

**MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, SEPTEMBER 17, 2013, AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, ZION, ILLINOIS**

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Little Miss Zion Gianna Barbour called the meeting to order.

Junior Miss Zion Thalia Reese called the roll. On call of the roll the following answered present: Commissioners, Flammini, Taylor, Hill, DeTienne, and Mayor Harrison.

Miss Zion Michaela Young led in the Pledge of Allegiance to the Flag.

**AGENDA CHANGES**

It was moved by Commissioner Hill, seconded by Commissioner Taylor to approve the Council agenda with an amendment as follows:

- Delete item 9(d )

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

**SPECIAL PRESENTATION/2012 JUBILEE DAYS PARADE/NOSTALGIA DAYS AWARDS**

Chief Lewis, on behalf of the members of the Jubilee Days Festival Commission, presented the 2013 Jubilee Days/Labor Day parade awards as follows:

Specialty Award (for best effort & enthusiasm)	2013 Beach Park Queens
Grand Jubilee Trophy (for most beautiful)	2013 Zion Queens
Sweepstakes Trophy (for best animation or humor)	Beach Community Church – Puppets for Chris
Jubilee Director’s Choice Award (best musical entry)	North Point Church
President’s Choice Award (most original entry)	NIYSO (Northern Illinois Youth Sports Organization)
Theme Prize (best presentation of parade theme) (a tie)	Cornerstone Realty Group
	Zion Park District
Mayor’s Trophy (best overall entry)	Razzle Dazzles

The theme of the parade was “Blast from the Past”; in recognition of our respective pasts; and our own interpretations of nostalgia.

Commissioner Flammini stated Nostalgia Days is now a City sponsored event. He thanked Finance Director, David Knabel and Economic Development Coordinator, Sonolito Bronson for all their work with Nostalgia Days. Commissioner Flammini presented the four “Gold Sponsors” of the event: Thrivent Financial, Culvers, CTCA (Cancer Treatment Centers of America), and Burris Electric. These names were placed in a drawing for which the “prize winner” would receive a live radio remote with the radio station 95.1 -“WILL Rock”. Mayor Harrison pulled Cancer Treatment Centers of America as the winning name.

**CITIZEN COMMENTS**

Charles Fitzgerald, 1818 Gideon, stated he would like to make a suggestion to the Council regarding the “Citizen Comments” section of the agenda. Mr. Fitzgerald would like to see another “Citizen Comments” section added to the end of the agenda. He feels it would give citizens an opportunity to make comments pertaining to business that took place earlier in the evening.

**CONSENT AGENDA**

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

- (a) **APPROVAL OF MINUTES:** of a Regular Meeting held on September 3, 2013 at 7:00 p.m.; approval but not release of Closed Session Minutes of a meeting held on September 3, 2013 at 8:01 p.m.
- (b) **BILLS:** Vouchers 116598 through 116705 drawn on PNC Bank, Total: \$266,663.07

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

**ORDINANCE/TEXT AMENDMENT/TATTOO PARLORS**

A memo (13-DOC-85) was received from Rich Ianson stating that the Planning & Zoning Commission considered a request for a text amendment to Municipal Code Section 102-56 “Local Business District” to include tattoo parlors, Zoning Docket 13-Z-3. Mr. Ianson stated that Blue Magic Tattoo, LLC is interested in opening a Tattoo Parlor at 2109 Lewis Avenue, Unit H. The Planning & Zoning Commission recommended approval of the proposed text amendment, with the condition of a Special Use Permit. Mayor Harrison stated the “LB” - Local Business District is a defined and restricted area for these special businesses and will not be located in the downtown area along Sheridan Road. Commissioner Hill stated that he will approve the text amendment, but feels the area around the Plaza is very untidy. Commissioner Hill stated he would like to see Mr. Singh, owner of the 2109 Lewis Avenue Plaza meet with the Building Department to address the untidiness of the property and clean it up.

It was moved by Commissioner Hill, seconded by Commissioner Flammini, that an Ordinance (13-O-50) be passed approving a text amendment to Municipal Code Section 102-56 L-B -“Local Business District” to include tattoo parlors. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; Hill, aye; DeTienne nay; and Mayor Harrison, aye. Motion carried. Ordinance passed.

