

Council Minutes

October 17, 2000

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL
HELD ON TUESDAY, OCTOBER 17, 2000, AT 7:02 P.M. IN THE CITY
COUNCIL CHAMBERS, CITY HALL, ZION, ILLINOIS

Chief LaBelle gave inspirational comments.

Mayor Harrison called the meeting to order.

On call of the roll the following answered present: Commissioners Rogers, Bennett, Taylor, Monk and Mayor Harrison.

Mayor Harrison led in the Pledge of Allegiance to the Flag.

ZION-BENTON PUBLIC LIBRARY

Cheryl Isom, Library Director, invited everyone to attend the Zion-Benton Public Library Open House on October 21 from 2:00 p.m. to 4:00 p.m. Ms. Isom stated the library has a referendum question on the November 7 election ballot, requesting an increase from 15 cents to 24 cents per \$100 of assessed valuation. The library is also considering refinancing their current bond issue. Ms. Isom encouraged everyone to vote on November 7.

CONSENT AGENDA

It was moved by Commissioner Taylor, seconded by Commissioner Monk that the Consent Agenda be approved as follows: (a) MINUTES of a Regular Meeting and Executive Session held on October 3, 2000 at 7:07 P.M., with all members having previously received copies. (b) RELEASE OF EXECUTIVE SESSION MINUTES: August 17, 1999 & September 7 and 21, 1999 (c) DEPARTMENTAL REPORTS: Building Inspector's Report, month ending September 30, 2000; Fire/Rescue Department Monthly Report, September, 2000 (d) BILLS: Vouchers 73118 through 73233 drawn on the National City Bank, \$612,881.08; First Midwest Bank, \$73,497.59; Total: \$686,378.67 (e) PAYMENTS: Zion Park District, legal services rendered for ComEd tax litigation, \$415.63; Pitcher Insurance Brokerage, Inc., premiums, general liability, \$9,459.30, commercial auto, \$14,278.80, property blanket, \$5,854.20, scheduled equipment, \$1,562.40, law enforcement, \$6,544.20, public officials, \$2,409.50; Total: \$40,103.80; Deigan & Associates, environmental engineering consulting services rendered, \$4,572.02; Brad's Printing, printing of Fall 2000 City newsletter, \$2,830.00; Business Districts, Inc., services rendered on Zion

Downtown Project, \$1,680.00; Baxter Woodman, engineering consulting services rendered on Granite Industrial Park Review, \$60.00; Ciorba Group, Inc., engineering consulting services rendered on Galilee Avenue reconstruction, 33rd Street to 21st Street, \$10,206.05; Identix, Inc., Live-scan Fingerprint system, \$33,335.00; Air One Equipment, Inc., air masks, \$39,478.00; Mobile Vision, squad car video systems, \$47,895.00 & \$10,875.00; Total: \$58,770.00; SBC Global Network, maintenance billing per contract, \$10,955.00; Aerial Work Services Company, tree removal, \$680.00 & \$8,448.84; Total: \$9,128.84; Burris Equipment Co., loader, \$58,275.00 10/17/00 (f) PROCLAMATIONS: America Recycles Day, November 15, 2000; Make a Difference Day, October 28, 2000; Corinne Wood Day in Zion, October 17, 2000 (g) RECEIVE & PLACE ON FILE: 1999/2000 Onyx Zion Landfill Annual Audit-Final Report The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Taylor, aye; Monk, aye; and Mayor Harrison, aye. Motion carried.

LAKE COUNTY COMMUNITY BLOCK GRANT PROGRAM

It was moved by Commissioner Monk, seconded by Commissioner Bennett that a Resolution (00-R-45) be passed authorizing the City of Zion to submit a grant application to the Lake County Community Development Block Grant Program for the replacement of a water main on 27th Street and 23rd Street, between Gabriel Avenue and Galilee Avenue. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Taylor, aye; Monk, aye; and Mayor Harrison, aye. Motion carried. Resolution passed. WATERSHED DEVELOPMENT ORDINANCE It was moved by Commissioner Taylor, seconded by Commissioner Rogers that an Ordinance (00-0-80) be passed replacing Ordinance 00-0-12, modifying the Lake County Stormwater Management Commission's Watershed Development Ordinance. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Taylor, aye; Monk, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

