

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, JUNE 20, 2023, 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 Frierson, McDowell, Fischer, Holmes, and Mayor McKinney. A quorum was present.

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

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

AGENDA CHANGES

It was moved by Commissioner Frierson, seconded by Commissioner Fischer to approve the City Council meeting agenda with the following changes.

Delete Item 9(g) Consider Zoning Docket 23-Z-15 and resolution, requesting a Final Plat of Subdivision for PIN #04-20-401-040, for property located at 1529 33rd Street per Director Ianson. Planning & Zoning Commission recommends approval with conditions.

Delete Item 9(h) Consider Zoning Docket 23-Z-16 and ordinance, requesting a Variance from Section 102-32(b) of the Zion Municipal Code to reduce the minimum square footage of 8000 to 7451 and 7444 and the minimum width from 55ft to 50ft to build 2 single family homes for property located at 1529 33rd Street per Director Ianson. Planning & Zoning Commission recommends approval.

Commissioner Holmes asked why the items were being deleted. Commissioner Frierson stated these items have raised concerns about the reduction in the property size. He would like more information before approving the Final Plat and the Variance.

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

CITIZEN COMMENTS

There were no Citizen Comments.

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 June 6, 2023 at 7:00 p.m.

The vote on roll call was: Commissioners Frierson, aye; McDowell, aye; Fischer, aye; Holmes, 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 143491 through 143606 drawn on Huntington National Bank, N.A. Total: \$577,047.03

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

SUPPLEMENTAL RESOLUTION/IMPROVEMENTS BY MUNICIPALITY/MFT FUNDS FY20

A memo (23-DOC-48) was received from Director Roberts stating that the City is currently undergoing an IDOT MFT Audit. A supplementary resolution is required for the utilization of the Rebuild Illinois Bond Fund. These funds were utilized for the 2020 Road Program. Staff requests and recommends approving the IDOT Resolution for the expenditure of \$276,304.00 from the Rebuild Illinois Bond Fund. Funding for the project was a budgeted item in the FY20 budget.

It was moved by Commissioner Holmes, seconded by Commissioner Fischer that a Supplemental Resolution (23-R-8) be passed for the 2020 road Program from the Rebuild Illinois Bond Fund in FY20 in the amount of \$276,304.00. The vote on roll call was: Commissioners Frierson, aye; McDowell, aye; Fischer, aye; Holmes, aye; and Mayor McKinney, aye. Motion carried. Resolution passed.

SUPPLEMENTAL RESOLUTION/IMPROVEMENTS BY MUNICIPALITY/MFT FUNDS FY21

A memo (23-DOC-49) was received from Director Roberts stating that the City is currently undergoing an IDOT MFT Audit. A supplementary resolution is required for the utilization of the Rebuild Illinois Bond Fund. These funds were utilized for the 2021 Road Program. Staff requests and recommends approving the IDOT Resolution for the expenditure of \$268,152.00 from the Rebuild Illinois Bond Fund. Funding for the project was a budgeted item in the FY21 budget.

It was moved by Commissioner Holmes, seconded by Commissioner Fischer that a Supplemental Resolution (23-R-9) be passed for the 2021 Road Program from the Rebuild Illinois Bond Fund in FY21 in the amount of \$268,152.00. The vote on roll call was: Commissioners Frierson, aye; McDowell, aye; Fischer, aye; Holmes, aye; and Mayor McKinney, aye. Motion carried. Resolution passed.

SUPPLEMENTAL RESOLUTION/IMPROVEMENTS BY MUNICIPALITY/MFT FUNDS FY23

A memo (23-DOC-50) was received from Director Roberts stating that the City is currently undergoing an IDOT MFT Audit. A supplementary resolution is required for the utilization of the Motor Fuel Tax Fund. These funds were utilized for the 2022 Road Program. Staff requests and recommends approving the IDOT Resolution for the expenditure of \$380,064.00 from the Motor Fuel Tax Fund. Funding for the project was a budgeted item in the FY23 budget.

It was moved by Commissioner Holmes, seconded by Commissioner Fischer that a Supplemental Resolution (23-R-10) be passed for the 2022 Road Program from the Motor Fuel Tax Fund in FY23 in the amount of \$380,064.00. The vote on roll call was: Commissioners Frierson, aye; McDowell, aye; Fischer, aye; Holmes, aye; and Mayor McKinney, aye. Motion carried. Resolution passed.

