

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, FEBRUARY 1, 2022, 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: Police Chief Eric Barden, Fire/Rescue Chief Justin Stried, Public Works Director Ray Roberts, City Administrator David Knabel and City Attorney James Vasselli. Building & Zoning Director Richard Ianson was absent.

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

AGENDA CHANGES

It was moved by Commissioner McDowell, seconded by Commissioner Frierson to amend the City Council meeting agenda as follows:

Delete Item 7 (b) Consider request to proceed with drafting Request for Proposals (RFP) and advertising for bids for City of Zion Welcome Signs replacement

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

CITIZEN COMMENTS

Wendy Driver, Zion, asked the Council to consider allowing citizens to have backyard chickens. She gave the Mayor guidelines used in surrounding communities including unincorporated Lake County. She stated many people in Zion are asking to have chickens. Currently Beach Park allows 10 chickens while Winthrop Harbor allows 8. Mayor McKinney stated they will have discussions with the Building Department Director and the Commissioner of Building regarding this.

William Bremner, Zion, thanked Director Roberts and the Public Works crew for the good job they did with the recent snow. His street was plowed out as well as Sheridan Road and most of the side streets. He noticed other communities were not plowed as well.

CONSENT AGENDA

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

- (a) **APPROVAL OF MINUTES:** a Regular Meeting held on January 18, 2022 at 7:00 p.m.

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 139763 through 139865 drawn on Huntington National Bank, N.A. Total: \$267,072.60

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

SPRINKLER SYSTEM WAIVER/1905 SHERIDAN ROAD

A memo (22-DOC-7) was received from Chief Stried requesting the Council approve the waiver of a sprinkler system requirement for 1905 Sheridan Road. Chief Stried stated he is requesting the waiver following a Change of Use inspection. This is in reference to Section 903.6.2 bullet point 3 of the 2006 International Fire Code, as amended by Section 34-43 of the City Code, regarding sprinkler system requirements for “expansion, interior alterations, or remodeling” of occupancies. Bullet point 3 states “A project that entails a change in “Use Group” for any part of the building would kick in the sprinkler system requirement. He stated this is a former private residence that was purchased by the new owner to operate as an online eBay business. She has made all proper Building Department required upgrades, will have a monitored fire alarm system in the business, and will have no public customers or foot traffic entering the building. Furthermore, she has supplied a notarized affidavit attesting to these details. He supports waiving the sprinkler system requirement for this specific request. He also stated that it is not his intention that this vote becomes precedential in nature and is based on the merits of this specific request only.

It was moved by Commissioner Frierson, seconded by Commissioner McDowell to approve the waiver of the sprinkler system requirement for 1905 Sheridan Road. The vote on roll call was: Commissioners Fischer, aye; Holmes, aye; Frierson, aye; McDowell, aye and Mayor McKinney, aye. Motion carried.

PROFESSIONAL ENGINEERING SERVICES/TIF 3 DISTRICT IMPROVEMENT PROJECT

A memo (22-DOC-8) was received from Director Roberts requesting approval of a professional engineering service proposal from Christopher Burke Engineering to provide engineering design and preparation of bidding documents for the TIF 3 District Improvement Project. Director Roberts stated the project consists of the construction of a new street (Yale Avenue) located between Sheridan Road and Colgate Avenue. The new street will provide access to the City owned undeveloped commercial lots along Sheridan Road and Colgate Avenue. Additionally, the proposed project will address upgrading existing water mains, sanitary sewer, storm drain and resurfacing streets within the TIF 3 area. The Total project estimate is \$3.5 million, the Base bid estimate is \$2.4 million and the Alternate bid estimate is \$1.1 million. Staff is recommending and requesting approval of the professional engineering service proposal from Christopher Burke Engineering in the amount of \$217,200.00. Funding for this proposal and project will be from the TIF 3 Area Fund. Administrator Knabel gave a brief explanation on how TIF funds can be used for the project. He stated the TIF Board is in support of the project. The goal is to upgrade the infrastructure so that it meets the needs of future business development.

It was moved by Commissioner Fischer, seconded by Commissioner McDowell to approve the proposal from Christopher Burke Engineering to provide engineering design and preparation of bidding documents for the TIF 3 Improvement Project in the amount of \$217,200.00. The vote on roll call was: Commissioners Fischer, aye; Holmes, aye; Frierson, aye; McDowell, aye and Mayor McKinney, aye. Motion carried.

APPOINTMENT/PLANNING & ZONING COMMISSION

Mayor McKinney presented Desiree Johnson to fill the vacancy on the Planning & Zoning Commission.

It was moved by Commissioner McDowell, seconded by Commissioner Holmes to approve the appointment of Desiree Johnson to the Planning & Zoning Commission. The vote on roll call was: Commissioners Fischer, aye; Holmes, aye; Frierson, aye; McDowell, aye and Mayor McKinney, aye. Motion carried.

DEPARTMENTAL COMMENTARY

Director Roberts thanked Mr. Bremner for his positive comments regarding his department and City snow plowing. He stated with the possibility of snow and ice coming in they continue to get calls on their snow plowing procedures. He stated primary roads are plowed first followed by the secondary roads and alleys are last. Alleys may not get touched until the next day or even the following day. It will depend on how big of a crew he has. The water department will plow alleys if there are no main breaks but this will likely create overtime. Usually they do not salt during a storm but may salt intersections if needed. The State and IEPA are trying to use less salt. Mayor McKinney asked about the clearing of downtown sidewalks. Director Roberts stated the downtown sidewalks are generally cleared by public service workers and are done as a courtesy. With COVID the number of people coming in for public service have dropped.

Chief Stried asked that residents pitch in and keep the fire hydrants clear when there is snow.

Chief Barden stated with the freezing rain and snow falling on top of it, there may be black ice. He encouraged citizens to slow down and be courteous.

Administrator Knabel gave an update on the Stranded Act. He stated it has been a long time in the works but they continue to work with the federal government. COVID has slowed things down but they continue to push the bill forward. They recently met with Congressman Schneider and they realized one of the big challenges is getting the information to the constituents. They have contacted all those in areas where plants are decommissioned or will be in the future to get those officials engaged. He encouraged residents to reach out to Senator Duckworth and Congressman Schneider as the more people that contact them, the more they will listen. Mary Lou Hiltibran asked who they could reach out. Administrator Knabel stated the information will be in this month's ZB Quarterly magazine and on the City's website.

Commissioner Fischer encouraged citizens to get their booster shots as people are still dealing with the variants. Mayor McKinney stated he has received calls from residents asking if the City has contacts regarding the booster shot. He stated the City does not have information regarding the booster shot and advised residents to contact CVS, Walgreens or Osco.

Mayor McKinney stated he recently witnessed two police officers pick up senior citizens and take them to Walgreens on a very cold day. He stated you don't often see the positive things the police officers do. He thanked the officers for their act of kindness. He offered several options for rides for seniors; Pace bus, RTA and Elder Care. He encouraged residents to contact Zion Township for more information. Additionally, Officer Brian Barber was commended by citizens for his help during a recent car accident. They met the officer while he was walking his dog. He stated officers are doing great things in the community to build relationships. He feels City employees continue to try to build relationships with the citizens

ANNOUNCEMENTS

February 15	6:00 p.m. 7:00 p.m.	Zion Township Board Meeting Zion City Council Meeting
March 1	7:00 p.m.	Zion City Council Meeting

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 7:31 p.m. Motion carried.

City Clerk