

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, APRIL 16, 2024 AT 7:01 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 McDowell, Holmes, Frierson, Fischer and Mayor McKinney. A quorum was present.

Also present: Finance Director Kris Conway, Building & Zoning Director Richard Ianson, Public Works Director Ray Roberts, Fire Chief Justin Stried, Police Chief Eric Barden, 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 motioned by Commissioner McDowell, seconded by Commissioner Fischer to approve the agenda with the following changes:

- Move Item 10(e) up to 9(a)

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

SPECIAL PRESENTATION/ILLINOIS AGGREGATION CONSULTANTS

Sharon Durling with Illinois Aggregation Consultants suggested reverting back to a previous electric aggregation program from 2020-2023 where residents paid the Commonwealth Edison (ComEd) rate and there were benefits to the city like a civic contribution and green energy portion. She mentioned that ComEd rates have been dropping and may continue to drop, so matching this rate could save residents money compared to current rates. Ms. Durling estimated the potential contribution amount from a ComEd rate match program would be \$1,000 to \$20,000. She said she would bring competitive bids to the next city council meeting on May 7th and aimed to make a clear recommendation.

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.

Helmut Peter briefly discussed a rezoning request on the agenda for a truck repair facility on Kenosha Road. He addressed concerns about traffic from neighboring properties by arguing that the traffic generated would be less than other uses permitted in the zoning district. He believes the project is consistent with zoning standards and that provisions have been made to mitigate issues raised by neighbors. Helmut Peter offered to answer additional questions and said supporting materials had been submitted for review.

CONSENT AGENDA

- (a) **APPROVAL OF MINUTES:** a Regular meeting held on April 2, 2024 at 7:00pm. It was motioned by Commissioner McDowell, seconded by Commissioner Holmes to approve as presented. The vote on roll call was: Commissioners McDowell, aye; Holmes, aye; Frierson, aye; Fischer, aye and Mayor McKinney, aye. Motion carried.
- (b) **BILLS:** Vouchers 145590 through 145660 drawn on Huntington National Bank, N.A. Total: \$1,155,092.11. It was moved by Commissioner Fischer seconded by Commissioner McDowell to approve as presented. The vote on roll call was: Commissioners McDowell, aye; Holmes, aye; Frierson, aye; Fischer, aye and Mayor McKinney, aye. Motion carried.

RESOLUTION/PERSONNEL AUTHORIZATION

A request was made from Administrator Knabel to amend the Personnel Authorization. Administrator Knabel said that the personnel authorization is the city's authority to hire and fill positions. He recommended approval of amending the personnel authorization to add one additional school resource officer position. This would allow the city to move forward with expanding the school resource officer program if the high school district wants to proceed. He said they need to get the necessary items in order on the city side before implementing an expanded SRO program with the high school district.

It was motioned by Commissioner McDowell and seconded by Commissioner Holmes that a Resolution (24-R-4) be passed Authorizing and Approving amending the Personnel Authorization as presented. The vote on roll call was: Commissioners McDowell, aye; Holmes, aye; Frierson, aye; Fischer, aye and Mayor McKinney, aye. Motion carried.

RESOLUTION/ZION CROSSINGS PUD MODIFICATION

A Memo (24-DOC-35) was received from Director Ianson stating that ACM, McDonald's USA, LLC is requesting a PUD Amendment to modify the final approved Engineering Plan by removing parking to the north and east within their property lines to allow space for the construction of their building and site plans. At the April 4, 2024 Planning & Zoning Commission, they recommended to approve the PUD amendment request

It was motioned by Commissioner Frierson and seconded by Commissioner Fischer that a Resolution (24-R-5) be passed Authorizing and Approving a Site Plan Modification to the Zion Crossings PUD for property located in the City of Zion (ACM McDonald's USA LLC). The vote on roll call was: Commissioners McDowell, aye; Holmes, aye; Frierson, aye; Fischer, aye and Mayor McKinney, aye. Motion carried.

