/maintenance period for Trumpet Park North be waived and the public improvements be accepted while holding a reduced letter of credit in the amount of \$12,000 until the punch list items are completed. The vote on roll call was: Commissioners Jim Taylor, aye; Flammini, aye; DeTienne, aye; Shantal Taylor, aye; and Mayor Harrison, aye. Motion carried.

ALLEY VACATION REQUEST/BETWEEN EMMAUS AVENUE & CALEDONIA BLVD.

A memo (12-DOC-83) was received from Ron Colangelo stating that an application was received from the property owners at 2715 and 2717 Emmaus Avenue requesting the vacation of the improved alley between the two residences, at the end portion of the alley run between Emmaus Avenue and Caledonia Blvd. The intended use would be for a private drive and parking for the two residences. Both homes are situated close to the paved surface of the alley and it is used as a cut through for vehicular traffic. Mr. Colangelo stated that, if vacated, a full utility easement would be required and ingress/egress rights would be necessary for 2715 and 2717 Emmaus since there is a driveway access on the alley. No permanent structures could be built due to underground utilities. He stated that, if the vacation is granted, the property owners are requesting that fees be waived. Estimated costs to the City are \$525 in legal fees and the cost per sq. ft. for this use per the City R.O.W. Vacation Policy is \$3,177.45. The total estimated costs would be \$3,702.45. Commissioner Flammini stated that he could support vacating the alley to reduce paving, snow removal and other maintenance costs, however, he could not support the waiving of fees. Mayor Harrison stated that the alley runs four blocks west to Bethel Blvd. and feels the vacation would disrupt contiguity. He asked what impact the vacation would have on traffic flow during events at Grace Missionary Church. Mr. Colangelo stated that staff is making no recommendation. Commissioner Jim Taylor stated that he could not support the request for alley vacation.

It was moved by Commissioner Jim Taylor, seconded by Commissioner DeTienne, to deny the preliminary approval of the application for an alley vacation as requested by the property owners at 2715 and 2717 Emmaus Avenue. The vote on roll call was: Commissioners Jim Taylor, aye; Flammini, aye; DeTienne, aye; Shantal Taylor, aye; and Mayor Harrison, aye. Motion carried.

DEPARTMENTAL COMMENTARY

Deputy Fire/Rescue Chief Friedrich stated that the Fire/Rescue Department has partnered with CTCA to raise funds for breast cancer awareness and Assistance in Healthcare. Breast cancer T-shirts are for sale at Fire Station No. 1.

Commissioner DeTienne asked everyone to keep Police Chief Wayne Brooks and his family in their prayers as his mother passed away on Sunday evening.

Commissioner Flammini announced that Rick Tippet, a former ESDA member and paid-on-call firefighter, passed away last week.

ANNOUNCEMENTS

September 28 & 29		Kiwanis Peanut Days
September 29	4:00 p.m.	Zion Community Connections at Zion Police Administration Building Training Room
October 2	7:00 p.m.	Zion City Council Meeting
October 6	9:00 a.m. to 12:00 noon	Electronic Recycling at the Public Works Facility, 3220 27 th St.

ADJOURN

There being no further business to come before the Council at this time, it was moved by Commissioner Jim Taylor, seconded by Commissioner Shantal Taylor and unanimously approved the meeting be adjourned at 7:30 p.m. Motion carried.

City Clerk

Approved October 2, 2012