

Council Minutes

SEPTEMBER 18, 2001

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL
HELD ON TUESDAY, SEPTEMBER 18, 2001, AT 7:00 P.M. IN THE CITY
COUNCIL CHAMBERS, CITY HALL, ZION, ILLINOIS

Little Miss Zion Destiny Pye called the meeting to order.

Miss Zion Ashley Yates called for the roll, and the following answered present: Commissioners Rogers, Bennett, Taylor, DeTienne and Mayor Harrison.

Junior Miss Zion Nicole Nesbitt led in the Pledge of Allegiance to the Flag.

CENTENNIAL JUBILEE FLOAT AWARDS

Rich Walker presented the Centennial Jubilee Days Parade float awards:
Grand Marshal: Zion-Benton Township High School Marching Band
Sweepstakes Award: Zion-Benton Public Library and Drill Team Theme
Award: Leader/True Value Hardware Mayor's Award: American Legion
Post #865 Chief Dave LaBelle, Chairman of the Zion Centennial Jubilee
Committee, thanked all of the sponsors who helped to make this event
such a success. Chief LaBelle also recognized the members of the
committee for their hard work and efforts for this special event: Joy
Bennett Diane Burkemper Les Martin John Paul Rich Walker Wayne
Brooks Dick Dreyer Katie Paul Carol Ruesch Jerry Zoepfel

AGENDA CHANGES

It was moved by Commissioner Rogers, seconded by Commissioner Taylor to accept the Council agenda with amendments as follows: · Adding to consider bowling alley repairs, item 11.m. · Adding to consider purchasing one lap top computer and a multi-media projector for Building Department, item 11.n. · Adding to consider scheduling workshop for presentation of options for Sheridan Road streetscape improvements, item 11.o. The vote on roll call was: Commissioners Taylor, aye; Rogers, aye; Bennett, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

PUBLIC HEARING/ LOCAL LAW ENFORCEMENT BLOCK GRANT

Mayor Harrison opened the public hearing for the Local Law Enforcement Block Grant Program at 7:15 P.M. Captain Nugent stated the Local Law Enforcement Block Grant is for \$25,760.00 plus the City's portion of \$2,862.00 for a total of \$28,622.00. Captain Nugent stated the Block Grant

Advisory Board recommends this grant be used to purchase a digitally controlled door entry security system. This security system would be placed on thirteen doors and one garage door. Questions and/or comments were invited from the public, and there were none. Mayor Harrison declared the public hearing closed at 7:18 P.M.

CONSENT AGENDA

It was moved by Commissioner Bennett, seconded by Commissioner DeTienne that the Consent Agenda be approved as follows: (a) MINUTES of a Regular Meeting and Executive Session held on September 4, 2001 at 7:00 P.M., with all members having previously received copies. (b) DEPARTMENTAL REPORTS: Building Department Monthly Report, August, 2001; Police Department Monthly Reports, July & August, 2001 (c) BILLS: Vouchers 77342 through 77513 drawn on the National City Bank, \$944,243.27: First Midwest Bank, \$158,095.73; Bank of Waukegan, \$494,387.85, Bridgeview Bank, \$469,753.15: Total: \$2,066,480.00 (d) PAYMENTS: Ancel, Glink, Diamond, Bush, DiCianni & Rolek, PC, legal services, \$682.50, \$33.75, \$455.00, \$2,565.00, \$7,418.31, \$385.00, \$270.00, \$682.50, \$101.25, \$776.25, \$980.00, \$650.00, \$572.50; Total: \$15,572.06; Deigan & Associates, LLC, \$4,483.92 & \$180.00; Total: \$4,663.92; Lone Oak Electric Co., Inc., back power system for E.S.D.A., \$9,096.00; Roger's Services, vehicle repairs, \$920.05; Business Districts, Inc., professional services rendered on Downtown Redevelopment Project, \$1,398.91; CDW-G, computer equipment, \$2,489.99; Graphic Partners, printing for Centennial program books, \$5,125.00; McDonough Mechanical Services, Inc., work performed on air conditioning system at Police Administration Building, \$11,581.00 The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

CITIZEN COMMENTS

Tom Jablonski questioned whether or not the SkyGen Host Agreement was available to the public. Mayor Harrison stated this draft agreement is not yet completed.

WELLS OF HEALING

It was moved by Commissioner DeTienne, seconded by Commissioner Bennett that a Resolution (01-R-18) be passed declaring September 26-29, 2001 as "Re-digging the Wells of Healing" days in Zion, a community celebration of Dr. John Alexander Dowie and the 100th Anniversary of the City of Zion. Pastor Eddy stated a revival has been planned to take place in Shiloh Park on September 26-29. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried. Resolution passed.

AMENDING PERSONNEL AUTHORIZATION

It was moved by Commissioner Taylor, seconded by Commissioner DeTienne that a Resolution (01-R-19) be passed amending the Personnel Authorization, regarding the Street Division of Public Works, and the Building & Zoning, Fire/Rescue, and Police Departments. The vote on roll call was: Commissioners Rogers, nay; Bennett, nay; Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried. Resolution passed.