APPROVAL/SERGEANT VACANCY

A Memo (24-DOC-36) was received from Police Chief Barden requesting the City Council approve the promotion of the next qualified candidate from the current Sergeant's Promotional Eligibility Register released by the Zion Board of Fire and Police Commissioners. The promotion of this Sergeant is necessitated by the impending retirement of Sergeant Jason Adams. The department's rank of Sergeant will be fully staffed with nine Sergeants upon the promotion of the next qualified candidate, Manuel Rivera, and the retirement of Jason Adams.

It was motioned by Commissioner McDowell and seconded by Commissioner Frierson to filling one Sergeant vacancy and requesting the name of the next qualified candidate from the Board of Fire and Police Commissioners Sergeant Eligibility List. The vote on roll call was: Commissioners McDowell, aye; Holmes, aye; Frierson, aye; Fischer, aye and Mayor McKinney, aye. Motion carried.

The City Council and members of the Zion Police department congratulated Sergeant Manuel Rivera on his promotion.

ORDINANCE/MARSH & MCLENNAN AGENCY LLC

A Memo (24-DOC-37) was received from Administrator Knabel requesting approval of the Workers Compensation, Cyber and Workplace Violence insurance which are set to expire on April 30, 2024. The renewals are as follows:

- Workers' Compensation: Move to ICRMT at a 26% decrease, which is a \$228,012 savings (\$636,535 annual premium)
- Cyber Liability: Move to CFC at a 19% decrease, which is a \$4,708 savings with enhanced coverage and reduced deductible (\$20,173 annual premium)
- Workplace Violence: Remain with McGowan with no change in premium or coverage (\$14,327 annual premium)

It was motioned by Commissioner Fischer and seconded by Commissioner McDowell that an Ordinance (24-O-30) be passed Authorizing and Approving Marsh & McLennan Agency LLC to provide Insurance Brokerage Services and renew certain insurance policies (workers' compensation, workplace violence and cyber). The vote on roll call

was: Commissioners McDowell, aye; Holmes, aye; Frierson, aye; Fischer, aye and Mayor McKinney, aye. Motion carried.

ORDINANCE/COLLECTIVE BARGAINING/ZION PROFESSIONAL FIRE FIGHTERS ASSOCIATION

A request was made from Administrator Knabel to approve a collective bargaining agreement between the Zion Professional Fire Firefighters Association and the City of Zion effective May 1, 2024 through April 30, 2027. He said the resulting contract is fair for both sides, unlike past negotiations where one side may have left unhappy. The process was good and cooperative compared to prior years. He recommended approving the current collective bargaining agreement as presented for the 3 year period ending April 30, 2027.

It was motioned by Commissioner McDowell and seconded by Commissioner Holmes that an Ordinance (24-O-31) be passed Authorizing and Approving a Collective Bargaining Agreement between the Zion Professional Fire Fighters Association and the City of Zion. The vote on roll call was: Commissioners McDowell, aye; Holmes, aye; Frierson, aye; Fischer, aye and Mayor McKinney, aye. Motion carried.

ORDINANCE/AMENDING SECTION 98-91 OF THE ZION MUNICIPAL CODE/CONTROLLING WEEDS

A Memo (24-DOC-38) was received from Director Ianson requesting a Text Amendment to Section 98-91 of the Zion Municipal Code to issue fines for violations for failure to maintain long grass or weeds exceeding 8 inches in height. Currently, when the owner neglects to maintain their property, the City sends a notice of violation. If the property continues to be in non-compliance, the City will maintain it and bill for services rendered and lien the property. These invoices are typically ignored. Staff would like to have the ability to issue fines to ensure compliance.

