

# **Council Minutes**

**February 1, 2000**

## **MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, FEBRUARY 1, 2000, AT 7:02 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, ZION, ILLINOIS**

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Rev. Mayfield gave inspirational comments.  
Mayor Harrison called the meeting to order.  
On call of the roll the following answered present: Commissioners Monk,  
Rogers, Bennett, Taylor and Mayor Harrison.  
Mayor Harrison led in the Pledge of Allegiance to the Flag.

### **AGENDA CHANGES**

Commissioner Monk requested adding a request to hire an engineering firm for the Lydia Avenue and 21st Street storm sewer project, item 8.h.

Commissioner Taylor requested 1) adding an Executive Session for potential litigation and personnel, item 11.a.; and 2) adding a payment to the Consent Agenda for Daniels, Mauro and Pinsel, legal services, \$10,000.00, item 5.d.

Commissioner Rogers requested 1) adding the discussion of real estate to Executive Session, item 11.a; and 2) moving the approval of the minutes of a Special Meeting held on January 26, 2000 from item 5.a. to a separate item 5.a.a.

Mayor Harrison requested deleting the discussion regarding the sale of the BFI Landfill to Superior Disposal Service, item 8.d.

### **JANUARY 25, 2000 SPECIAL MEETING MINUTES**

It was moved by Commissioner Rogers, seconded by Commissioner Bennett to approve the minutes of a Special Meeting held on January 25, 2000 at 6:00 P.M., and to receive and place on file the "North Shore Power Project Power for the North Shore" presentation from Carlton Power. The vote on roll call was: Commissioners Monk, aye; Rogers, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

### **CONSENT AGENDA**

It was moved by Commissioner Monk, seconded by Commissioner Bennett that the Consent Agenda be approved as follows:

- a. **MINUTES** of a Regular Meeting and Executive Session held on January 18, 2000 at 7:00 P.M., with all members having previously received copies.
- b. **DEPARTMENTAL REPORTS:** Worker's Compensation Report for November & December, 1999
- c. **BILLS:** Vouchers 70786 through 70922 drawn on the National City Bank, \$587,816.29; First Midwest Bank, \$73,392.11: Total: \$661,208.40  
2/1/00
- d. **PAYMENTS:** Kane, McKenna & Assoc., Inc., services rendered on South Sheridan Road TIF, \$4,132.50; Zion Park District, ComEd tax litigation, \$1,378.07; Hampton, Lenzini and Renwick, Inc., engineering services rendered on old MFT projects, \$95.48, 29th Street resurfacing project, \$3,284.81 & the Gilboa and Gideon project, \$645.75; Total: \$4,026.04; H.H. Holmes Testing Laboratories, Inc., services rendered on 32nd Street sanitary sewer relief line project, \$1,034.40; Ciorba Group, Inc., services rendered on 21st Street reconstruction project, \$4,002.19, \$7,021.26 & \$3,287.17; Total: \$14,310.62; Daniels, Mauro and Pinsel, legal services, \$10,000.00

The vote on roll call was: Commissioners Monk, aye; Rogers, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

#### **LANCE-CRAIG SUBDIVISION/PUBLIC IMPROVEMENTS**

It was moved by Commissioner Bennett, seconded by Commissioner Taylor that a Resolution (00-R-1) be passed accepting the public improvements in the Lance-Craig Subdivision, subject to a letter of credit. The vote on roll call was: Commissioners Monk, aye; Rogers, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Resolution passed.

#### **COUNTRYWOOD HILLS SUBDIVISION PHASE I/PUBLIC IMPROVEMENTS**

It was moved by Commissioner Taylor, seconded by Commissioner Bennett that a Resolution (00-R-2) be passed accepting the public improvements in the Countrywood Hills Subdivision Phase I, subject to a warranty maintenance bond and an agreement for completion of all improvements on 11 vacant lots. The vote on roll call was: Commissioners Monk, aye; Rogers, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Resolution passed.

#### **SWALCO/ALTERNATE DIRECTOR**

It was moved by Commissioner Rogers, seconded by Commissioner Taylor that a Resolution (00-R-3) be passed appointing Richard Cochrane

as Alternate Director on the Solid Waste Agency of Lake County (SWALCO) until April 30, 2001. The vote on roll call was: Commissioners Monk, aye; Rogers, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Resolution passed.

### **LAKE COUNTY RACES/SHERIDAN ROAD CLOSURE**

It was moved by Commissioner Taylor, seconded by Commissioner Bennett that a Resolution (00-R-4) be passed approving the temporary closure of Sheridan Road for the Lake County Races to be held Sunday, April 30, 2000, notifying the Illinois Department of Transportation and the appropriate City departments accordingly. The vote on roll call was: Commissioners Monk, aye; Rogers, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Resolution passed.

