

Council Minutes

February 20, 2001

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL
HELD ON TUESDAY, FEBRUARY 20, 2001, AT 7:02 P.M. IN THE CITY
COUNCIL CHAMBERS, CITY HALL, ZION, ILLINOIS

Mayor Harrison called the meeting to order.

On call of the roll the following answered present: Commissioners Rogers, Bennett, Monk, Taylor and Mayor Harrison. Mayor Harrison led in the Pledge of Allegiance to the Flag.

AGENDA CHANGES

Commissioner Bennett requested adding a payment to the Consent Agenda for Un-Limb-It Tree Service, tree removal, \$4,500.00

Mayor Harrison requested 1) adding to consider an ordinance conveying certain real estate at 2112 Emmaus Avenue, item 8.d.; 2) moving the request to increase two telecommunicators' salaries from item 9.i. to after Executive Session, item 12.a.; and 3) deleting to consider proposal for downtown survey and traffic study, item 9.j.

Commissioner Taylor requested adding a discussion regarding financial planning after Executive Session, item 12.b.

CONSENT AGENDA

It was moved by Commissioner Monk, seconded by Commissioner Taylor that the Consent Agenda be approved as follows: (a) MINUTES of a Regular Meeting and Executive Session held on February 6, 2001 at 7:01 P.M. and a Special Meeting held on February 10, 2001 at 10:00 A.M., with all members having previously received copies. (b) DEPARTMENTAL REPORTS: Detailed Balance Sheet, period ending January 31, 2001; Detailed Revenue & Expense Report, period ending January 31, 2001; Building Inspector's Report, January, 2001; Zion Fire/Rescue Department Monthly Report, January, 2001; Zion Public Works Department Monthly Report, January, 2001 (c) BILLS: Vouchers 74274 through 74399 drawn on the National City Bank, \$465,263.72: First Midwest Bank, \$14,415.96: Total: \$479,679.68 (d) PAYMENTS: Ancel, Glink, Diamond, Bush, DiCianni & Rolek, P.C., legal services, \$11,250.00; Daniels, Long & Pinsel, legal services, \$4,575.00, \$5,610.00 & \$3,000.00; Total: \$13,185.00; Zion-Benton Township High School, donation for setting up web page, \$1,500.00; Township of Benton, payment for annexed

properties from 1990-1999, \$3,665.53; Business Districts, Inc., services rendered on downtown redevelopment project, \$1,710.00; ENSR, IEPA review, \$1,506.00 & \$1,608.95; Total: \$3,114.95; United Environmental Consultants, Inc., underground storage tank removal, \$5,765.00; KSPC Inc., installation of cameras, \$2,600.00; Un-Limb-It Tree Service, tree removal, \$4,500.00 (e) PROCLAMATION: "Save a Life" Week - May 26, 2001 The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Monk, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

CITIZEN COMMENTS

Brent Paxton, Lake County Board representative, informed the Council that Brownfield funds are available at this time on a first come, first served basis. Also, in the spring, local clean up projects could be coordinated with the county. Mr. Paxton stated he would like to be actively involved in obtaining money for the city.

VENDORS FOR POLICE UNIFORMS

It was moved by Commissioner Monk, seconded by Commissioner Taylor that a Resolution (01-R-1) be passed establishing an approved vendor list for the purchase of Police uniforms and other job related items as follows: American Outfitters Galls, Inc. Lark Uniform M.E. Uniform, Inc. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Monk, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Resolution passed.

CITIZENS' LAW ENFORCEMENT ADVISORY COMMISSION

It was moved by Commissioner Monk, seconded by Commissioner Taylor that a Resolution (01-R-2) be passed creating a City of Zion Citizens Law Enforcement Advisory Commission. This Advisory Commission will serve to inform the Police Department of community needs, while increasing community awareness of law enforcement efforts. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Monk, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Resolution passed.