SUPPLEMENTAL RESOLUTION/IMPROVEMENTS BY MUNICIPALITY/MFT FUNDS FY23

A memo (23-DOC-51) was received from Director Roberts stating that the City is currently undergoing an IDOT MFT Audit. A supplementary resolution is required for the utilization of the Rebuild Illinois Bond fund. These funds were utilized for the 2022 Road Program. Staff requests and recommends approving the IDOT Resolution for the expenditure of \$536,304.00 from the Rebuild Illinois Bond Fund. Funding for the project was a budgeted item in the FY23 budget.

It was moved by Commissioner Holmes, seconded by Commissioner Fischer that a Supplemental Resolution (23-R-11) be passed for the 2022 Road Program from the Rebuild Illinois Bond Fund in FY23 in the amount of \$536,304.00. The vote on roll call was: Commissioners Frierson, aye; McDowell, aye; Fischer, aye; Holmes, aye; and Mayor McKinney, aye. Motion carried. Resolution passed.

MEMORANDUM OF UNDERSTANDING/ILLINOIS FOP LABOR COUNCIL

A memo (23-DOC-52) was received from Chief Barden regarding a Memorandum of Understanding (MOU) between the City of Zion and the Illinois Fraternal Order of Police Labor Council. Chief Barden stated he has completed a review of several areas of the Collective Bargaining Agreement specifically, Article 1 and 13 as it relates to lateral hires.

It was moved by Commissioner McDowell, seconded by Commissioner Frierson, that an Ordinance (23-O-35) be passed authorizing a Memorandum of Understanding between the Illinois Fraternal Order of Police Labor Council and the City of Zion. The vote on roll call was: Commissioners Frierson, aye; McDowell, aye; Fischer, aye; Holmes, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

ORDINANCE/SPECIAL USE PERMIT/2501 DEBORAH AVENUE

A memo (23-DOC-53) was received from Director Ianson requesting a Special Use Permit to Section 102-92(a)(5) of the Zion Municipal Code. Director Ianson stated Mr. Andrew Barr of Three Kings Vodka, LLC is seeking a Special use Permit to blend, mix and flavor vodka at the property located at 2501 Deborah Avenue, Zoning Docket 23-Z-9. They purchase the vodka, and using their proprietary methods, they will infuse and bottle flavored vodkas to be sold wholesale through distribution channels. At the June 1, 2023 the Planning & Zoning Commission meeting, they recommended to approve the Special Use Permit.

It was moved by Commissioner Fischer, seconded by Commissioner Frierson that an Ordinance (23-O-36) be passed granting a Special Use Permit to Section 102-92(a)(5) of the Zion Municipal Code to blend, mix and flavor vodka for property located at 2501 Deborah Avenue. The vote on roll call was: Commissioners Frierson, aye; McDowell, aye; Fischer, aye; Holmes, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

ORDINANCE/PLAT OF SUBDIVISION/CONSOLIDATION/1809 SHERIDAN ROAD

A memo (23-DOC-54) was received from Director Ianson requesting approval for a Final Plat of Subdivision/Consolidation for PIN #04-15-312-003, 04-15-312-004 and 04-15-312-005 for property located at 1809 Sheridan Road. Director Ianson stated that Mr. Hal Davis is seeking approval for a Final Plat of Subdivision/Consolidation for the property located at 1809 Sheridan Road, Zoning Docket 23-Z-10. At the June 1, 2023 Planning & Zoning meeting, they recommended to approve the Plat of Subdivision/Consolidation.

It was moved by Commissioner Frierson, seconded by Commissioner Holmes that an Ordinance (23-O-37) be passed approving a Plat of Subdivision/Consolidation for 1809 Sheridan Road. The vote on roll call was: Commissioners Frierson, aye; McDowell, aye; Fischer, aye; Holmes, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

VARIANCE/ZION MUNICIPAL CODE/SECTION 10-12/3604 HARBOR RIDGE DR.

A memo (23-DOC-55) was received from Director Ianson requesting a Variance to Section 10-12(a) of the Zion Municipal Code. Director Ianson stated that Ms. Diane Quinn is seeking a Variance to replace 6ft of storm damaged fencing installed in 1993 for property located at 3604 Harbor Ridge Drive, Zoning Docket 23-Z-11. Since then, the Fence Code has been amended to only allow a 4ft fence past the rear building line on a corner lot. At the June 1, 2023 Planning & Zoning meeting, they recommended to approve the Variance request.