### **2240-2250 SHERIDAN ROAD PARKING VARIANCE**

It was moved by Commissioner Taylor, seconded by Commissioner Bennett that an Ordinance (00-0-8) be passed granting an off-street parking variance for commercial property at 2240-2250 Sheridan Road, subject to the variance being granted for the China King Restaurant ONLY and their occupancy of 4,100 square feet of space in that part of the building identified as 2248 Sheridan Road. The vote on roll call was: Commissioners Monk, aye; Rogers, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

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### **ABATING TAX/AMERICAN INTERNATIONAL HOSPITAL PROJECT**

It was moved by Commissioner Monk, seconded by Commissioner Taylor that an Ordinance (00-0-9) be passed abating the tax levied for the year 1999 to pay the principal of and interest on \$20,000,000 taxable general obligation bonds (Alternate Revenue Source), series 1991 (American International Hospital Project), of the City of Zion, Lake County, Illinois. The vote on roll call was: Commissioners Monk, aye; Rogers, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

### **POLICE ADMINISTRATION BUILDING CARPET**

A memo (00-DOC-9) was received from Chief Ohmstead, requesting permission to advertise for bids for the purchase and installation of carpet

for the Police Administration Building. The 25-year-old carpet needs replacement in various offices and a hallway. This is a budgeted item.

It was moved by Commissioner Rogers, seconded by Commissioner Bennett to grant permission to advertise for bids for the replacement of carpet for the Police Administration Building, as requested. The vote on roll call was: Commissioners Monk, aye; Rogers, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

## **VAN/POLICE DEPARTMENT**

A memo (00-DOC-10) was received from Chief Ohmstead, requesting permission to purchase a 2000 Dodge van for the animal warden. This van, which is available through the State of Illinois government program, would replace a 1992 pick-up truck. The cost of the van, including a \$2,000 trade-in allowance, would be \$15,349.00 from Bob Ridings Fleet Sales Corp. This is a budgeted item.

It was moved by Commissioner Bennett, seconded by Commissioner Taylor to approve the purchase of a 2000 Dodge van from Bob Ridings Fleet Sales Corp. at the State of Illinois price of \$15,349.00, including a trade-in of a 1992 pick-up truck, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners Monk, aye; Rogers, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

## **33rd STREET CULVERT PROJECT**

A memo (00-DOC-11) was received from Chuck Gleason, recommending payment to Indsco Construction for work performed on the 33rd Street culvert reconstruction project. Work has been completed for the total amount of \$111,121.20, including a difference of \$13,298.20 over the original amount. The City will receive \$90,000 for this improvement from the Lake County Community Development Block Grant project. Mr. Gleason recommended final payment of \$9,782.10.

It was moved by Commissioner Monk, seconded by Commissioner Rogers to authorize payment to Indsco Construction in the amount of \$9,782.10 for the 33rd Street culvert reconstruction project. The vote on roll call was: Commissioners Monk, aye; Rogers, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

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## **DOWNTOWN BUSINESS DISTRICT**

A proposal (00-DOC-12) was presented by Commissioner Rogers for a Downtown Enhancement Project. Based on prior meetings, local students were invited to participate in developing conceptual drawings of the downtown area for the purpose of having marketable renderings. A drawing was received from Matt Naffziger, Zion-Benton Township High School, of the former Bicket Pharmacy building at the corner of 27th Street and Sheridan Road. The architectural firm of Sutter Architects has offered their services, incorporating Matt Naffziger's design, for the revitalization of this building at a cost of \$2,000 to \$3,000. Commissioner Rogers recommended hiring Sutter Architects for this project, also hoping to stimulate further interest and encourage growth in the downtown business district. Mayor Harrison noted money is available through Public Affairs' line item for consultants.

It was moved by Commissioner Rogers, seconded by Commissioner Bennett to authorize hiring Sutter Architects for the development of a conceptual exterior design for the former Bicket Pharmacy building at the corner of 27th Street and Sheridan Road at a cost not to exceed \$3,000.00. The vote on roll call was: Commissioners Monk, aye; Rogers, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

#### **TIF SIGN GRANT/DREYER'S AUTO SERVICE**

A memo (00-DOC-13) was received from Peter Cioni, requesting consideration for a TIF sign grant for the installation of a new sign for Dreyer's Auto Service, 3001 Sheridan Road. The TIF Review Board recommended approval of the sign grant. The total cost of the new sign is \$4,200, of which \$500 would be eligible for the grant from TIF funds upon completion of the project.

