

**MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, SEPTEMBER 16, 2014, AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 2828 SHERIDAN ROAD, ZION, ILLINOIS**

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Little Miss Zion Ariana Evans called the meeting to order.

Junior Miss Zion Zoe Brown called the roll. On call of the roll the following answered present: Commissioners Flammini, DeTienne, Taylor, and Mayor Harrison. Commissioner Hill was absent. A quorum was present.

Also present: Chief of Police Steve Dumyahn, Fire/Rescue Chief John Lewis, Public Works Director Ron Colangelo, Finance Director David Knabel, Building Director Richard Ianson, ESDA Field Director Brandon Busch, and City Attorney Paula Randall

Miss Zion Mackenzie Cmiel led in the Pledge of Allegiance to the Flag.

**AGENDA CHANGES**

There were no agenda changes.

**SPECIAL PRESENTATION/2014 JUBILEE DAYS PARADE**

Jubilee Days Parade Executive Director Rich Walker, on behalf of the members of the Jubilee Days Festival Commission, presented the 2014 Jubilee Days/Labor Day parade awards as follows:

Specialty Award (for best effort & enthusiasm)	Village of Wadsworth Queens
Grand Jubilee Trophy (for most beautiful)	Village of Winthrop Harbor Queens
Sweepstakes Trophy (for best animation or humor)	Zion Park District
Jubilee Director's Choice Award (best musical entry)	North Point Christian Church
President's Choice Award (most original entry)	Zion Exchange Club
Theme Prize (best presentation of parade theme)	Village of Beach Park Queens
Mayor's Trophy (best overall entry)	Beach Community Church – Puppets for Christ

Mr. Walker stated that the theme of the parade was “Books Can Take You Anywhere”. He stated that more than 102 units/organizations participated in the parade this year, thus maintaining its status as being the largest parade in the State of Illinois.

**CITIZEN COMMENTS**

William C. Bremner, Zion resident, presented an article from the September 2014 edition of Leatherneck Magazine which featured a “living picture” of the United States Marine Corp emblem. The photo was taken at Paris Island, South Carolina in 1919 by Zion photographer Arthur Mole. The emblem was comprised of 100 officers and 9,000 enlisted Marines.

Lisa Isaac, Zion resident, stated that she noticed that one business received notice and has cleaned up debris and boxes in their store window. She stated that some movement has been made toward cleaning up the downtown. She stated that at least two buildings where the first floor business is closed have second floor residences. She stated that this is a safety issue more than an aesthetic issue and that the Fire Department should address it. Ms. Isaac stated that she witnessed Police Officers on foot in the downtown and stated that it is reassuring to see the Police Department interacting with local businesses. Ms. Isaac stated to Mayor Harrison, with regard to their confrontation at the last Council meeting regarding her brief service on and subsequent resignation from the Planning/Zoning Commission, that she tendered her resignation to then Building Director John Jones and followed up with a phone call to the Mayor the next day. She stated that she thanked the Mayor for allowing her to serve and there was no need for him to go beyond that. She stated that she attempted to get involved in the community recently by signing up for the Comprehensive Plan project, but she was never contacted by the Economic Development staff.

**CONSENT AGENDA**

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

- (a) **APPROVAL OF MINUTES:** of a Regular Meeting held on September 2, 2014 at 7:00 p.m.; approval but not release of Closed Session Minutes of a meeting held on September 2, 2014 at 8:00 p.m.
- (b) **BILLS:** Vouchers 119164 through 119270 drawn on First Merit Bank, Total: \$535,949.55
- (c) **FINANCIAL REPORT:** Three months ending July, 2014

Approved by omnibus vote as follows: Commissioners Flammini, aye; DeTienne, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

**ORDINANCE/ADDITIONAL MEMBERS OF SWALCO**

A memo (14-DOC-80) was received from Commissioner Flammini stating that, at the August meeting of the Solid Waste Agency of Lake County (SWALCO), the Villages of Bannockburn and Volo requested to become SWALCO members. The SWALCO Board unanimously approved the requests. He stated that the intergovernmental agreement that governs SWALCO requires an initial membership fee of \$5,000, which both villages have paid. Commissioner Flammini stated that, to encourage early membership payment when SWALCO was founded, a \$500 late fee was charged to members joining after the initial startup. The Villages of Bannockburn and Volo requested that the late fee be waived which requires the support of a majority of the membership in the form of an ordinance.