It was moved by Commissioner Frierson, seconded by Commissioner McDowell that an Ordinance (23-O-38) be passed granting a Variance from Section 10-12(a) of the Zion Municipal Code to allow the replacement of 6ft of fencing for property located at 3604 Harbor Ridge Dr. The vote on roll call was: Commissioners Frierson, aye; McDowell, aye; Fischer, aye; Holmes, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

VARIANCE/ZION MUNICIPAL CODE/SECTION 102-128/2105 ELISHA AVENUE

A memo (23-DOC-56) was received from Director Ianson requesting a Variance to Section 102-128(6)(a) of the Zion Municipal Code. Director Ianson stated that One Hope United is seeking a Variance to allow off-street parking for property located at 2105 Elisha Avenue, Zoning Docket 23-Z-14. Currently, to meet their necessary parking needs, they need to continue to use the front off-street parking. At the June 1, 2023 Planning & Zoning meeting, they recommended to approve the Variance request.

It was moved by Commissioner Frierson, seconded by Commissioner McDowell that an Ordinance (23-O-39) be passed granting a Variance to Section 102-128(6)(a) of the Zion Municipal Code to allow front off-street parking for the property at 2105 Elisha Avenue. The vote on roll call was: Commissioners Frierson, aye; McDowell, aye; Fischer, aye; Holmes, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

VARIANCE/ZION MUNICIPAL CODE/SECTION 102-126/2105 ELISHA AVENUE

A memo (23-DOC-57) was received from Director Ianson requesting a Variance to Section 102-126(1) of the Zion Municipal Code. Director Ianson stated that One Hope United is seeking a Variance to reduce the minimum parking requirements for property located at 2105 Elisha Avenue, Zoning Docket 23-Z-12. Currently, they would be required to provide 12 parking spaces and are requesting to reduce that to nine, 5 in the front and 4 in the rear. At the June 1, 2023 Planning & Zoning meeting, they recommended to approve the Variance request.

It was moved by Commissioner Frierson, seconded by Commissioner Holmes that an Ordinance (23-O-40) be passed granting a Variance to Section 102-126(1) of the Zion Municipal Code to reduce the minimum parking requirements from twelve to nine for property located at 2105 Elisha Avenue. The vote on roll call was: Commissioners Frierson, aye; McDowell, aye; Fischer, aye; Holmes, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

VARIANCE/ZION MUNICIPAL CODE/SECTION 102-132/2105 ELISHA AVENUE

A memo (23-DOC-58) was received from Director Ianson requesting a Variance to Section 102-132(b) of the Zion Municipal Code. Director Ianson stated that One Hope United is seeking a Variance for the current Zoning District requirements for property located at 2105 Elisha Avenue, Zoning Docket 23-Z-13. The building was built in the 1960's and does not meet the current Zoning requirements. They are requesting a reduction in the minimum lot size and side yard setbacks. At the June 1, 2023 Planning & Zoning meeting, they recommended to approve the Variance request.

It was moved by Commissioner Frierson, seconded by Commissioner McDowell that an Ordinance (23-O-41) be passed granting a Variance to Section 102-132(b) of the Zion Municipal Code to reduce the minimum lot size and side yard setbacks for property located at 2105 Elisha Avenue. The vote on roll call was: Commissioners Frierson, aye; McDowell, aye; Fischer, aye; Holmes, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

FINAL PLAT OF SUBDIVISION/1529 33RD STREET

The item to consider Zoning Docket 23-Z-15 requesting a Final Plat of Subdivision for PIN #04-20-501-040, for property located at 1529 33rd Street was deleted.

VARIANCE/ZION MUNICIPAL CODE/SECTION 102-132/2105 ELISHA AVENUE

The item to consider Zoning Docket 23-Z-16 requesting a Variance to Section 102-32(b) of the Zion Municipal Code to reduce the minimum square footage of 8,000 to 7,451 and 7,444 and the minimum width from 55ft to 50ft to build 2 single family homes for property located at 1529 33rd Street was deleted.

PLAT OF RE-SUBDIVISION/POPEYE'S PROPERTY

A memo (23-DOC-59) was received from Director Roberts requesting approval of a Re-Subdivision for the Popeye's property. Director Roberts stated the proposed plat provides an expanded right-of-way to accommodate the construction of Yale Court connecting Sheridan Road and Colgate Avenue. Additionally, the Plat is providing a utility easement for a new watermain extension looping the City distribution system within the area. Staff recommends approval of the Plat of Re-Subdivision.

It was moved by Commissioner Fischer, seconded by Commissioner McDowell to approve a Plat of Re-Subdivision for the Popeye's property. The vote on roll call was: Commissioners Frierson, aye; McDowell, aye; Fischer, aye; Holmes, aye; and Mayor McKinney, aye. Motion carried. Ordinance passed.

