

**MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, JANUARY 19, 2016, AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 2828 SHERIDAN ROAD, ZION, ILLINOIS**

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Mayor Hill called the meeting to order.

On call of the roll the following answered present: Commissioners McDowell, McKinney, DeTienne, and Mayor Hill. Commissioner Taylor was absent. A quorum was present.

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

Mayor Hill led in the Pledge of Allegiance to the flag.

**AGENDA CHANGES**

It was moved by Commissioner McDowell, seconded by Commissioner DeTienne to accept the City Council meeting agenda with the following change:

- Defer Item 8(a), "Consider Zoning Docket 15-Z-13, requesting a variance from Zion Municipal Code Section 102-206(b)(2) to continue Multi-Family Use in an R-5 Zoning District for property located at 1007 29<sup>th</sup> Street per Director Ianson", to the February 2, 2016 Council meeting

The vote on roll call was: Commissioners McDowell, aye; McKinney, aye; DeTienne, aye; and Mayor Hill, aye. Motion carried.

**CITIZEN COMMENTS**

Ray Kiefer, Antioch, stated that he has concerns regarding the rental housing inspection program ordinance. He stated that many landlords are suffering already because of market instability and have lost their properties, homes, and jobs. He stated that Zion has the highest taxes in Lake County. He stated that, with the new ordinance, landlords have lost their property as they have lost control. He stated that now the City has control. Mr. Kiefer stated that he is a realtor and he invited the Council members to attend a Lake County Property Investors' meeting to better explain the new program to the group. He stated that he felt the landlords had no input in the Council's decision to pass the ordinance. Mayor Hill stated that a public meeting was held in October 2015 with 400 in attendance, from which the Council solicited input regarding the new rental housing inspection program. He stated that he feels many landlords believe the ordinance infringes on their constitutional rights. Mayor Hill stated that the City must get its arms around the housing problem in the City, which is rental property, a problem that is stressing the City. He stated that the City believes the program is fair and equitable. He stated that the number of rental units in the City effect schools, crime and property maintenance. Commissioner McDowell stated that the Council deliberated about the proposed ordinance several times during City Council meetings. Commissioner McKinney stated that the Council did receive input from landlords, for example, via a letter from the Lake County Realtors Association. He stated that the Council considered their opinions and make revisions to the ordinance based on Howard Handler's recommendations. Commissioner McKinney stated that the City is pursuing landlords who don't provide safe housing for their tenants. He stated that the City cannot make money on the program and that the program was designed to be self-sustaining. Commissioner McKinney offered to meet with Mr. Kiefer to discuss the program.

Clyde McLemore, Zion, stated that since April 2015, there have been two murders in Zion by the Zion Police Department. He stated that Mayor Hill called him and threatened him saying that he would hold him personally responsible if he protested following the recent shooting. He stated that nothing would keep him from protesting. Mr. McLemore complained that he was not notified of the recent boil order, admitting that it did not affect him. He stated that Black people have been treated as second class citizens. Mayor Hill asked Mr. McLemore if he was signed up to receive reverse 911 calls. Mayor Hill stated that Mr. McLemore was providing untruths regarding the recent shooting via Facebook. He stated that Mr. McLemore stated in a Facebook video that someone was killed and that it was unknown if the victim was

White, Black or Mexican, but we know that Zion Police don't kill White people, an innuendo that the victim was not White. Mayor Hill stated that Mr. McLemore stated in the video that the incident started "in" the schools, when the truth revealed that the incident took place outside the school. Mayor Hill stated that this mistruth raised concern with the students' parents. Mayor Hill stated to Mr. McLemore that he should not speak without the facts and not speak untruths. Mayor Hill played the Facebook video during which McLemore stated the incident started "in" the schools. Mr. McLemore left the meeting.