**ORDINANCE/SPECIAL USE PERMIT**  
**BLUE MAGIC TATTOO LLC**

A memo (13-DOC-86) was received from Rich Ianson stating that the Planning & Zoning Commission considered a request for a Special Use Permit for a Tattoo Parlor in the Local Business Zoning District for

property located at 2109 Lewis Avenue, Unit H, petitioner Blue Magic Tattoo, LLC, Zoning Docket 13-Z-4. The Planning & Zoning Commission recommended approval of the special use permit.

It was moved by Commissioner Hill, seconded by Commissioner Taylor, that an Ordinance (13-O-51) be passed granting a Special Use Permit to Blue Magic Tattoo, LLC for a Tattoo Parlor in the Local Business Zoning District for property located at 2109 Lewis Avenue, Unit H. The vote on roll call was: Commissioners, Flammini, aye; Taylor, aye; Hill aye; DeTienne, nay; and Mayor Harrison, aye. Motion carried. Ordinance passed.

**ORDINANCE/SPECIAL USE PERMIT**  
**DOUBLE A, LLC**

A memo (13-DOC-87) was received from Rich Ianson stating that the Planning & Zoning Commission considered a request for a Special Use Permit for an Auto Dealership in the Light Manufacturing Business Zoning District for property located at 3100 20<sup>th</sup> Street, petitioner Double A, LLC, Zoning Docket 13-Z-5. The Planning & Zoning Commission recommended approval of the special use permit with the condition that no more than five (5) autos be stored outdoors at any given time

It was moved by Commissioner Hill, seconded by Commissioner Flammini, that an Ordinance (13-O-52) be passed granting a Special Use Permit to Double A , LLC for an Auto Dealership in the Light Manufacturing Business Zoning District for property located at 3100 20<sup>th</sup> Street. The vote on roll call was: Commissioners, Flammini, aye; Taylor, aye; Hill aye; DeTienne, aye, and Mayor Harrison, aye. Motion carried. Ordinance passed.

**MEMORANDUM OF UNDERSTANDING/ZION PROFESSIONAL FIREFIGHTERS**  
**ASSOCIATION IAFF LOCAL 1999**

A memo (13-DOC-88) was received from Chief Lewis requesting approval of a Memorandum of Understanding received from the Zion Professional Firefighters Association IAFF Local 1999 that addresses a language change in the 2013-2016 Contract, Article 1, Section 1.2 “Probationary Period”. It was recently discovered that the language was never revised to match the June 3, 2012 revision to the Rules and Regulations of the Board of Fire and Police Commissioners. The MOU changes the following language, “The probationary period shall be determined by the rules set forth by the Police and Fire Commission rules”.

It was moved by Commissioner DeTienne, seconded by Commissioner Taylor to approve the language amendment to Section 1.2 “Probationary Period” of the 2013-2016 Zion Professional Firefighters Association IAFF Local 1999 contract, revising language to match the June 3, 2012 revision to the Rules and Regulations of the Board of Fire and Police Commission. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; Hill, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

**SETTLEMENT AGREEMENT & RELEASE**  
**HOLY ASSEMBLY CHURCH OF THE APOSTOLIC FAITH, INC.**

Director Ianson stated that building located at 2771 Galilee Avenue has long been in need of demolition. The Holy Assembly Church of the Apostolic Faith, Inc. has been unable keep up the maintenance on the building. They do not have the funds to make the required repairs or tear it down. The building has been deemed unsafe and dangerous. Director Ianson stated although there is pending litigation between the City and the church, the two

parties have come to an agreement. The church offered to deed the property to the City. The agreement will release the City of any future financial liability or court action.

It was moved by Commissioner Hill, seconded by Commissioner Flammini to accept the Settlement Agreement and Release with Holy Assembly Church of the Apostolic Faith, Inc. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; Hill, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