**APPROVAL/CAPITAL FUND BUDGET/WATER & SEWER FUND BUDGET
MAY 1, 2023-APRIL 30, 2024**

A memo (23-DOC-60) was received from Administrator Knabel requesting approval of the Capital Fund Budget and the Water & Sewer Fund Budget. Administrator Knabel stated the General Fund, Street & Bridge and MFT Budgets were approved at prior meetings. He presented the Capital Fund for approval. The total revenues are down in the capital fund by \$13,003. This is largely due to a decrease in ARPA funds for General Fund transfer (\$2,000,000) and an increase in grant revenue from the CEJA grant of \$1,992,697. Total expenses are down \$1,497,781. The majority

of capital purchases will be funded by the CEJA grant. Additionally, they are trying to grow the capital fund balance to provide for future construction of Fire Station #2 and Police Department facilities.

As for the Water & Sewer Fund, there are not major changes other than as expected from fluctuations in usage. They are showing a net loss for the year as they spend infrastructure charge funds from prior year and some available fund balance. They will be talking about the previous water rate study. Implementation of increases has been delayed making them two years behind. He presented a conservative budget with \$1.5 million in water projects.

It was moved by Commissioner Fischer, seconded by Commissioner McDowell to approve the budgets for the Capital Projects Fund and the Water & Sewer Fund. The vote on roll call was: Commissioners Frierson, aye; McDowell, aye; Fischer, aye; Holmes, aye; and Mayor McKinney, aye. Motion carried.

DEPARTMENTAL COMMENTARY

Director Ianson acknowledged that the Building Department is receiving daily complaints on tall grass. He asked that residents be patient as they are catching up with all the properties.

Director Roberts stated they have been receiving calls regarding potholes. They are currently concentrating on the primary and secondary streets which should be completed by mid-July. They will start the repairs in the alley after that.

Chief Stried stated they recently hosted a Blood Drive at Station #1 and feels it went well. Vitalant reported that the blood donated will go the City of Hope and will benefit 48 patients. Additionally, he reminded residents to be careful with their camp fires as the ground is unusually dry. There is no burning of yard waste and fires must be at least 25 feet away from any structure.

Chief Barden reported that there was a good turnout for Nostalgia Days. Additionally, he reminded residents that fireworks are illegal in Zion. He noted that there will be fireworks put on by the Park District on June 29th. He asked that residents be safe on the roads for the 4th of July Holiday. Mayor McKinney stated that residents were previously warned of the fines that would be given out for illegal fireworks. This year there will be no warnings and they will be immediately fined. Noise is considered a nuisance and can be harmful to veterans and pets. They are also dangerous with the drier ground and warm weather. Commissioner Frierson asked if the noise ordinance includes motorcycles and revving of car engines. Chief Barden stated yes and noted that there are specific hours for permission. He suggested calling the police if they feel it is a nuisance.

Administrator Knabel updated the public on the CEJA nuclear funds. He stated that staff from the taxing bodies had a meeting to try and work on how to best use the funds from the grant. They wanted to see how they could invest in the community to address challenges that they face together. Soon the group will come and present to the taxing body Boards the results of the plan on how to best use the funds. Mayor McKinney stated they have been working on getting compensation for the nuclear waste storage for 11 years. Administrator Knabel started to look into it when they found out that ComEd would be offered a bailout and wondered why Zion could not receive money. State Reps got together to try and get money for Zion over a 22-year period. They have worked hard to try and lower property taxes. The last two years the City has had a balanced budget setting up Zion for a better future and they will continue to go after the Federal Government.

Commissioner McDowell stated the Zion Historical Society and Zion Park District are working to restore Ester's Well. There will be a ground breaking on June 21st at 6 p.m. and a ribbon cutting on July 12th at 6 p.m.

Commissioner Fischer reminded the public that there will be no City Council meeting on July 4th due to the Holiday. He asked that everyone have a safe and happy holiday.

Mayor McKinney reminded residents that if someone in their neighborhood is shooting off fireworks, they should call the police non-emergency number. Additionally, he shared that he recently attended a Juneteenth event and a Senator made the comment "Doing this job is not to be something but to do something". He also noted words from Pastor Eddy "People who are engaged in their community see the world as they want it to be". He stated they need residents' help to continue to make the City a place where people want to be.

ANNOUNCEMENTS

June 29		Concert in the Park 4 th of July Celebration Zion Park District
July 4		City Offices Closed for the Holiday
July 18	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 Holmes and unanimously approved the meeting be adjourned at 7:55 p.m. Motion carried.

City Clerk