

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, JULY 19, 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 Holmes, Fischer, McDowell, Frierson, and Mayor McKinney. A quorum was present.

Also present: Fire/Rescue Chief Justin Stried, Police Chief Eric Barden, Building & Zoning Director Richard Ianson, and City Attorney James Vasselli. Public Works Director Ray Roberts and City Administrator David Knabel were absent.

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

AGENDA CHANGES

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

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

CITIZEN COMMENTS

Mary Lou Hiltibran, Zion ESDA Director, gave a monthly report of the recent activities that ESDA performs in assistance to the City. She invited those who wish to serve as a volunteer with ESDA to go to the City's website and fill out an application.

Tracy Johnson, Zion, stated he was present on behalf of the Potawatomi Pow Wow. He noted he would be able to answer any questions the Council may have. Additionally, he thanked the police for their work during the 4th of July Holiday.

CONSENT AGENDA

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

- (a) **APPROVAL OF MINUTES:** a Regular Meeting held on July 5, 2022 at 7:00 p.m

The vote on roll call was: Commissioners Holmes, abstain; Fischer, aye; McDowell, aye; Frierson, 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 140999 through 141074 drawn on Huntington National Bank, N.A. Total: \$512,471.47.

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

ORDINANCE/RENEWABLE GAS AGREEMENT/ZION LANDFILL, INC.

Attorney Vasselli stated essentially the landfill collects and removes gas that is generated by the decomposition of wastes rather than destroyed by flares. The renewable gas agreement allows for the landfill operator to sell the reclaimed gas and for that privilege, the City will receive \$50,000 for the first year. Once revenue is generated the City will receive \$75,000 each year. Commissioner McDowell asked what the timetable was for the construction for the renewable gas facility. Jerry Callaghan, Zion Landfill Attorney, stated he has been told it will be about 2-3 years before it is up and running but this agreement allows for payment until it is generating revenue.

It was moved by Commissioner Fischer, seconded by Commissioner Holmes that an Ordinance (22-O-33) be passed authorizing and approving the execution of an agreement with Zion Landfill, Inc. The vote on roll call was: Commissioners Holmes, aye; Fischer, aye; McDowell, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

ORDINANCE/LICENSE AGREEMENT AMENDMENT/CARMEL HOUSE/URBAN ZION, LP

Attorney Vasselli stated the license agreement between the City of Zion and Carmel House for the use of the City-owned parking lot expires soon. The proposed amendment would create an extended term of 30-day increments unless terminated with a 10-day notice while the overall transaction is evaluated.

It was moved by Commissioner Holmes, seconded by Commissioner Frierson that an Ordinance (22-O-34) be passed authorizing the execution of an amendment to a license agreement by and between the City of Zion and Carmel House/Urban Zion, LP for use of a City-owned parking lot adjacent to the property located at 2815 Elisha Avenue. The vote on roll call was: Commissioners Holmes, aye; Fischer, aye; McDowell, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

VARIANCE//ZION MUNICIPAL CODE/SECTION 102-91/3441 SHERIDAN ROAD

A memo (22-DOC-69) was received from Director Ianson requesting approval of a Variance from Section 102-91(b)(3) of the Zion Municipal Code. Director Ianson stated Mark Sullivan is seeking a Variance to reduce the side yard setback requirement of the South property line from 20 feet to the existing dimension of 6.69 feet at the property located at 3441 Sheridan Road, Zoning Docket 22-Z-10. At the July 7, 2022 meeting, the Planning & Zoning Commission recommended approval of the Variance request.

It was moved by Commissioner Holmes, seconded by Commissioner McDowell that an Ordinance (22-O-35) be passed a granting a Variance to Section 102-91(b)(3) of the Zion Municipal Code to reduce the side yard setback requirement of the South property line from 20 feet to the existing dimension of 6.69 feet at the property located at 3441 Sheridan Road. The vote on roll call was: Commissioners Holmes, aye; Fischer, aye; McDowell, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

ALLEY VACATION REQUEST/2415 23RD STREET

A memo (22-DOC-70) was received from Director Roberts regarding an application for a Right-of-Way Vacation from the owner of Benton Lumber Company at 2415 23rd Street. The unimproved alley requested to be vacated has been utilized for access, parking and as a fire lane for the multiple storage buildings of Benton Lumber Company. The City does not utilize the property, however, if approved they will need easement rights for possible future utilities. Estimated cost for legal and recording fees is not to exceed \$1,000.00. Additionally, a cost per square foot based on current assessed land value of the abutting properties. The estimated Right-of-Way cost is \$7,560.00 for a total estimated cost of \$8,560.00. The action taken tonight is strictly a preliminary approval if the Council so chooses. Staff will inform the applicant of the Council's decision and they will determine if they still desire to proceed with the application and associated costs. Commissioner McDowell asked what further action would need to be taken since it is preliminary. Director Ianson stated with the approval to move forward they would need to submit a plat of vacation and would continue with the process for a vacation. Commissioner Frierson asked what the intent was for the use of the property. Director Ianson stated there is a potential buyer for the property. Commissioner Frierson confirmed that the alley was currently located inside the fence at Benton Lumber.