It was moved by Commissioner Flammini, seconded by Commissioner Taylor that an Ordinance (14-0-44) be passed consenting to the Village of Bannockburn and Volo as additional members of the Solid Waste Agency of Lake County (SWALCO) with no late fee. The vote on roll call was: Commissioners Flammini, aye; DeTienne, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

**MUNICIPAL CODE TEXT AMENDMENT/  
LOCAL BUSINESS II DISTRICT**

A memo (14-DOC-81) was received from Director Ianson requesting approval of a text amendment to Section 102-57(a)(5) of the Zion Municipal Code, Zoning Docket 14-Z-9, to allow auto repair in the Local Business II District with the issuance of a Special Use Permit. He stated that, in the past, there have been auto repair businesses in this district, but it was never properly zoned. The Planning and Zoning Commission recommended approval of the text amendment.

It was moved by Commissioner Taylor, seconded by Commissioner Flammini to approve a text amendment to Section 102-57(a)(5) of the Zion Municipal Code to allow auto repair in the Local Business II District with the issuance of a Special Use Permit, and that an ordinance be prepared accordingly. The vote on roll call was: Commissioners Flammini, aye; DeTienne, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

**SPECIAL USE PERMIT/AUTO REPAIR IN  
LOCAL BUSINESS II DISTRICT/2101 GALILEE AVENUE**

A memo (14-DOC-82) was received from Director Ianson requesting that the Council grant a Special Use Permit to Ruben Machian to operate an auto repair business at 2101 Galilee Avenue, Zoning Docket 14-Z-10. The Planning and Zoning Commission recommended that the Special Use Permit be granted. Mayor Harrison stated that the City must be certain that the property remains well maintained and that no auto sales are allowed on the property. Director Ianson stated that the special use is for auto repair and detailing only. He stated that auto sales is a permitted use in this zoning district. Commissioner Flammini stated that the City cannot deny auto sales at this location.

It was moved by Commissioner DeTienne, seconded by Commissioner Flammini to grant a Special Use Permit to Rubin Machian to operate an auto repair and detailing business at 2101 Galilee Avenue in the Local Business II Zoning District, and that an ordinance be prepared accordingly. The vote on roll call was: Commissioners Flammini, aye; DeTienne, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

**ZONING CHANGES/  
2753, 2771 AND 2785 GALILEE AVENUE**

A memo (14-DOC-83) was received from Director Ianson requesting a zone change for City-owned properties located at 2753, 2771 and 2785 Galilee Avenue to Local Business II, Zoning Docket 14-Z-11. He stated that these properties are currently zoned Light Manufacturing (LM) and Residential (R-5 Single Family). He stated that these zone changes would make the zoning of these properties more consistent with the zoning in the area. The Planning and Zoning Commission recommended approval of the zoning changes.

It was moved by Commissioner Flammini, seconded by Commissioner Taylor to grant a zone change for City-owned properties located at 2753, 2771 and 2785 Galilee Avenue to Local Business II, and that an ordinance be prepared accordingly. The vote on roll call was: Commissioners Flammini, aye; DeTienne, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

**VARIANCE/  
HANDICAP RAMP/2305 JETHRO AVENUE**

A memo (14-DOC-84) was received from Director Ianson requesting a variance from Section 102-32(3) (Bulk Regulations) & Section 102-202(4) (Permitted Obstructions in Yards) of the Municipal Code to permit a handicap ramp in the front yard past the building line at 2305 Jethro Avenue, Lynn Gerady, petitioner, Zoning Docket 14-Z-12. He stated that currently Ms. Gerady has no access to the side or the rear of the building to allow for proper installation of this ramp. The Planning and Zoning Commission recommended approval of the variance with the condition that the ramp be removed when it becomes no longer necessary.