It was motioned by Commissioner Frierson and seconded by Commissioner Holmes that an Ordinance (24-O-32) be passed Amending Section 98-91 of Article IV Chapter 98 of the Zion Municipal Code regarding penalties for Violations of City Code as it pertains to Controlling Weeds. The vote on roll call was: Commissioners McDowell, aye; Holmes, aye; Frierson, aye; Fischer, aye and Mayor McKinney, aye. Motion carried.

ORDINANCE/INTERGOVERNMENTAL AGREEMENT /ZBTHS SCHOOL RESOURCE OFFICER

A Memo (24-DOC-39) was received from Police Chief Eric Barden requesting review and approval of the Intergovernmental Agreement between the City of Zion and the Zion Benton Township High School District 126 specifically pertaining to the School Resource Officer program. He explained that having a school resource officer provides benefits like mentorship, community partnership, and reducing police calls and incidents, as seen with the successful program already in place at District 6 Middle School. The goal is for enforcement to be a last option, and for the officer to focus on communication and teaching students alternative ways of dealing with emotional needs.

It was motioned by Commissioner McDowell and seconded by Commissioner Fischer that an Ordinance (24-O-33) be passed Authorizing and Approving an Intergovernmental Agreement regarding a School Resource Office between Zion Benton Township High School District 126 and the City of Zion. The vote on roll call was: Commissioners McDowell, aye; Holmes, aye; Frierson, aye; Fischer, aye and Mayor McKinney, aye. Motion carried.

ORDINANCE/ RENEWAL AGREEMENT /NORTHEASTERN REGIONAL CRIME LABORATORY

A Memo (24-DOC-40) was received from Police Chief Eric Barden requesting approval of the attached invoice for the Northeastern Illinois Regional Crime Laboratory. The Zion Police Department uses the crime lab to process, evaluate and compare evidence for criminal prosecution.

It was motioned by Commissioner McDowell and seconded by Commissioner Holmes that an Ordinance (24-O-34) be passed Authorizing and Approving an Agreement with the Northeastern Illinois Regional Crime Laboratory for the City of Zion. The vote on roll call was: Commissioners McDowell, aye; Holmes, aye; Frierson, aye; Fischer, aye and Mayor McKinney, aye. Motion carried.

TABULATION OF BIDS/2024 MATERIAL BIDS

A Tabulation of Bids (24-DOC-41) was received from Director Roberts presenting the tabulated bid results for the Petroleum, Oil and Lubricants (POL) and the ASPHALT and AGGREGATES that was held on April 2, 2024. Staff requests and recommends approving the lowest responsible bidders for these materials as presented. Funding for these materials will be items within the FY25 Water Fund and General Fund. Bid Tabulations will be available on the City of Zion website.

It was motioned by Commissioner Holmes and seconded by Commissioner Fischer that a Resolution (24-R-6) be passed awarding bids to the lowest responsible bidders for Petroleum, Oil and Lubricants, Asphalt and Aggregates for the City of Zion. The vote on roll call was: Commissioners McDowell, aye; Holmes, aye; Frierson, aye; Fischer, aye and Mayor McKinney, aye. Motion carried.

APPROVAL/1903 KENOSHA ROAD/ZONING CHANGE

A Memo (24-DOC-42) was received from Director Ianson stating that Dom Field, LLC is seeking a Zoning Change from LM (Light Manufacturing) to G-1 (General Industrial) for the property located at 1903 Kenosha Road. The re-zone request is to enable them to apply for a Special Use Permit to operate a Truck Service Repair/Lease Parking Lot Facility. After their presentation, the residents residing in the townhomes across the street opposed it. There was a motion and a second to approve with the condition that the Special Use Permit be approved. At the April 4, 2024 Planning & Zoning Commission, they recommended to deny the request with a vote of 4 to 1.