VARIANCE/3117 GALILEE AVENUE

It was moved by Commissioner Monk, seconded by Commissioner Bennett that an Ordinance (00-0-81) be passed granting a maximum lot coverage variance for 3117 Galilee Avenue, allowing for the construction of a 192 sq. ft. addition to a duplex. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Taylor, aye; Monk, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

AUTHORIZING CONTRACT/PAINTING OF DOME

It was moved by Commissioner Rogers, seconded by Commissioner Taylor that an Ordinance (00-0-82) be passed authorizing a contract for the painting of the Dome with Nunn's Painting Company for a total cost of \$4,595.00. The vote on roll call was: Commissioners Rogers, aye;

Bennett, aye; Taylor, aye; Monk, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

AUTHORIZING CONTRACT/RADIO EQUIPMENT/FIRE/RESCUE DEPT.

It was moved by Commissioner Monk, seconded by Commissioner Bennett that an Ordinance (00-0-83) be passed authorizing a contract for the purchase of radio/intercom equipment for the Fire/Rescue Department with BUCOM, Inc. for a total amount of \$3,699.00. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Taylor, aye; Monk, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

AUTHORIZING CONTRACT/COMPUTERS/BUILDING DEPT.

It was moved by Commissioner Taylor, seconded by Commissioner Rogers that an Ordinance (00-0-84) be passed authorizing a contract for the purchase of three (3) personal computers for the Building Department with Platinum Systems, Inc. for a total amount of \$3,704.37. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Taylor, aye; Monk, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

ANNEXATION/2015 & 2017 SHERIDAN ROAD

It was moved by Commissioner Monk, seconded by Commissioner Taylor that an Ordinance (00-0-85) be passed annexing surrounded territory to the City of Zion commonly known as 2015 and 2017 Sheridan Road. This property, near the northeast corner of Sheridan Road and Highway 173, is proposed for redevelopment as an Applebees Restaurant. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Taylor, aye; Monk, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed. SIGN ORDINANCE The Building Advisory Panel met on October 11 discussing the City's sign ordinance. Amendments have been suggested. John Jones and Attorney Lombardo are preparing proposed amendments for review at the next Council meeting. Mayor Harrison stated any recommendations on this issue could be submitted to the City Attorney for his review. It was moved by Commissioner Rogers, seconded by Commissioner Bennett to table the discussion regarding possible amendments to the City's sign ordinance until the next regular meeting. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Taylor, aye; Monk, aye; and Mayor Harrison, aye. Motion carried.

PLANNING COMMISSION APPOINTMENTS

Mayor Harrison recommended appointing Howard Swank and Shirley Thorn to fill vacancies on the Planning Commission. It was moved by Commissioner Taylor, seconded by Commissioner Bennett to appoint Howard Swank and Shirley Thorn to the Planning Commission. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Taylor, aye; Monk, aye; and Mayor Harrison, aye. Motion carried.

ZION HISTORICAL SOCIETY/FURNACE REPLACEMENT

Mayor Harrison stated the Zion Historical Society's Shiloh House, the home of Zion's founder, is in need of a new furnace. Shiloh House previously received a \$10,000 grant from State Representative Tim Osmond, which was used for painting and tuck-pointing costs. The antiquated, inefficient furnace needs replacement, and the chimney and venting need repairs. The Zion Historical Society is requesting a donation of \$10,000 for this project. It was moved by Commissioner Rogers, seconded by Commissioner Monk to donate \$10,000.00 to the Zion Historical Society for the furnace and venting replacement for the Shiloh House. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Taylor, aye; Monk, aye; and Mayor Harrison, aye. Motion carried.