DEPUTY CHIEFS/POLICE DEPT.

It was moved by Commissioner DeTienne, seconded by Commissioner Bennett that a Resolution (01-R-20) be passed appointing Larry Booth and Greg Nugent to the position of Deputy Chief within the City of Zion Police Department. Commissioner Rogers stated the current Captain positions are selected through a testing and merit process conducted by the Fire and Police Commission, and the Deputy Chief positions would be selected by the Police Chief and Council. Mayor Harrison stated the creation of the Deputy Chief positions would not affect the jobs of any candidates for these positions. The vote on roll call was: Commissioners Rogers, nay; Bennett, aye; Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried. Resolution passed.

ANNEXATION/10118 WINTHROP COURT

It was moved by Commissioner Taylor, seconded by Commissioner Bennett that an Ordinance (01-0-42) be passed annexing certain territory to the City of Zion formerly known as 10112 Winthrop Court, and will be commonly known now as 1304 Winthrop Court. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

REZONING/2719 ELISHA AVE.

The Planning and Zoning Commission considered a request for rezoning 2719 Elisha Avenue from Central Business to Local Business, as petitioned by Endtime Apostolic Tabernacle and Rev. Henry Brash - Zoning Docket 01-Z-8. The Planning/Zoning Commission recommended denial of this request. The request would be for the operation of a church, as well as a day care and counseling center. John Jones had stated this would cause "spot zoning" and parking and safety problems, and recommended the church seek other, more suitable locations in the city. Rev. Brash noted there are concerns regarding parking, however, the church would only need a portion of nearby available spaces. The church is willing to drop the request for a daycare, if this location presents a problem. Rev. Brash stated, although churches are tax-exempt, they do bring in tax-paying citizens. Rev. Brash stated he has an option to purchase this property, which is subject to the approval of the zoning change. Mayor Harrison stated he agrees with the Planning and Zoning Commission's concerns regarding the need for the redevelopment of

commercial downtown and ongoing development of the central business district. Peter Cioni stated he would provide Rev. Brash with other more suitable locations for this church. It was moved by Commissioner Bennett, seconded by Commissioner Taylor to deny the rezoning of 2719 Elisha Avenue from Central Business to Local Business. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

TAB OF BIDS/DOORWAY IN POLICE STATION

A Tabulation of Bids (01-DOC-121) was received from Chief Malcolm regarding the installation of a wall and doorway in the Police Administration Building. Chief Malcolm recommended awarding the contract to the sole bidder, Stried Builders, Inc., at a cost of \$5,421.00. It was moved by Commissioner Rogers, seconded by Commissioner Taylor to award the contract for the installation of a wall and doorway in the Police Administration Building with Stried Builders, Inc. at a cost of \$5,421.00. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

SALE OF 2112 EMMAUS AVENUE/BID OPENING

Mayor Harrison opened the single bid received for the sale of property at 2112 Emmaus Avenue, Zion, Illinois. Mr. Clarence M. Springs bid \$200.00. A memo (01-DOC-122) was received from John Jones recommending to demolish the home at 2112 Emmaus, and offering the land for sale. Attorney Puma noted this property is in need of major repairs. Commissioner Bennett stated that 2112 Emmaus would be reverted back to a single-family residence. It was moved by Commissioner Taylor, seconded by Commissioner DeTienne to reject the bid for the sale of 2112 Emmaus Avenue, and to authorize the demolition of the home at this address. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

1700 BLOCK OF GILBOA AVE/PAVING PROJECT

A memo (01-DOC-123) was received from Brian Usher, regarding an increase in the cost of work associated with the 1700 block of Gilboa Avenue paving project. The Council previously approved this work at a cost of \$15,800. Additional material had to be removed from the road base, and the roadway was widened by 3 feet to match surrounding roads. Mr. Usher recommended increasing the contract amount with T. Wallace Blacktopping, Inc. to a total of \$25,300.00. It was moved by Commissioner Taylor, seconded by Commissioner Rogers to authorize payment to T. Wallace Blacktopping, Inc. in the amount of \$25,300.00 for work performed on the 1700 block of Gilboa Avenue paving project. The

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

33RD STREET CONSTRUCTION PROJECT

A memo (01-DOC-124) was received from Brian Usher, regarding an increase in the cost of work performed on the 33rd Street construction project. Change Order #4 involves the replacement of the traffic detection loops at the intersection of 33rd Street and Sheridan Road for an additional cost of \$2,160.00. Mr. Usher recommended increasing the contract amount with Campanella and Sons, Inc. in the amount of \$2,160.00 for this additional work. It was moved by Commissioner Taylor, seconded by Commissioner DeTienne to approve Change Order #4 in the amount of \$2,160.00 with Campanella and Sons, Inc. for work performed on the 33rd Street construction project. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