Helmut Peter provided background on the rezoning request. He said the property is currently zoned for light manufacturing but the petitioners are seeking general industrial zoning to allow truck parking and leasing spaces. He estimated the development would generate 10-15 trucks daily. Mr. Peter acknowledged neighbors' concerns about increased truck traffic but argued other industrial uses could generate more. He said their plan mitigates issues by locating truck parking away from residences. Mr. Peter also noted the property is well-suited for the use due to its industrial zoning and proximity to major roads. He estimated the first phase would cost \$1 million and take 2-3 phases over 4 years to complete.

Commissioner Frierson asked if this was the only location being considered by the petitioners for their trucking business. Mr. Peter responded that they looked at other smaller locations in the past but felt this site was one of the better options due to its proximity to Highway 41 and the tollway, which would help further their project.

Attorney Vasselli asked if a traffic study was submitted with the application. Mr. Peter said no. Attorney Vasselli asked if a review from the Lake County Department of Transportation was submitted regarding curb cuts or traffic impact. Mr. Peter said no.

Commissioner Frierson said the petitioner raised good points about what is allowable under the existing zoning, but there were still valid concerns from residents that couldn't be ignored. He suggested having the petitioner work with the Director Ianson to see if anything could be done to better mitigate residents' concerns and ensure the project is a good fit. He mentioned wanting to avoid situations in the past where a use was approved but nothing was done afterwards to ensure performance met community standards.

It was motioned by Commissioner Frierson and seconded by Commissioner Fischer to table the request until June 4, 2024. The vote on roll call was: Commissioners McDowell, aye; Holmes, aye; Frierson, aye; Fischer, aye and Mayor McKinney, aye. Motion carried.

APPROVAL/1903 KENOSHA ROAD/SPECIAL USE PERMIT

A Memo (24-DOC-43) was received from Director Ianson stating that Dom Field, LLC is seeking a Special Use Permit to operate a Truck Service Repair/Lease Parking Lot Facility at the property located at 1903 Kenosha Road. After their presentation, the residents residing in the townhomes across the street opposed it. There was a motion and a second to approve with the condition that the Special Use Permit be approved. At the April 4, 2024 Planning & Zoning Commission, they recommended to deny the request with a vote of 4 to 1.

It was motioned by Commissioner Frierson and seconded by Commissioner Fischer to table the request until June 4, 2024. The vote on roll call was: Commissioners McDowell, aye; Holmes, aye; Frierson, aye; Fischer, aye and Mayor McKinney, aye. Motion carried.

APPROVAL/PATROL OFFICER VACANCY

A Memo (24-DOC-44) was received from Police Chief Barden stating that the assignment of an officer to Zion-Benton Township High School as a School Resource Officer for the upcoming school year will create a vacancy in the patrol ranks, negatively impacting staffing numbers and police response. Therefore, contingent upon approval by the District 126 Board, request is made for the approval to hire one officer from the current Eligibility Register to fill the vacancy. The Zion Board of Fire and Police Commissioners released the names of eligible candidates at the regular meeting on February 13, 2024. This request is being made in advance of the District 126 approval to meet the deadline for entry into the Police Academy starting May 5, 2024 and is only contingent on the ZBTHS Board approving the IGA and fulfilling the School Resource Officer.

It was motioned by Commissioner McDowell and seconded by Commissioner Holmes to approve the filling of one Patrol Officer vacancy and requesting the name of the next qualified candidate from the board of Fire and Police Commissioners Patrol Officer Eligibility Register contingent upon ZBTHS District 126 approving an Intergovernmental Agreement with the City of Zion for the use of an School Resource Officer. The vote on roll call was: Commissioners McDowell, aye; Holmes, aye; Frierson, aye; Fischer, aye and Mayor McKinney, aye. Motion carried.

APPROVAL/HOTEL MOTEL TAX GRANT/ELITE STRIDERS

A Memo (24-DOC-45) was received from Administrator Knabel stating that The Elite Striders Youth Organization has applied for our annual hotel/motel tax program which encourages advertising and promotion of events that would bring tourism to Zion and encourage overnight stays. Elite Striders has applied for and complied with grants in prior years and is a great event for the Community. The application request was for \$7,000, however, only \$5,800 of eligible expenses was detailed that would met the requirements. Therefore, staff recommends approval of the grant for event as applied for at an amount not to exceed \$5,800.

