

**MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, OCTOBER 6, 2020, AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, 2828 SHERIDAN ROAD, ZION, ILLINOIS**

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Mayor McKinney called the meeting to order.

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

Also present: City Administrator David Knabel, Building & Zoning Director Richard Ianson, Public Works Director Ray Roberts and City Attorney James Vasselli. Fire/Rescue Chief John Lewis and Police Chief Kirk Henderson were absent.

Mr. William Bremner led in the Pledge of Allegiance to the Flag.

**AGENDA CHANGES**

It was moved by Commissioner McDowell, seconded by Commissioner Holmes to accept the City Council meeting agenda as presented.

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

**CITIZEN COMMENTS**

Mary Lou Hiltibran, Director of ESDA, provided an activity report for the month of September. Additionally they drove the City streets & alleys as to report any street light outages to the Street Department in the hopes of a quicker fix. She shared her personal experience from her involvement with the President's motorcade. She invited citizens that were interested in being part of ESDA to go to the City's website to apply. No experience is necessary and they will provide training to those interested in joining.

Shawn T. White, Zion, thanked Commissioner Frierson and Director Ianson for their help in helping him complete his task for his rental home. He apologized for how he acted when he thought he was being treated. However he still feels the process is broken on how the City treats the citizens of Zion. He does not believe taxpayers who live in the City and own rental property should have to be General Contractors or take Workman's Comp insurance or get General Liability insurance for houses that they own. He believes the processes are another obstacle for taxpayers when they are trying to comply with what the City wants. He hopes the Council takes his suggestions and comments into consideration to possibly change the ordinances.

**CONSENT AGENDA**

It was moved by Commissioner Holmes, seconded by Commissioner Fischer that the Minutes be approved as follows:

- (a) **APPROVAL OF MINUTES:** a Regular Meeting held on September 15, 2020 at 7:00 p.m.

Commissioner Frierson stated the Minutes should be corrected to reflect his vote for the Bills as an "abstain" in lieu of an "aye" as shown.

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

It was moved by Commissioner Fischer, seconded by Commissioner McDowell that the Bills be approved as follows:

- (b) **BILLS:** Vouchers 135875 through 135977 drawn on Huntington National Bank, N.A. Total: \$875,361.62.

The vote on roll call was: Commissioners Fischer, aye; Holmes, abstain; Frierson, abstain; McDowell, aye; and Mayor McKinney, aye. Motion carried.

**ORDINANCE/FIFTH AMENDMENT/WATER SUPPLY CONTRACT/  
LAKE COUNTY PUBLIC WATER DISTRICT**

A memo (20-DOC-066) was received from Director Roberts requesting approval of the Fifth Amendment to Water Supply Agreement. Director Roberts stated on February 4, 2020 the Council approved an amendment to the current Water Supply Contract authorizing a 5 year/60 month payback period for the generator replacement. The Water Treatment Plant has four (4) filter underdrains. Inspection of the filters has shown all four (4) underdrains are required prior to the replacement of the generators. The Water District is requesting the approval to replace the water plant filter underdrains. Estimated cost for replacement is \$381,100.00. Approval of the Fifth Amendment would supersede the Fourth Amendment postponing the generator project to Fiscal Year 2022. Director Roberts recommends approval of a Fifth Amendment to the Water Supply Agreement.

It was moved by Commissioner McDowell, seconded by Commissioner Fischer that an Ordinance (20-O-55) be passed approving a Fifth Amendment to the Water Supply Agreement with the Lake County Public Water District. The vote on roll call was: Commissioners Holmes, aye; Frierson, aye; McDowell, aye; Fischer, aye and Mayor McKinney, aye. Motion carried. Ordinance passed.

**ORDINANCE/AMENDMENT/ZION MUNICIPAL CODE/SECTION 26-380**

A memo (20-DOC-67) was received from Director Roberts requesting an amendment to Zion Municipal Code, Chapter 26 "Engineering Standards & Specifications", Section 26-380 "Driveway and parking area pavement design". Director Roberts stated the Building Department and Engineering Department have received many requests to clarify the setback of a driveway from the property line. There is a conflict between the Building & Zoning and Engineering Code. The Engineering Code requires a minimum of 2 feet setback from the property line. The Building & Zoning Codes do not have the requirement. Many existing lots would not have the width for a driveway between the side of the house and property line without the additional 2 feet. Also, many of the residents do not have alley access or an attached garage. Director Roberts recommended that Section 26-380(5)(c) be stricken in its entirety.

It was moved by Commissioner McDowell, seconded by Commissioner Holmes than an Ordinance (20-O-56) be passed amending Section 26-380(5)(c), deleting it in its entirety. The vote on roll call was: Commissioners Fischer, aye; Holmes, aye; Frierson, aye; McDowell, aye and Mayor McKinney, aye. Motion carried. Ordinance passed.

**STREET/ALLEY VACATION REQUEST/2700 BLOCK HEBRON AVENUE**

A memo (20-DOC-68) was received from Director Roberts regarding several right-of-way vacations within the 2700 Block of Hebron Avenue. Director Roberts stated an application request has been received from the owner of Zion Associates LP and LLC. Council approved the preliminary vacation of right-of-ways and denied the request for the waiver of vacation fees. The applicant is requesting final approval for the vacation of a portion of Hebron Avenue and three (3) adjacent alleys, a total of 64,614 square feet of City right-of-way (R.O.W.). Estimated cost for legal fees, recording fees and R.O.W. vacation fees is \$33,807.22. Director Roberts recommends final approval for the requested vacations of City right-of-ways.