### **DUNGEON OF DOOM PROPOSAL**

A memo (13-DOC-89) was received from Director Knabel regarding a proposal from the owners of Dungeon of Doom for future continued operations within the City. They are looking to purchase a building in Zion for a permanent home for their attraction. To help facilitate this move, they are requesting the use of Zion property at 27<sup>th</sup> and Ebenezer for event parking. They are also requesting an Entertainment Tax Agreement wherein the first \$5,000 of entertainment tax goes to the City, the second \$5,000 of entertainment tax is waived, and everything above that is split 50/50 between the City and the event. They would also like continued consideration for the hotel/motel tax grant program as long as funds are available. Director Knabel stated he was looking for a consensus from the Council on the requests by the owners of Dungeon of Doom so that they may proceed with an offer to purchase the property. He stated the City would direct the City attorney to draft a lease agreement for use of the lot and the entertainment tax sharing agreement. Director Knabel stated the event brings in about \$10,000 a year in hotel/motel tax revenue. Director Knabel explained the hotel/motel tax grant money comes from the tax money that each hotel/motel pays to the City. This is a restricted fund that must be used for promotional purposes. Businesses can then apply for a grant to obtain the money to promote their businesses. Director Knabel stated the City has given grants to various City festivals and events. Commissioner Hill stated Dungeon of Doom brings in about \$10,000 a year in tax revenue, and feels it is better the City give up \$5,000 rather than have the event leave Zion and lose all the revenue. Commissioner Hill stated Dungeon of Doom is a legitimate business that does a lot for the community, and is in favor of the proposal. Commissioners Flammini and Taylor were also in agreement. Director Knabel stated the Dungeon of Doom proposal would be contingent on receiving a special use permit from Planning and Zoning. It was the consensus of the Council to support the Dungeon of Doom proposal as presented.

### **DEPARTMENTAL COMMENTARY**

Commissioner Hill stated he wanted to update the public on a few items discussed at previous council meetings. He stated there is a Medical Marijuana zoning ordinance in the works. City attorneys are working on the ordinance and should have something to present at the November meeting. Commissioner Hill stated there was a potential solution put into place for the "No Smoking" on public property surrounding Midwestern Regional Medical Center issue. He stated signs have been placed on the sidewalks directing people to go across the street to smoke. Commissioner Hill stated the signs seem to be working well. Commissioner Hill stated the ordinance regarding vacant and boarded building registration is also going well. He stated owners of vacant and/or boarded up structures have been complying with the ordinance and registering with the Building Department. Commissioner Hill asked Director Knabel for an update regarding the brokers/promoters for Trumpet Park. Commissioner Hill stated there has not been much activity in Trumpet Park development, and the brokers were asked to provide an update on past and future performance. Director Knabel stated he has not received an update from Lee & Associates, the current broker. Commissioner Hill stated if a representative from Lee & Associates does not make arrangements to come before the Council with an update, then they should be replaced. Commissioner Hill stated the City needs to push more economic development to bring in more business. Commissioner Hill stated a possible solution; consider hiring a new Economic Development Director. He stated he understands it is not feasible for this budget year, but maybe it can be discussed for the next budget year. Commissioner Hill stated he doesn't want Zion to fall short and miss out on any business opportunities.

**ANNOUNCEMENTS**

Thursdays through September 26th	11:00 a.m. to 7:00 p.m.	Zion Farmer's Market Sheridan Road & Shiloh Blvd.
October 1	7:00 p.m.	Zion City Council Meeting
October 5	9:00 a.m. to 12:00 noon	Electronic Recycling at the Public Works Facility 3220 27 <sup>th</sup> St.
October 5	9:00 a.m. to 1:00 p.m.	Annual Recycle-O-Rama at Lake County Division of Transportation, 600 W. Winchester Rd., Libertyville, IL
October 5	12:00 p.m. to 4:00 p.m.	5th Annual Robert K Guerin Memorial Foundation Bowling Fundraiser Guttormsen's Recreation Center, 5411 Green Bay Rd., Kenosha WI
October 12	12:00 p.m. to 4:00 p.m.	Zion Fall Festival Sheridan Road & Shiloh Blvd.
October 15	6:30 p.m. 7:00 p.m.	Zion Township Board Meeting Zion City Council Meeting
October 19	9:00 a.m. to 12:00 noon	Electronic Recycling at the Public Works Facility 3220 27 <sup>th</sup> St.
October 27	2:00 p.m. to 5:00 p.m.	Zion Trick or Treating

**ADJOURN**

There being no further business to come before the Council at this time, it was moved by Commissioner Flammini, seconded by Commissioner Taylor and unanimously approved the meeting be adjourned at 7:41 p.m. Motion carried.

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 Deputy City Clerk

Approved October 1, 2013