AMEND MUNICIPAL CODE/VEHICLE LICENSES

It was moved by Commissioner Taylor, seconded by Commissioner Monk that an Ordinance (01-0-9) be passed amending the Municipal Code of the City of Zion, as amended, Section 90-236, entitling persons who possess handicapped licensed plates or disabled Veteran licensed plates, and not including any other form, sticker or hang tag, to a reduced vehicle sticker fee. Commissioner Monk stated discounts should be considered for citizens with handicapped stickers or hangtags. Attorney Rolek noted this ordinance pertains to persons who possess handicapped licensed plates or disabled Veteran licensed plates issued by the State, which utilizes State criteria. The vote on roll call was: Commissioners Rogers, aye;

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

AUTHORIZING CONTRACT/ALLEY RESURFACING

It was moved by Commissioner Bennett, seconded by Commissioner Rogers that an Ordinance (01-0-10) be passed authorizing a contract for alley resurfacing with T. Wallace Blacktopping, Inc. in the amount of \$970,440.00. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Monk, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

AMEND MUNICIPAL CODE/FUEL STORAGE TANKS

It was moved by Commissioner Monk, seconded by Commissioner Bennett that an Ordinance (01-0-11) be passed amending the Municipal Code of the City of Zion, as amended, adding Section 102-152 (2), regarding requirements for above ground fuel storage tanks. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Monk, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

CONVEYANCE OF PROPERTY/2112 EMMAUS

It was moved by Commissioner Rogers, seconded by Commissioner Taylor that an Ordinance (01-0-12) be passed conveying certain real estate commonly known as 2112 Emmaus Avenue, Zion, Illinois. The date for the bid opening has been changed from March 5 to April 3, in order to meet the publication requirements. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Monk, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

CITIZENS' LAW ENFORCEMENT ADVISORY COMMISSION

Mayor Harrison recommended appointments for the newly formed Citizens' Law Enforcement Advisory Commission as follows: Hazel Frost Al Hill Debbie Lewis Doug Roberts Jerry Zoepfel Bob Worthington Mike Garcia Kevin Parker Mike Evans Amos Taylor Larry Johnson. It was moved by Commissioner Taylor, seconded by Commissioner Monk to approve the appointments for the Citizens' Law Enforcement Advisory Commission, as recommended. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Monk, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

FESTIVAL OF LIGHTS COMMISSION/APPOINTMENTS

A memo (01-DOC-19) was received from Pete Reinier, Chairman, Festival of Lights Commission, requesting consideration of appointments and reappointments to the Commission as follows: Diane Burkemper reappointment for 2-year term Al Hill reappointment for 2-year term Pete

Reinier reappointment for 2-year term Jerry Zoepfel appointment for 2-year term Chris Clark appointment to fill unexpired term It was moved by Commissioner Monk, seconded by Commissioner Bennett to approve appointments to the Festival of Lights Commission, as recommended. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Monk, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

FESTIVAL OF LIGHTS/HOLIDAY DISPLAYS

A memo (01-DOC-20) was received from the Festival of Lights Commission, requesting permission to waive bids and purchase lighted display items for the Shiloh Park Drive-thru. The lighted reindeer arches, which would be placed at the entrance of the drive-thru, are available through Christmas Décor Systems for a total cost of \$10,000. It was moved by Commissioner Taylor, seconded by Commissioner Bennett to grant permission to waive bids and purchase two reindeer arches for the Festival of Lights Commission with Christmas Décor Systems for a total cost of \$10,000. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Monk, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

CHRISTMAS IN APRIL PROGRAM

Commissioner Rogers requested sponsorship of a home for the Christmas in April Program. This year's event will be held on Saturday, April 28. Between 12 to 14 homes will be renovated in Zion this year. The Christmas in April organization spends between \$10,000 to \$15,000 on renovations per home, which overall benefits the community. Sponsorship of a home is \$2,500. Mayor Harrison noted Zion Township is donating \$2,000 towards this cause, and recommended the City donate \$3,000, so that two homes would be sponsored between the City and Township's donations. It was moved by Commissioner Rogers, seconded by Commissioner Monk to approve a \$3,000 donation to the Christmas in April Program. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Monk, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

911 SYSTEM/COMPUTER AIDED DISPATCH (CAD)

A memo (01-DOC-21) was received from Chief LaBelle, requesting permission to purchase a computer aided dispatch/record management system (CAD/RMS) for the dispatch center. The 911 Committee has reviewed several systems and vendors, and recommends the purchase from New World Systems in the amount of \$154,900, subject to the City Attorney's approval of the contract. Attorney Rolek stated telecommunications services do not require going out for bids. The Committee is also requesting permission to advertise for bids for the hardware equipment required to run the system. The estimated cost for the hardware and installation is \$70,100. The project would be leased

through the 911 budget, with the down payment coming from the Police Department budget. The Police Department budgeted \$74,500 for a CAD/RMS program. It was moved by Commissioner Monk, seconded by Commissioner Rogers to grant permission to purchase a computer aided dispatch/record management system (CAD/RMS) for the dispatch center with New World Systems in the amount of \$154,900, subject to the City Attorney's approval of the contract, also granting permission to advertise for bids for the purchase of related hardware equipment. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Monk, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