It was moved by Commissioner McDowell, seconded by Commissioner Fischer that an Ordinance (20-O-57) be passed vacating a portion of the 2700 Block of Hebron Avenue and three adjacent alleys. The vote on roll call was: Commissioners McDowell, aye; Fischer, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried.

**ZONING CHANGE/HEBRON AVENUE & 27<sup>TH</sup> STREET**

A memo (20-DOC-69) was received from Director Ianson regarding a Zoning change for property located on the south side of the intersection at Hebron Avenue and 27<sup>th</sup> Street, Zoning Docket 20-Z-2. Director Ianson stated Zion Associates, LLC is seeking a Zoning change to parcels 9 & 10, Pin # 04-20-406-001 & 04-20-406-002 from R-8 to R-2 to be consistent with the proposed parcels for consolidation. At the March 5, 2020 Planning & Zoning Commission meeting, they recommended to approve the Zoning change, with conditions; that it be contingent on the approval of the proposed vacation.

It was moved by Commissioner Fischer, seconded by Commissioner Frierson that an Ordinance (20-O-58) be passed approving a Zoning change for property located on the south side of the intersection at Hebron Avenue and 27<sup>th</sup> Street from R-8 to R-2.

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

### APPROVAL/PRELIMINARY & FINAL PLAT OF CONSOLIDATION

A memo (20-DOC-70) was received from Director Ianson requesting approval of a preliminary and final Plat of Consolidation, Zoning Docket 20-Z-3. Director Ianson stated Zion Associates, LLC is requesting a Plat of Consolidation to multiple parcels into a two (2) lot subdivision, one containing an existing development and the other an undeveloped land. At the March 5, 2020 Planning & Zoning Commission meeting, they recommended to approve the Plat of Consolidation.

It was moved by Commissioner Holmes, seconded by Commissioner McDowell that an Ordinance (20-O-59) be passed approving a preliminary and final Plat of Consolidation to consolidate multiple parcels into a two (2) lot subdivision. The vote on roll call was: Commissioners Fischer, aye; Holmes, aye; Frierson, aye; McDowell, aye and Mayor McKinney, aye. Motion carried.

### DEPARTMENTAL COMMENTARY

Director Ianson reminded citizens that during election season political signs are permitted on private property only. The Building Department will be pulling any signs on public property.

Director Roberts stated he has been receiving phone calls regarding leaf collection. The tentative dates for collection are October 26<sup>th</sup> through November 21<sup>st</sup>. The program will run for 4 weeks. Information is posted on the City's website.

Administrator Knabel stated due to social distancing he has encouraged Department Heads not to attend the meeting if they do not have any items on the agenda.

On behalf of Chief Henderson, Administrator Knabel stated that the department held its second class for De-Escalation and Smart Policing for Changing Times which is a State mandated course. All officers have attended including the Mayor, Commissioner Frierson, as well as Community Advisory members Beverly Mull, Darlene Pickett and Jennifer Smith.

On behalf of Chief Lewis, Administrator Knabel stated Fire Prevention Week is October 4-10. This year's theme is "Serve Up Fire Safety in the Kitchen". According to the National Fire Prevention Association, cooking is the leading cause of home fires and home injuries. He shared important safety tips to keep your kitchen and home fire safe:

- Never leave cooking food unattended. Stay in the kitchen while you are frying, grilling or broiling. If you have to leave, even for a short time, turn off the stove.
- If you are simmering, baking, roasting, or boiling food, check it regularly, remain in the home while food is cooking, and use a timer to remind you that you're cooking.
- You have to be alert when cooking. You won't be alert if you are sleepy, have taken medicine or drugs, or consumed alcohol that makes you drowsy.
- Always keep an oven mitt and pan lid nearby when you're cooking. If a small grease fire starts, slide the lid over the pan to smother the flame. Turn off the burner, and leave the pan covered until it is completely cool.
- Have a "kid-free zone" of at least 3 feet around the stove and areas where hot food or drink is prepared or carried.

Administrator Knabel stated the census is still going on as it has been extended back to the end of October. Thirty eight percent of Zion's population has still not responded. Residents are still eligible for the Census drawing but this will be the last chance to win. He reminded residents that grant funding is based on population. This could be money that Zion will lose out on money related to infrastructure and other projects. The more money they receive in grants the less they have to rely on tax dollars. Additionally there are per-capita taxes that are received on a per person basis. Mayor McKinney stated that Transportation services can also be affected. It is important that the City receive the money that is essential to residents. The census number will be locked in for ten years

Commissioner Fischer reminded citizens to wear masks, wash their hands and keep social distance. He stated there is a potential for an increase in cases so take precautions. Mayor McKinney stated Flu shots are currently available at CVS and Walgreens.

**ANNOUNCEMENTS**

October 19 through November 1		Early Voting at Zion City Hall M-F – 8:30 a.m. to 7:00 p.m. Saturday & Sunday – 9:00 a.m. to 5:00 p.m.
October 20	6:00 p.m. 7:00 p.m.	Zion Township Board Meeting Zion City Council Meeting
October 30	4:00 p.m. to 6:00 p.m.	Trail of Treats at Shiloh Park
October 31	2:00 p.m. to 5:00	Zion Trick or Treat

Mayor McKinney stated Trick or Treating will be left up to the residents and asked that those interested in participating should leave their porch lights on.

William Bremner, Zion Resident, asked what the protocol would be regarding masks for early voting. Mayor McKinney stated masks will be required as usual coming into City Hall and continue to practice all the safety protocols as mandated by the State. They have already prepped City Hall for the six foot spacing with markings on the floor. Early voting on October 6<sup>th</sup> will end early at 5:00 p.m. due to the Township and Council meetings.

**ADJOURN**

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

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City Clerk