### **CONSENT AGENDA**

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

- (a) **APPROVAL OF MINUTES:** a Regular Meeting held on January 5, 2016 at 7:00 p.m.; and approval but not release of Closed Session Minutes of a meeting held on January 5, 2016 at 7:17 p.m.
- (b) **BILLS:** Vouchers 122584 through 122718 drawn on First Merit Bank, Total: \$238,858.67

Approved by omnibus vote as follows: Commissioners McDowell, aye; McKinney, aye; DeTienne, aye; and Mayor Hill, aye. Motion carried.

### **ORDINANCE/AUTHORIZING ECONOMIC INCENTIVE AGREEMENT/ LDJ INVESTMENTS/2636 SHERIDAN ROAD**

It was moved by Commissioner DeTienne, seconded by Commissioner McDowell that an Ordinance (16-O-1) be passed approving and authorizing execution of an economic incentive agreement with LDJ Investments Zion, LLC (TIF #1 – Zion Sheridan Road Downtown RPA – 2636 Sheridan Road). The vote on roll call was: Commissioners McDowell, aye; McKinney, aye; DeTienne, aye; and Mayor Hill, aye. Motion carried. Ordinance passed.

### **LETTER OF INTENT & CONCURRENCE/MASTER TRAFFIC SIGNAL AGREEMENT/LAKE COUNTY**

Director Colangelo stated that the Lake County Division of Transportation is requesting an amendment to the Master Traffic Signal Agreement between Lake County and the City of Zion in the form of a Letter of Intent and Concurrence. He stated that the City's execution of this letter will memorialize the necessary changes to Exhibit A of the Master Traffic Signal Agreement dated February 11, 2009. He stated that the amendment includes the proposed traffic signals to be installed at the intersection of Lewis Avenue and 29<sup>th</sup> Street through a County project. He stated that the City and County will each be responsible for 50% of the routine maintenance costs and 50% of the future costs of the signal. Director Colangelo stated that Lake County will be responsible for all construction costs. Director Colangelo stated that Exhibit A will also be modified to reflect that the County will now be responsible for 100% of routine maintenance costs and 100% of the future costs for the intersection of Lewis Avenue and 21<sup>st</sup> Street and 50% of the routine maintenance costs and 50% of the future costs for the intersection of Lewis Avenue and 27<sup>th</sup> Street.

It was moved by Commissioner DeTienne, seconded by Commissioner McKinney to approve execution of a Letter of Intent and Concurrence amending the Master Traffic Signal Agreement between Lake County and the City of Zion. The vote on roll call was: Commissioners McDowell, aye; McKinney, aye; DeTienne, aye; and Mayor Hill, aye. Motion carried.

### **DEPARTMENTAL COMMENTARY**

Director Colangelo stated that boil order notifications are made, if the water main break is major and affects only an isolated area, by hand-delivering a boil order notice to each residence in the affected area. If the affected area is widespread, the CODERED notification system is used and radio and TV stations are asked to make a public announcement. Director Colangelo stated that the CODE RED notification

regarding the recent boil order was sent to residents based on a mapping feature of the system that only notifies those residents residing in the area affected by the boil order.

**ANNOUNCEMENTS**

February 2	7:00 p.m.	Zion City Council Meeting
February 16	6:30 p.m. 7:00 p.m.	Zion Township Board Meeting Zion City Council Meeting

**CLOSED SESSION**

It was moved by Commissioner McKinney, seconded by Commissioner McDowell that the Council recess to Closed Session at 7:30 p.m., pursuant to 5 ILCS 120/2 "Open Meetings", for the discussion of personnel and collective bargaining. The vote on roll call was: Commissioners McDowell, aye; McKinney, aye; DeTienne, aye; and Mayor Hill, aye. Motion carried.

It was moved by Commissioner McKinney, seconded by Commissioner McDowell to reconvene the Regular Council meeting at 8:03 p.m. with all members present. The vote on roll call was: Commissioners McDowell, aye; McKinney, aye; DeTienne, aye; and Mayor Hill, aye. Motion carried.

**ADJOURN**

There being no further business to come before the Council at this time, it was moved by Commissioner McDowell, seconded by Commissioner McKinney and unanimously approved the meeting be adjourned at 8:03 p.m. Motion carried.

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City Clerk

Approved February 2, 2016