LINE ITEM TRANSFER/FIRE/RESCUE DEPT

A memo (01-DOC-22) was received from Chief LaBelle, requesting to transfer \$4,000.00 from line item 13-00-1-02-330 to 13-00-1-02-300, schools and materials line item. This transfer will allow for additional training of personnel. It was moved by Commissioner Monk, seconded by Commissioner Taylor to grant permission to transfer \$4,000.00 in the Fire/Rescue Department budget from line item 13-00-1-02-330 to 13-00-1-02-300. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Monk, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

POLICE SQUAD CARS

A memo (01-DOC-23) was received from Chief Malcolm, requesting permission to purchase three squad cars through a State of Illinois bid. Chief Malcolm recommends purchasing the vehicles through Terry's National Fleet Sales for a total cost of \$57,649, including trade-ins. Although this is not the lowest bidder, this company can guarantee delivery within 30 days, wherein the other company cannot guarantee delivery until four to six months. Also, the current squads require repairs, which would likely exceed the price difference. 2/20/01 It was moved by Commissioner Monk, seconded by Commissioner Taylor to approve the purchase of three squad cars through a State of Illinois bid with Terry's National Fleet Sales for a total cost of \$57,649. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Monk, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

POLICE AMMUNITION

A memo (01-DOC-24) was received from Chief Malcolm, requesting permission to purchase ammunition for the Police Department's training and general duty needs through a State of Illinois bid. Chief Malcolm recommends purchasing the ammunition through Shore Galleries, Inc. for a total cost of \$3,444.20. It was moved by Commissioner Monk, seconded by Commissioner Bennett to approve the purchase of ammunition for the Police Department through a State of Illinois bid with Shore Galleries, Inc. for a total cost of \$3,444.20. The vote on roll call was: Commissioners

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

33RD STREET IMPROVEMENTS/ENGINEERING SERVICES

A memo (01-DOC-25) was received from Brian Usher, requesting permission to hire an engineering firm for construction services for the 33rd Street improvements. Mr. Usher recommended hiring McClure Engineering for an amount not to exceed \$59,300, and for the cost to be taken from the Economic Development fund. It was moved by Commissioner Bennett, seconded by Commissioner Taylor to approve hiring McClure Engineering for construction services for the 33rd Street improvements in an amount not to exceed \$59,300. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Monk, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

33RD STREET/CONSTRUCTION OF IMPROVEMENTS

A memo (01-DOC-26) was received from Brian Usher, requesting permission to advertise for bids for the extension of 33rd Street and Elizabeth Avenue. The cost of these improvements would be taken from the Economic Development fund. Developer of the Zion Shopping Center, Jerry Grobman, has exceeded the deadline date for demolition of certain buildings on his property. Attorney Rolek will direct a letter to Mr. Grobman, informing him of the breach of contract, and advising of the latest date, in which the demolition can occur without legal action. It was moved by Commissioner Bennett, seconded by Commissioner Taylor to grant permission to advertise for bids for the extension of 33rd Street and Elizabeth Avenue. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Monk, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

WATER MAIN EXTENSIONS/GALILEE AVENUE AT 31ST STREET & 26TH STREET

A memo (01-DOC-27) was received from Brian Usher regarding water main improvements along Galilee Avenue at 31st Street and 26th Street. On-going water problems in this area could be improved by looping the water mains. The water main could be extended along Galilee under the bike path right-of-way and connect with the water main adjacent to Horeb Avenue alleys. Mr. Usher recommended contracting with Baxter & Woodman Consulting Engineers in the amount of \$5,232.00 for the preparation of plans and permits for this project. 2/20/01 It was moved by Commissioner Bennett, seconded by Commissioner Taylor to approve contracting with Baxter & Woodman Consulting Engineers for an amount of \$5,232.00 for the extension of water mains at 31st Street and 26th Street along Galilee Avenue. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Monk, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

ACQUISITION OF FORMER BOWLING ALLEY

A memo (01-DOC-28) was received from Peter Cioni regarding a proposal for the acquisition of the former Ehlers Lanes bowling alley in the 2600 block of Sheridan Road. First Midwest Bank has foreclosed on this property and offered to donate it to the City for the cost of back taxes. The Downtown TIF Review Board has approved utilizing TIF funds for the tax bill estimated at \$18,000 and for cleaning up the front of the building. Mr. Cioni requested approval of this purchase, subject to the City Attorney preparing the real estate transfer agreement and scheduling a closing date. It was moved by Commissioner Rogers, seconded by Commissioner Bennett to approve the acquisition of the former Ehlers Lanes bowling alley, utilizing TIF Funds for back taxes and clean-up, subject to the City Attorney preparing the necessary documents. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Monk, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

