

**MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, JANUARY 17, 2017, AT 7:05 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 2828 SHERIDAN ROAD, ZION, ILLINOIS**

---

Mayor Hill called the meeting to order.

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

Also present: Police Chief 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 Frierson to accept the City Council meeting agenda with the following change:

- (a) Add personnel and collective bargaining to Closed Session per Mayor Hill

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

**CITIZEN COMMENTS**

Tracey Johnson, Zion, stated that he will attend the City Council meetings once a month for the next eleven months to inform the City Council of his issues with the City of Zion. He stated that he received a \$100 ticket for a wood pile adjacent to this property. He stated that wood has been dumped there for the past twelve years as he uses it to heat his home. He stated that City staff disrespected him and spoke to him in a demeaning manner. He stated that the City has been aware of the wood delivery and had no objection. He asked when the last time was that officials received diversity and sensitivity training. He stated that after the next swearing in of City officials, he would give the Council thirty days to provide a comprehensive plan that shows the intentions of the City of Zion. He stated that during an incident where a pedestrian was struck by a car, a police officer grabbed and shoved Clyde McLemore who was communicating with the victim. Mayor Hill stated that the video of the incident did not show such action and that Mr. Johnson was welcome to view the video.

Al Rogers, Zion, on behalf of those he speaks for, thanked Police Chief Dumyahn and the Mayor and City Council for the way they handled the recent Dairy Queen incident. He stated that the incident had the potential to further divide Zion. Mayor Hill stated that he was asked by a reporter if Zion has race issues, and he responded saying "Sure we do" because Zion is 30% Black, 30% Caucasian, and 30% Hispanic. He stated that different cultural backgrounds will cause bumps, but it's how these bumps are handled that is important. Mayor Hill commended Chief Dumyahn and his staff. He stated that the NAACP Chapter complimented the Mayor, police and the Dairy Queen Corporation for the way they and the entire community responded.

**CONSENT AGENDA**

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

- (a) **APPROVAL OF MINUTES:** a Regular Meeting held on January 3, 2017 at 7:00 p.m.
- (a) **BILLS:** Vouchers 125449 through 125554 drawn on First Merit Bank, Total: \$159,180.81

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

**RESOLUTIONS OF COMMENDATION/ESDA MEMBERS/YEARS OF SERVICE**

Mayor Hill stated that he has been involved in numerous festivals, emergencies, etc. which required assistance and a determined effort from ESDA. He stated that they are often overlooked and taken for granted. He thanked all ESDA members for their good work in the community.

Resolutions of Commendation for years of service were presented to the following ESDA members:

17-R-1	Henry Sahler	40 years of service
17-R-2	Bill Kramsky	39 years of service
17-R-3	Nate Williams	33 years of service
17-R-4	Barb Williams	33 years of service
17-R-5	Mary Lou Hiltibran	32 years of service
17-R-6	Ray Voglesberg	24 years of service
17-R-7	James Rissell	23 years of service
17-R-8	Rob Rissell	21 years of service
17-R-9	Lynessa Rissell	20 years of service

It was moved by Commissioner Frierson, seconded by Commissioner DeTienne that Resolutions 17-R-1 through 17-R-9 be passed commending ESDA members for years of service. The vote on roll call was: Commissioners DeTienne, aye; Frierson, aye; McDowell, aye; McKinney, aye; and Mayor Hill, aye. Motion carried. Resolutions passed.

**ORDINANCE/AMENDING MUNICIPAL CODE SECTION 10-9.1/  
CERTIFICATES OF INSURANCE**

A memo (17-DOC-1) was received from Director Ianson stating that the State of Illinois requires employers with employees to carry workers compensation insurance. He stated that currently the City provides an “opt out” affidavit for sole proprietorships, partnerships or LLC companies who have no employees. He stated that the City Attorney advised that Municipal Code Section 10-9.1 be amended to include the “opt out” affidavit.

It was moved by Commissioner McKinney, seconded by Commissioner Frierson that an Ordinance (17-O-4) be passed amending Zion Municipal Code Section 10-9.1 “Certificates of Insurance” to include an “opt out” affidavit. The vote on roll call was: Commissioners DeTienne, aye; Frierson, aye; McDowell, aye; McKinney, aye; and Mayor Hill, aye. Motion carried. Ordinance passed.