KNOX BOX ALARM SYSTEM

A memo (00-DOC-143) was received from Chief LaBelle requesting permission to purchase a Knox Box alarm system. A Knox Box is a system for access control of buildings in Zion, which have alarm systems connected to the city's fire alarm panel. The Knox Box is a secured device with entrance keys, access cards and floor plans for emergencies. A system called the Knox Box Sentralok System controls the master key, wherein a signal is transmitted from dispatch, in order to release the key only to authorized personnel. As a back up, a master key is also available at the Fire station. This system is only available from the Knox Company, as it would need to work with the existing Knox master key. Chief LaBelle requested waiving bids and purchasing the Knox Box Sentralok System for a total of \$3,150.00 from Knox Company. 10/17/00 It was moved by Commissioner Taylor, seconded by Commissioner Monk to waive bids and grant permission to purchase the Knox Box Sentralok System from Knox Company for a total cost of \$3,150.00, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Taylor, aye; Monk, aye; and Mayor Harrison, aye. Motion carried.

POLICE DEPARTMENT PERSONNEL

A memo (00-DOC-144) was received from Chief Malcolm requesting permission to delete one Lieutenant position and replace it with one patrolman position. Chief Malcolm stated this change would decrease the department's payroll budget, while providing an increase in manpower on the street. It was moved by Commissioner Monk, seconded by Commissioner Bennett to approve the deletion of one Police Lieutenant position and replace it with one patrolman position, and for the Personnel Authorization to be amended accordingly. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Taylor, aye; Monk, aye; and Mayor Harrison, aye. Motion carried.

SALE OF VEHICLE/POLICE DEPT.

A memo (00-DOC-145) was received from Chief Malcolm requesting permission to advertise for bids for the sale of a 1991 Pontiac Firebird. This vehicle was awarded to the Police Department by court order. Due to a lien on this vehicle, Chief Malcolm recommended a minimum bid be placed in the amount of \$3,500.00, and any money received over the lien amount be placed in the Drug Fund. It was moved by Commissioner Monk, seconded by Commissioner Rogers to grant permission to advertise for bids for the sale of a 1991 Pontiac Firebird, as recommended. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Taylor, aye; Monk, aye; and Mayor Harrison, aye. Motion carried.

TAB OF BIDS/ABOVE GROUND FUEL TANK

A Tabulation of Bids (00-DOC-146) was received from Brian Usher, regarding the purchase of an above ground fuel tank. Mr. Usher recommended awarding the contract to the lowest responsive and responsible bidder who met all specifications, Mankoff Industries, Inc., for the amount of \$17,485.00. It was moved by Commissioner Taylor, seconded by Commissioner Bennett to award the contract for the purchase of an above ground fuel tank to Mankoff Industries, Inc. in the amount of \$17,485.00, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Taylor, aye; Monk, aye; and Mayor Harrison, aye. Motion carried.

TAB OF BIDS/REMOVAL OF UNDERGROUND FUEL TANKS

A Tabulation of Bids (00-DOC-147) was received from Brian Usher, regarding the removal of two underground fuel tanks at the Police Administration Building. Mr. Usher recommended awarding the contract to the lowest responsive and responsible bidder, United Environmental Consultants, Inc., in the amount of \$1,485.00 for the tank removal, \$49.85 per cubic yard for the soil removal, and \$175.00 per barrel for the sludge removal. It was moved by Commissioner Bennett, seconded by Commissioner Taylor to award the contract for the removal of two underground fuel tanks at the Police Administration Building to United Environmental Consultants, Inc. in the amount of \$1,485.00 for the tank removal, \$49.85 per cubic yard for soil removal, and \$175.00 per barrel for sludge removal, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Taylor, aye; Monk, aye; and Mayor Harrison, aye. Motion carried.

KELLOGG RAVINE EROSION STUDY

A memo (00-DOC-148) was received from Brian Usher regarding the Kellogg Ravine erosion problems occurring in the area by Lewis Avenue and Route 173. Commissioner Rogers stated the erosion is affecting an apartment building just east of the creek. The creek bank is now within three feet of the building creating a safety concern. The city previously