MAXIMUM HEIGHT OF ACCESSORY BUILDINGS

The Zoning Board of Appeals considered a proposal concerning the maximum permitted height of accessory buildings in residential areas - Zoning Docket 01-Z-1. The Zoning Board recommended approval of this request. The proposal would increase the maximum height of accessory buildings from 15 feet to 18 feet. It was moved by Commissioner Monk, seconded by Commissioner Rogers to approve increasing the maximum height of accessory buildings in residential areas to 18 feet, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Monk, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

APPEARANCE OF ACCESSORY BUILDINGS

The Zoning Board of Appeals considered a proposal, establishing appearance standards for accessory buildings in residential areas - Zoning Docket 01-Z-1A. The Zoning Board recommended approval of this request. The proposal would allow exterior walls of accessory buildings not exceeding 120 square feet to be covered with metal paneling. Accessory buildings exceeding 120 square feet would still need to conform to current standards requiring materials besides metal paneling. Commissioner Rogers noted this section of the Zoning Ordinance addresses accessory buildings facing public streets, but does not address such structures on alleys. The Council agreed the proposal should be amended to include structures on either streets or alleys. It was moved by Commissioner Taylor, seconded by Commissioner Monk to approve establishing appearance standards for accessory buildings facing public streets or alleys in residential areas, as recommended and amended, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Monk, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

LOT COVERAGE VARIANCE/2736 ELISHA AVENUE

The Zoning Board of Appeals considered a request for a lot coverage variance for 2736 Elisha Avenue, as petitioned by Robert and Debra Blagg - Zoning Docket 01-Z-2. The Zoning Board's motion to approve failed, because it was not secured by 4 yes votes. The Blaggs wish to pave a 40-foot by 20-foot area in the back of the lot for an additional 4 parking spaces. The house is a legal non-conforming three unit dwelling with a detached two-car garage. The maximum lot coverage for all impervious surfaces is 45% of the total lot. The proposed parking area would increase the total lot coverage to 53%. Mayor Harrison noted parking is available in a city lot directly across the street through a special permit. The Council noted granting the variance would set a precedence regarding the non-conforming status of the property. It was moved by Commissioner Taylor, seconded by Commissioner Bennett to deny the request for a lot coverage variance for 2736 Elisha Avenue. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Monk, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

ANY OTHER MATTERS

Mayor Harrison stated the First Lady's Hearts and Flower Art Show held on February 11 was a great success with a large attendance. The developer of the new Walgreens is attempting to resolve outstanding issues with Lake County Stormwater Management. The former Horizion Restaurant is scheduled for demolition this week, in order to make way for the construction of Applebees Restaurant. The Downtown Business Redevelopment Project is underway. The Business Development Council and the TIF Review Board are working together on this project, and new committees will be formed to assist in this effort.

ANNOUNCEMENTS

February 21	City Council Workshop
February 26	City Council Workshop
March 6	City Council Meeting
March 8	Special City Council Meeting

EXECUTIVE SESSION

It was moved by Commissioner Rogers, seconded by Commissioner Monk that the Council recess to Executive Session at 8:50 p.m. to discuss personnel and possible litigation. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Monk, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

The Council reconvened at 9:25 p.m. with all members present.

RUS OF CHICAGO CONTRACT

It was moved by Commissioner Bennett, seconded by Commissioner Monk to approve a settlement with RUS of Chicago in the amount of \$1,000.00, terminating the contract with this company, subject to a general release. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Monk, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

FINANCIAL PLANNING

Commissioner Taylor stated the Economic Development Fund will mature as of February 24, and questioned what portion of these funds should be kept liquid. The Council agreed they should review the cash flow budget, and directed Commissioner Taylor, Mayor Harrison and John Stark to bring back their overall recommendations. Attorney Rolek stated he is aware of other avenues for tax revenue, and will inform the Council accordingly.

ADJOURN

There being no further business to come before the Council at this time, it was moved by Commissioner Bennett, seconded by Commissioner Monk and unanimously approved the meeting be adjourned at 9:58 p.m. Motion carried.