**VARIANCE/PARKING SPACES/1712 JOPPA**

A memo (17-DOC-2) was received from Director Ianson requesting a variance from Municipal Code Section 26-380(e) to allow for two additional tandem parking spaces for property at 1712 Joppa as petitioned by Clear Capital, LLC, Zoning Docket 17-Z-1. Director Ianson described the property as a 5-unit, multi-family apartment building currently zoned R-2 Multi-Family and is a permitted use. He stated that the new owners are bringing the property up to current building code. Director Ianson stated that the property does not meet the City requirements for off-street parking as it has eight parking spaces and ten are required. He stated that the variance would allow two additional tandem parking spaces in front of the two to the north. He stated the Planning and Zoning Commission recommended approval of the variance conditioned upon the tandem parking spaces being assigned.

It was moved by Commissioner McKinney, seconded by Commissioner Frierson that a variance be granted from Zion Municipal Code Section 26-380(e) to allow for two additional tandem parking spaces for property at 1712 Joppa and that an ordinance be prepared accordingly. The vote on roll call was: Commissioners DeTienne, aye; Frierson, aye; McDowell, aye; McKinney, aye; and Mayor Hill, aye. Motion carried.

**APPOINTMENTS/JOINT EMERGENCY TELEPHONE SYSTEM BOARD (JETSBS)**

A memo (17-DOC-3) was received from Mayor Hill recommending appointments to the newly-formed Joint Emergency Telephone System Board (JETSBS). Chief Lewis stated that these appointments are necessary as part of the consolidation of the Zion Dispatch Center and ETSB with the Village of Gurnee. He stated, pursuant to the Intergovernmental Agreement associated with Ordinance 17-O-2, the new board will be composed of nine members divided proportionately based on the 911 surcharge revenue from 2016 distribution. He stated that each party must have at least one active member from each of its fire and police departments appointed to the JETSBS. Chief Lewis stated that Zion will have three members appointed to the board.

It was moved by Commissioner McDowell, seconded by Commissioner McKinney to appoint Police Chief Steve Dumyahn, Fire/Rescue Chief John Lewis, and Battalion Chief Eric Troy to the Joint Emergency Telephone System Board (JETSBS). The vote on roll call was: Commissioners DeTienne, aye; Frierson, aye; McDowell, aye; McKinney, aye; and Mayor Hill, aye. Motion carried.

**LETTER OF SUPPORT/OWNER-OCCUPIED REHABILITATION PROGRAM**

A memo (17-DOC-4) was received from Director Knabel stating that the Affordable Housing Corporation of Lake County (AHCLC) applied for a \$100,000 Community Development Block Grant to develop a specific Owner-Occupied Rehabilitation Program (OORP) to address distressed and unsafe owner-occupied homes in Zion. He stated that, per the Lake County 2015-2019 Consolidated Plan, the City of Zion is a “concentrated area of greatest need for revitalization” and is categorized as a high-priority area. Director Knabel stated that a Zion specific OORP is an important strategy to stabilize Zion’s homeownership rates, revitalize distressed neighborhoods and improve the safety of Lake County’s housing stock. He stated that no investment is required by the City. He stated that program criteria would be laid out in the grant. It is anticipated that the program could address at least five Zion properties but hopefully as many as possible. He stated that the Building Department is working to identify properties. Director Knabel stated that the general public will be notified of the program after the grant has been awarded. Commissioner McKinney stated that the Building Department’s rental property inspections are revealing properties in need and a list has been started. Director Knabel requested the Council’s approval to submit a letter in support of the AHCLC’s application in order to help low income homeowners make their homes safe and accessible and increase investment in the Zion community and build a stronger, healthier city.

It was moved by Commissioner Frierson, seconded by Commissioner McKinney to approve submittal of a letter of support to the Lake County Housing and Community Development Commission in support of the Affordable Housing Corporation of Lake County’s (AHCLC) application for a \$100,000 Community Development Block Grant to develop a specific Owner-Occupied Rehabilitation Program (OORP) to address distressed and unsafe owner-occupied homes in Zion. The vote on roll call was: Commissioners DeTienne, aye; Frierson, aye; McDowell, aye; McKinney, aye; and Mayor Hill, aye. Motion carried.