applied for a matching grant from the Lake County Storm Water Management Agency (LCSMA), in order to study the situation. Mr. Usher recommended accepting a proposal from Ciorba Group, Inc. for the engineering services for a total amount of \$10,100. LCSMA would provide \$5,050.00 of this cost. Commissioner Rogers stated the cost of repairs would be the responsibility of the three property owners affected. Commissioner Bennett stated City money had not been budgeted for this project, and the private owners should pay for half of the engineering costs. Commissioner Taylor stated he supports the City paying for 50% of this project, with all repair costs to be paid by the property owners. Commissioner Bennett stated competitive engineering proposals should have been solicited. Mr. Usher stated the bid process would take up to four weeks, and as winter is approaching, the weather could delay the project. Commissioner Bennett stated the city should not take on private liability. Mayor Harrison recommended the property owner on the northeast side of the ravine be requested to participate in the cost, however the City should proceed with the project due to the urgency of the situation. Mr. Usher stated Ciorba Group could present solution alternatives to the property owners. It was moved by Commissioner Monk, seconded by Commissioner Rogers to waive bids, authorize a contract with Ciorba Group, Inc. for engineering services for the Kellogg Ravine erosion study, authorizing payment for 50% of the cost up to \$5,050.00, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners Rogers, aye; Bennett, nay; Taylor, aye; Monk, aye; and Mayor Harrison, aye. Motion carried.

METER TESTING PROGRAM

A memo (00-DOC-149) was received from Brian Usher regarding the meter-testing program. Mr. Usher stated a program is in place testing the accuracy of 32 large diameter meters within Zion's water system. This program has been conducted by M.E. Simpson Company. The cost of the meter testing is \$8,130.00, which would be recovered in approximately two months, based on unrecorded usage of 52,000 gallons. Mr. Usher recommended payment be made to M.E. Simpson Company in the amount of \$8,130.00. It was moved by Commissioner Bennett, seconded by Commissioner Taylor to authorize payment to M.E. Simpson Company in the amount of \$8,130.00 for the meter-testing program. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Taylor, aye; Monk, aye; and Mayor Harrison, aye. Motion carried.

ALLEY VACATIONS & INSTALLATIONS

A memo (00-DOC-150) was received from Brian Usher regarding a recommendation for alley vacations and installations. Mr. Usher stated there are eight (8) locations where alleys could be completed, and thirty-eight (38) locations where no access currently exists and the alley use could be vacated. It is estimated that the cost of extending the 8 partial alleys would be \$324,558.08. Commissioner Taylor suggested discussing

this item during next year's budget hearings. Commissioner Bennett stated this study was conducted to consider which alleys could be vacated. Commissioner Monk recommended holding a workshop prior to budget hearings. It was moved by Commissioner Taylor, seconded by Commissioner Rogers to table the issue of alley vacations and installations for discussion at a workshop to be scheduled in November. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Taylor, aye; Monk, aye; and Mayor Harrison, aye. Motion carried.

CARMEL HOUSE AGREEMENT

Peter Cioni requested the discussion regarding the acquisition of Carmel House be tabled until the next regular meeting. It was moved by Commissioner Taylor, seconded by Commissioner Rogers to table the discussion regarding the acquisition of Carmel House until the next regular Council meeting. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Taylor, aye; Monk, aye; and Mayor Harrison, aye. Motion carried.

ZION SHOPPING CENTER REDEVELOPMENT

A memo (00-DOC-151) was received from Peter Cioni for consideration of the final redevelopment agreement with Zion-Sheridan L.L.C. for the Zion Shopping Center. The total estimated cost of the project is \$5,000,000, including the following: - Piggly Wiggly grocery store project, - demolition of the former Ponderosa Restaurant, - demolition of the former industrial building at 3301 Sheridan Road, - demolition of the former Ford dealership building, garage building in the rear, and entire dealership parcel, - expansion of small strip center, and renovation of existing Zion Shopping Center, - 33rd Street improvements and infrastructure, and - all related professional services. The developer, Mr. Grobman, is requesting TIF District financing assistance for \$3,000,000 of the total amount. The agreement would allow 100% of the real estate tax increment generated by the project to be dedicated to the project. The developer is also requesting that one-half (1/2) of the sales tax increment generated also be dedicated to the project. Mr. Cioni stated it would take between 20 to 23 years for the tax increment payments to equal the obligation. Mayor Harrison noted his concern regarding the division of 50% of the sales tax increment for 20 to 23 years. Commissioner Taylor stated the City needs the sales tax due to the loss of income from Commonwealth Edison. Phil McKenna stated a portion of the TIF increment would be utilized for improvements to 33rd Street and the City's administrative costs. Mr. McKenna stated the City's involvement is needed in order for Mr. Grobman to get a private loan. The project could be considered for a shorter period of time with various options of sharing the sales tax. Mayor Harrison recommended that a workshop be held, in order to discuss details and concerns of the agreement. The Council agreed to schedule a workshop on Tuesday, October 24, 2000 at 5:00 P.M. for the purpose of discussing the Zion Shopping Center Redevelopment Project.