It was moved by Commissioner Flammini, seconded by Commissioner Taylor to grant a variance from Section 102-32(3) (Bulk Regulations) & Section 102-202(4) (Permitted Obstructions in Yards) of the Municipal Code to permit a handicap ramp in the front yard past the building line at 2305 Jethro Avenue, with the condition that the ramp be removed when it becomes no longer necessary, and that an ordinance be prepared accordingly. The vote on roll call was: Commissioners Flammini, aye; DeTienne, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

**REQUEST FOR BUILDING PERMIT FEE REDUCTION**

A memo (14-DOC-85) was received from Director Ianson stating that Our Savior's Evangelical Lutheran Church and School, 1800 23<sup>rd</sup> Street, Zion, has requested a reduction of the building permit fee for the installation of new boilers for the church and school. He stated that the fee is \$828.00. Director Ianson stated that the permit has already been issued. He stated that the request did not include a suggested reduction amount. He stated that all required reviews prior to installation were completed by City staff and there was no additional cost to the City for plan review.

It was moved by Commissioner DeTienne, seconded by Commissioner Flammini to waive the building permit fee for the installation of new boilers for Our Savior's Evangelical Lutheran Church and School, 1800 23<sup>rd</sup> Street, Zion, in the amount of \$828.00. The vote on roll call was: Commissioners Flammini, aye; DeTienne, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

**SANITARY SEWER PLAT OF EASEMENT/CANCER TREATMENT CENTERS OF AMERICA**

A memo (14-DOC-86) was received from Director Colangelo stating that in order to accommodate the new addition to Cancer Treatment Centers of America (CTCA), the existing City sanitary sewer in the area, Elisha Avenue and 26<sup>th</sup> Street, had to be rerouted by CTCA. He stated that engineering required the need for the new sewer extension to partially be routed across private property owned by CTCA. Director

Colangelo recommended that the Plat of Easement from CTCA to the City for the newly rerouted sewer main be approved.

It was moved by Commissioner Taylor, seconded by Commissioner Flammini to approve the Plat of Easement for the newly rerouted sanitary sewer main at 26<sup>th</sup> Street and Elisha Avenue. The vote on roll call was: Commissioners Flammini, aye; DeTienne, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

**DEPARTMENTAL COMMENTARY**

Clerk Burkemper provided the following information regarding upcoming elections:

For the General Election, November 4, 2014

October 7, 2014	Last day to register to vote at Zion City Hall
October 20, 2014	First day of Early Voting at Zion City Hall

For the Consolidated Election, April 7, 2015

September 23, 2014	First day to pick up and circulate Zion candidate petition packets
December 15 thru 22, 2014	Petition filing period for nominating petitions

Clerk Burkemper stated that Halloween Trick or Treat in the City of Zion will take place on Sunday, October 26, 2014 between 2:00 and 5:00 p.m.

**ANNOUNCEMENTS**

September 20	9:00 a.m. to 12:00 noon	Electronic Recycling at the Public Works Facility, 3220 27 <sup>th</sup> Street
September 20	10:30 a.m.	“Stormwater from the Ground Up” Seminar at ZB Public Library
September 25	11:00 a.m. to 7:00 p.m.	Last day for Zion Farmer’s Market Sheridan Road & Shiloh Blvd.
October 4	9:00 a.m. to 12:00 noon	Electronic Recycling at the Public Works Facility, 3220 27 <sup>th</sup> Street
October 7	7:00 p.m.	Zion City Council Meeting
October 11	12:00 p.m. to 7:00 p.m.	Zion Fall Festival Sheridan Road & Shiloh Blvd.
October 18	9:00 a.m. to 12:00 noon	Electronic Recycling at the Public Works Facility, 3220 27 <sup>th</sup> Street
October 26	2:00 p.m. to 5:00 p.m.	Halloween Trick or Treat

**ADJOURN**

There being no further business to come before the Council at this time, it was moved by Commissioner DeTienne, seconded by Commissioner Flammini and unanimously approved the meeting be adjourned at 7:47 p.m. Motion carried.

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City Clerk

Approved October 7, 2014