**REQUEST FOR PROPOSAL/DEVELOPMENT OF CITY-OWNED PROPERTY**

A memo (17-DOC-5) was received from Director Knabel requesting permission to distribute Requests for Proposal (RFP) to developers in good standing with the International Council of Shopping Centers and the Illinois Chapter of the NIAOP Commercial Real Estate Development Association for potential retail development of City-owned property. He identified the properties as 34<sup>th</sup> Street and Sheridan Road (former Dunes Theater and Touhy Lumber) and Route 173 and Green Bay Road (former baseball property). Director Knabel provided a rough draft of the RFPs for both properties which outlines the City’s development objectives and the evaluation and selection process by which the developer would be chosen. He stated that staff believes the best way to accomplish its development goals is to partner with an experienced developer with the financial capacity to develop the site into a high quality commercial development. Director Knabel stated that timelines must be fine-tuned. Mayor Hill asked if Retail Strategies would be involved. Director Knabel stated that they would be heavily involved with the retail options and distribute it to their retail developers. He stated that he is notifying the City Council of the intent to distribute RFPs and asking for their suggestions or any additions to the proposals. Commissioner Frierson stated that staff should move forward but prioritize what development the City is seeking. Director Knabel stated that the proposals will be presented to Council in final form at a later date. No action was taken on this agenda item.

**APPOINTMENTS/CUBZ COMMISSION**

It was moved by Commissioner McDowell, seconded by Commissioner Frierson to appoint the following residents to the CUBZ Commission:

- William Keys
- Mary Bailey
- James Staples
- Thomas French
- John Idleburg
- Rick Keffer
- Christopher Szymanski
- Arne Paulsen
- Jan Albrecht

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

**BUDGET MEETINGS SCHEDULED**

It was moved by Commissioner Frierson, seconded by Commissioner McKinney, that budget meetings be scheduled as follows:

- |                   |           |
|-------------------|-----------|
| February 27, 2017 | 5:30 p.m. |
| March 7, 2017     | 6:00 p.m. |
| March 21, 2017    | 5:30 p.m. |

The vote on roll call was: Frierson, aye; McDowell, aye; McKinney, aye; and Mayor Hill, aye. Commissioner DeTienne was not present for the vote. Motion carried.

**DEPARTMENTAL COMMENTARY**

Director Knabel stated that vehicle stickers are on sale now. Deadline to display is May 1, 2017. He encouraged residents to purchase vehicle stickers early to avoid long lines in April.

Commissioner McKinney stated that he was taken aback by Tracey Johnson remarks during Citizen Comments depicting that the Building Department has not been working with him. He stated the attack on the Department is unmerited as this has been an ongoing issue with the City for four or five months. He stated that Director Ianson spoke to Mr. Johnson and gave him an extension to clear the wood or just organize it. He stated that the City is trying to improve the neighborhood and, if Mr. Johnson would stack the wood neatly, there would be no issue. Commissioner McKinney stated that Mr. Johnson’s remarks were an affront to his leadership. He stated that he lives in the same neighborhood and knows that the neighbors do not approve of the wood pile. He stated that he and the neighbors find the mess embarrassing. He stated that it was a small thing that the City asked Mr. Johnson to do – to cooperate and comply. Mr. Johnson did not comply so he received a fine.

**ANNOUNCEMENTS**

- |             |           |                             |
|-------------|-----------|-----------------------------|
| February 7  | 7:00 p.m. | Zion City Council Meeting   |
| February 21 | 6:30 p.m. | Zion Township Board Meeting |
|             | 7:00 p.m. | Zion City Council Meeting   |

Mayor Hill stated that Zion Township will be hosting a special Township meeting to discuss the future of the Township. He stated that the meeting details will be announced at a later date.

**CLOSED SESSION**

It was moved by Commissioner Frierson, seconded by Commissioner McDowell that the Council recess to Closed Session at 7:55 p.m., pursuant to 5 ILCS 120/2 "Open Meetings", for the discussion of personnel, collective bargaining and pending litigation. The vote on roll call was: Commissioners DeTienne, aye; Frierson, aye; McDowell, aye; McKinney, aye; and Mayor Hill, aye. Motion carried.

It was moved by Commissioner DeTienne, seconded by Commissioner Frierson to reconvene the Regular Council meeting at 8:40 p.m. with all members present. The vote on roll call was: Commissioners DeTienne, aye; Frierson, aye; McDowell, aye; McKinney, 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 Frierson, seconded by Commissioner McDowell and unanimously approved the meeting be adjourned at 8:40 p.m. Motion carried.

---

City Clerk

Approved February 7, 2017