It was moved by Commissioner McDowell, seconded by Commissioner Fischer to approve the Right-of-Way Vacation for 2415 23rd Street. The vote on roll call was: Commissioners Holmes, aye; Fischer, aye; McDowell, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried.

HOTEL/MOTEL TAX GRANT APPLICATIONS

A memo (22-DOC-71) was received from Administrator Knabel requesting the Council's consideration of hotel/motel tax grant applications. He stated that annually the City allocates a portion of its hotel/motel tax funds for a local event grant program to encourage organizations to host events in Zion that will bring in tourism and encourage overnight stays in local hotels. These funds are governed by State statute and are required to be utilized for these purposes only. He stated three requests were received:

- **Monarch Mania**
- **Potawatomi Trails Powwow**
- **Dungeon of Doom Haunted House**

Monarch Mania - Recommended approval not to exceed \$4,000 for marketing and promotional materials as presented in the application. It was moved by Commissioner Fischer, seconded by Commissioner Frierson to approve a hotel/motel tax grant for Monarch Mania in the amount of \$4,000. The vote on roll call was: Commissioners Holmes, aye; Fischer, aye; McDowell, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried.

Potawatomi Trails POW WOW - Recommended approval not to exceed \$8,000 to be used for marketing only as presented in the application. It was moved by Commissioner Fischer, seconded by Commissioner Frierson to approve a hotel/motel tax grant for Potawatomi Trails POWWOW in the amount of \$8,000. The vote on roll call was: Commissioners Holmes, aye; Fischer, aye; McDowell, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried.

Dungeon of Doom – Recommended approval not to exceed \$10,000 to be used for marketing only as presented in the application. It was moved by Commissioner Fischer, seconded by Commissioner Frierson to approve a hotel/motel tax grant for Dungeon of Doom in the amount of \$10,000. The vote on roll call was: Commissioners Holmes, aye; Fischer, aye; McDowell, aye; Frierson, aye; and Mayor McKinney, aye. Motion carried.

DEPARTMENTAL COMMENTARY

Director Ianson reminded residents of the City Clean-Up Day on August 8th from 8:00 a.m. to 12:00 p.m. A dumpster will be set up at 2771 Galilee Avenue for electronics and tires. Additionally, Mayor McKinney noted that a shredding event will also take place on that day on the apron of the old Fire Station at City Hall.

Chief Stried reminded residents that only recreational fires are permitted in Zion. No yard waste is permitted to be burned for safety and health reasons. The recreational guidelines are as following: 1) Burn clean wood 2) The fire must be 20-30 feet from a structure or fence 3) Always have a water source available. Additionally, he noted that CPR classes are available at the Fire Station.

Chief Barden reminded residents that if they see something they should say something. They can either call the police department non-emergency number or Crime Stoppers at 847-662-2222. Additionally, he asked that residents check on their neighbors especially the elderly with the higher temperatures. He stated there are many people within the City willing to provide help to those in need.

Commissioner Frierson shared information on the Coalition for Healthy Communities “Fore R Youth” Golf outing on August 12, 2022 at 2:00 p.m. They are looking for sets of 4 golfers who will be interacting with community leaders and students. Following golf will be a shrimp boil and steak dinner. The Coalition for Healthy Communities is currently accepting applications for the Junior Leadership Academy for students in grades 6-12. For more information visit www.zbla.info.

Commissioner Fischer asked about the status of the old nursing home. Director Ianson stated they are hoping to have funding this year but will most likely be spring. They are trying to keep the building as secure as possible. Mayor McKinney stated the cost to tear down the Munder Building was more than anticipated but Lake County Housing Development has committed the funds to tear down the Helia building.

Mayor McKinney shared information regarding the City’s electrical aggregation program and the savings to the residents. He informed residents that there will be another opportunity for them to join the City’s program. Information will be sent to new residents inviting them to join the program. Residents can contact Dynegy, the City’s supplier at 844-351-7691 for more information.

Zion Together Days will take place August 4-7 with four days of activities.

ANNOUNCEMENTS

August 2	7:00 p.m.	Zion City Council Meeting
August 6	8:00 a.m. to 12:00 p.m.	City of Zion Electronics & Tire Drop Off -2771 Galilee Ave
August 16	6:00 p.m. 7:00 p.m.	Zion Township Board Meeting Zion City Council Meeting

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 7:35 p.m. Motion carried.

City Clerk