CITIZEN COMMENTS

Toni Larsen stated the Building Advisory Panel meeting regarding the City's sign ordinance was very productive. Ms. Larsen questioned if the City was aware of a power plant proposed for Pleasant Prairie. Mayor Harrison stated the proposed plant is not a peaker plant but a base load plant to be constructed at Bain Station Road and Highway H. Ms. Larsen questioned utilizing Gary Deigan for environmental studies, noting Mr. Deigan is being paid by the City for his work. Mayor Harrison stated Mr. Deigan is the same environmental specialist selected by community activists for a former project. Hilda Sweda was intricately involved with the previous selection of Mr. Deigan. Mayor Harrison stated if citizens wish to pay for half of Mr. Deigan's fees, the City would have no objection. Ms. Larsen questioned when the annexation for Carlton Power would again be brought before the Council, noting minutes of a Special Meeting on January 25, 2000 stated "consideration of an ordinance annexing certain territory to the City of Zion, 5600 9th Street, be tabled". Mayor Harrison stated that this exact wording, as just quoted by Ms. Larsen, doesn't mention or refer to Carlton Power. Ms. Larsen invited everyone to a public meeting on November 4 at Kenneth Murphy Jr. High School in Beach Park regarding the discussion of peaker plants.

Nancy Martinez questioned whether or not alcohol would be allowed for sale at the proposed Applebees Restaurant. Mayor Harrison stated any property annexed into Zion after 1934 is not under the 1934 prohibition referendum, therefore the proposed Applebees can serve alcohol. Ms. Martinez questioned whether or not the Skygen Host Agreement would come before the public for a vote. Mayor Harrison stated when this agreement is finalized, the Council will formally decide whether or not to adopt it through City Council action. Ms. Martinez also questioned Skygen's use of a sewer septic system. Peter Cioni stated the only septic system would be on-site for employee bathrooms, as other properties in Zion without access to the City's sewer system also have septic systems.

Jim Wiedner announced many projects for the Festival of Lights and Kringles Kingdom are underway. The Festival of Light's annual spaghetti dinner will take place on October 20 at the Zion-Benton Township High School. Mr. Wiedner also stated a promotional video of Zion is due to be completed by the end of this month.

ANY OTHER MATTERS

Business Districts, Inc. will be presenting their ideas and drawings for downtown at the November 7 Council meeting.

ANNOUNCEMENTS

October 20 Festival of Lights Spaghetti Dinner Fundraiser

October 24 City Council Workshop
October 29 Trick or Treat in Zion from 2:00 - 5:00 p.m.
October 29 Mayor's Safe Halloween Walk from 2:00 - 5:00 p.m.
November 7 City Council Meeting / Election Day

EXECUTIVE SESSION

It was moved by Commissioner Taylor, seconded by Commissioner Bennett that the Council recess to Executive Session at 8:56 p.m. to discuss possible litigation, collective bargaining, and the purchase and sale of real estate. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Taylor, aye; Monk, aye; and Mayor Harrison, aye. Motion carried.

The Council reconvened at 12:10 a.m. with all members present.

WALGREENS PARKING LOT

It was moved by Commissioner Rogers, seconded by Commissioner Taylor to authorize a feasibility and engineering cost study in order to pursue a parking lot with underground drainage on the south side of the new Walgreens property. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Taylor, aye; Monk, aye; and Mayor Harrison, aye. Motion carried.

BELLI & KENNY/DEVELOPMENT SERVICES

It was moved by Commissioner Bennett, seconded by Commissioner Rogers to appoint Belli and Kenny L.L.C. as consultants for development services for the City of Zion per service agreements, with all bills to be pre-approved by the City. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Taylor, aye; Monk, 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 Monk, seconded by Commissioner Bennett and unanimously approved the meeting be adjourned at 12:18 a.m. Motion carried.