It was motioned by Commissioner Frierson and seconded by Commissioner Fischer to approve Hotel/Motel Tax Grant application for elite Striders in an amount not to exceed \$5,800. The vote on roll call was: Commissioners McDowell, aye; Holmes, aye; Frierson, aye; Fischer, aye and Mayor McKinney, aye. Motion carried.

DEPARTMENTAL COMMENTARY

Director Roberts said that Lake County DOT is hosting a public meeting on May 1st from 5-7pm at the high school south gym. The purpose of the meeting is to discuss and get public input on a new design for the intersection of 21st and Kenosha Roads, including options for installing a roundabout or traffic lights to improve traffic flow. He encouraged people to attend to express their opinions on the proposed intersection designs.

Fire Chief Stried reminded residents about the city ordinance prohibiting the burning of yard waste, as the weather is improving. Campfires up to 5 feet in diameter in designated fire pits are allowed as long as they have a water source nearby. He recognized this week as National Public Safety Telecommunicators Week and thanked the dispatchers at the local dispatch center for their important work as the first point of contact for emergency services.

Police Chief Barden mentioned the upcoming annual parade for the Elite Striders Drill competition on Saturday May 25, 2024. He said it's a good event for city officials to attend to interact with residents. He also announced the city was awarded another grant from the State of Illinois for body cameras. These expenses are on the city budget but they continue seeking outside funding through grants.

Director Conway thanked everyone who stopped by to see Barb on her last day of work or in the preceding weeks. She said Barb really appreciated all the former employees and residents who came to wish her well. They are going through the interview process to find a replacement administrative assistant and aim to have someone selected by the

next council meeting. After that, they will work to fill Barb's position since her departure was a huge loss, after 30 years of service to the city.

Administrator Knabel announced that Camosy was selected as the construction management firm to oversee the replacement of our Fire Station. An agreement detailing the project scope will be brought before the Council at the next meeting. An RFP was issued for architectural and engineering firms, with a deadline by the end of the week. Funding is being secured from various sources like the state representative's office and seizure funds. Design and engineering will be completed by the end of the year, with construction bidding starting in January. The goal is to have the new fire station designed and ready to build to replace the aging, deteriorating existing station.

Mayor McKinney thanked everyone for their hard work in making the city a great place to live. He noted that while some call about issues, the city has many victories to celebrate. He mentioned a \$73 million state project to protect the last undeveloped Lake Michigan shoreline in Illinois, which will help prevent erosion of up to 100 feet per year. This is important for preserving the natural landscape and species. The Mayor recognized this as a big win made possible by working with organizations like the Great Lakes St. Lawrence Cities Initiative. He said it's important to look toward the future of the city in 10-20 years as well.

ANNOUNCEMENTS

May 7	7:00 p.m.	Zion City Council Meeting
March 21	6:00 p.m.	Zion Township Meeting
	7:00 p.m.	Zion City Council Meeting

CLOSED SESSION

It was moved by Commissioner Fischer, seconded by Commissioner Holmes that the Council recess to Closed Session at 8:16 p.m., pursuant to 5 ILCS 120/2 "Open Meetings", for the discussion of filed, pending and/or probable or imminent litigation, sale or purchase of real estate, collective bargaining, legal counsel and personnel. The vote on roll call was: The vote on roll call was Commissioners Frierson, aye; Fischer, aye; McDowell, aye and Mayor McKinney, aye. Motion carried.

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

ADJOURN

There being no further business to come before the Council at this time, it was moved by Commissioner Fischer, seconded by Commissioner McDowell and unanimously approved the meeting be adjourned at 8:40 p.m. Motion carried.

Recording Secretary