It was moved by Commissioner Taylor, seconded by Commissioner Monk to approve the TIF sign grant in the amount of \$500.00 for the installation of a new sign for Dreyer's Auto Service, 3001 Sheridan Road. The vote on roll call was: Commissioners Monk, aye; Rogers, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

#### **ASSOCIATED VENTURES/ELDERLY RESIDENTIAL FACILITY**

A memo (00-DOC-14) was received from Peter Cioni, regarding a proposed elderly residential development. Associated Ventures wishes to construct an 80-unit facility, utilizing TIF funding. The developer is requesting a rebate of approximately \$55,000 per year or 62% of the estimated taxes over a 16- year period. Over the 16 years, the developer would receive approximately \$880,000, and the TIF fund would retain \$540,000. If tax rates increase, these projected totals would also increase. The money remaining in the TIF fund would be used to support other projects for the district. Associated Ventures primary financing would be through the Illinois Housing Development Authority. Mr. Cioni stated that the project would have to abide by the special use requirements, as well

as zoning regulations. Developer James Keledjian stated this project would cost \$9.3 million. Residents are only permitted over the age of 62. The seniors' average income would be \$17,000, with the maximum income of \$27,500 allowed. Mayor Harrison stated the tax assessment is based on revenue, not on the value of the project. Mr. Keledjian stated the taxes are based on the rent received, of which the average rent would be \$560 per month. Mayor Harrison noted the net operating income is how the taxes are levied, so the community receives taxes based on the subsidized income versus the total value of the project. At the end of the 16-year period, taxes would still be based on the net income of the subsidized rent. A 30-year mortgage agreement would be entered into with the state. For this 30-year period, financial assistance from the state and city would be needed. Commissioner Bennett questioned whether or not Section 8 subsidies would be allowed. Mr. Keledjian stated he could rent to Section 8 seniors. Commissioner Taylor questioned whether or not the city could receive potential impact fees. Mr. Cioni stated specifics have not yet been discussed on this matter. Mr. Keledjian stated he would be willing to negotiate regarding impact fees. Commissioner Rogers recommended utilizing the existing TIF Review Board for review of this project. Mr. Keledjian noted his deadline for financing is April 17. Pete Zappa, TIF Review Board, agreed to convene the Board prior to the first Council meeting in March.

2/1/00

It was moved by Commissioner Monk, seconded by Commissioner Rogers to table the proposed Associated Ventures elderly residential development until March 7, allowing for review and recommendation from the TIF Review Board. The vote on roll call was: Commissioners Monk, aye; Rogers, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

### **LYDIA AVE & 21ST ST/STORM SEWER PROJECT**

A memo (00-DOC-15) was received from Chuck Gleason, requesting permission to hire Fraunhofer Engineering Associates for the proposed storm sewer project at Lydia Avenue and 21st Street. This firm is the design engineer for Matthew Woods, and has already performed some topographical data in this area. The estimated cost for this service is \$2,500, with the final payment based on time and material actually spent on this project. Mayor Harrison questioned whether or not the City could utilize its own in-house engineering staff. Mr. Gleason stated his engineering staff is busy on other projects, and the completion of this project would be quicker with this outside firm. Mr. Gleason stated he foresees no conflict in utilizing Fraunhofer Engineering.

It was moved by Commissioner Monk, seconded by Commissioner Taylor to authorize contracting with Fraunhofer Engineering Associates, P.C.

for design of the plans and specifications for the storm sewer project at Lydia Avenue and 21st Street. The vote on roll call was: Commissioners Monk, aye; Rogers, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

## **CITIZEN COMMENTS**

Pete Zappa announced that the Chamber of Commerce will conduct a luncheon on February 16, 12:00 p.m., at Rooks Restaurant with speakers from the Illinois Department of Transportation discussing traffic flow and congestion problems.

Verena Owen inquired as to information contained in Carlton Power's January 25 presentation. Mayor Harrison stated this information is included in Carlton Power's document, which has been received and placed on file for public review. Ms. Owen also asked when the annexation for the property north of 9th Street would be discussed. Mayor Harrison stated this proposed annexation would be deferred until all related questions are answered and all information is available.

## **ANNOUNCEMENTS**

February 2	Planning Commission Meeting
February 3	Festival of Lights Committee Meeting
February 15	City Council Meeting
February 16	Zoning Board Meeting
February 19	MRMC Sweetheart Ball
February 22	Last day to register to vote prior to the Primary Election

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## **EXECUTIVE SESSION**

It was moved by Commissioner Taylor, seconded by Commissioner Rogers that the Council recess to Executive Session at 8:38 p.m. to discuss real estate, litigation and personnel. The vote on roll call was: Commissioners Monk, aye; Rogers, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

The Council reconvened at 10:59 p.m. with all members present.

### **PURCHASE OF GARBAGE BAGS**

It was moved by Commissioner Bennett, seconded by Commissioner Taylor to waive bids and authorize payment to The Elton Corporation for the purchase of 200 cases of black polyliner garbage bags for a total cost of \$3,300.00. The vote on roll call was: Commissioners Monk, aye; Rogers, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

### **ADJOURN**

There being no further business to come before the Council at this time, it was moved by Commissioner Rogers, seconded by Commissioner Monk and unanimously approved the meeting be adjourned at 11:03 p.m. Motion carried.

Approved February 15, 2000