PUBLIC WORKS DUMP TRUCK

A memo (01-DOC-125) was received from Brian Usher, requesting permission to advertise for bids for the sale of a 1989 one-ton dump truck. It was moved by Commissioner Rogers, seconded by Commissioner Bennett to grant permission to advertise for sale a Public Works 1989 one-ton dump truck. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

TAB OF BIDS/EQUIPMENT TRANSPORT TRAILER

A Tabulation of Bids (01-DOC-126) was received from Brian Usher regarding the purchase of an equipment transport trailer for Public Works. Mr. Usher recommended awarding the contract to the lowest responsible and responsive bidder, R.A. Adams Enterprises, Inc., in the amount of \$4,650.00. It was moved by Commissioner Bennett, seconded by Commissioner Taylor to award the contract for the purchase of an equipment transport trailer for Public Works to R. A. Adams Enterprises, Inc., in the amount of \$4,650.00. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

WATER SAMPLING HYDRANTS

A memo (01-DOC-127) was received from Brian Usher, requesting permission to purchase 20 water-sampling hydrants. These hydrants will help meet State standards for testing water supplies, and would not require inconveniencing customers. Proposals were solicited from the three Chicago area sources found for this product. Mr. Usher recommended purchasing the 20 sampling stations and two de-watering

pumps from Mid American Water Supply, who supplied the lowest quote of \$7,397.50. Commissioner Bennett stated the installation of these hydrants will be costly. Mr. Usher stated the installation would be conducted by City staff. It was moved by Commissioner Taylor, seconded by Commissioner Rogers to waive bids and grant permission to purchase 20 water-sampling hydrants and two de-watering pumps from Mid American Water Supply for a total cost of \$7,397.50. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

IEPA BROWNFIELD GRANT

A memo (01-DOC-128) was received from Peter Cioni, stating the City has been awarded an IEPA Brownfield Grant for the environmental assessment of several sites. This is a 70/30 matching grant. The City has identified the following sites that would be investigated: - Candy Factory - 720 29th Street - Former Mobile Service Station (Williams property) - 3424 Sheridan Road - Former Martin Oil Company property - 3003-3049 Sheridan Road - Kaplan property (southeast corner of Route 173 and Sheridan Road) - 2101 Sheridan Road The purpose of the project is to evaluate environmental conditions and prepare remediation plans. The consulting firm of ENSR International prepared the grant application, and has submitted a proposal to complete the project. Based upon the grant application, the maximum amount needed to complete the assessment work would be approximately \$23,000. The amount budgeted for the total project is \$130,000. Mr. Cioni stated the ENSR agreement includes a Phase I and Phase II scope of work. Phase I involves putting together the background paperwork necessary to start the project. Phase II involves the evaluation of the site, sampling on the site, and identification of any contaminants. It was moved by Commissioner Bennett, seconded by Commissioner Rogers to approve an agreement with ENSR International for Phase I and Phase II professional environmental services for the IEPA Brownfield Redevelopment Grant Program for an amount not to exceed \$23,000. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

REZONING/ZION KMART PLAZA SHOPPING CENTER

The Planning and Zoning Commission considered a request for rezoning lots in the Zion Kmart Plaza Shopping Center, as petitioned for Zion-Sheridan LLC Subdivision, as follows: Lots 1, 2, 6, 7 & 9: to be zoned HB2 Highway Business Lots 3, 4, 5 & 8: to be zoned LM Light Manufacturing The Planning/Zoning Commission recommended approval of this request. The Zion Kmart Plaza Shopping Center had been a single parcel of land. The TIF redevelopment plan resubdivided the parcel into 9 lots. The overall plan calls for commercial uses on the western portion of the property and light industry on the eastern portion. The only exception would be on Lot 3, which would be zoned light manufacturing. There is a proposal to locate a mini warehouse storage facility on this lot. Peter Cioni

stated the Planning and Zoning Commission was concerned regarding access onto Sheridan Road. Mr. Cioni stated access onto Sheridan Road from Lot 3 would allow for a right turn only. Mayor Harrison stated a storage facility is not appropriate for this location, and not the best use of property directly across from the new Piggly Wiggly. Mr. Cioni suggested looking into new zoning, which would combine highway business and light manufacturing zones. Lyle DeGraff, developer for the storage facility, stated it would be difficult to place other businesses on this lot, given the shape of the lot and the ravine. Mr. DeGraff stated his plans include a façade, which would match the new Piggly Wiggly. Mayor Harrison noted concerns regarding the tax revenue from a storage facility and the look of the buildings in a retail area. Mr. DeGraff noted his option to purchase this property is contingent upon zoning. Commissioner Rogers suggested tabling this issue, allowing Mr. Cioni and her to meet with Mr. DeGraff in order to research other more suitable sites. It was moved by Commissioner Rogers, seconded by Commissioner DeTienne to table the rezoning of lots in the Zion Kmart Plaza Shopping Center. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

FRONTAGE VARIANCE/1101 18th STREET

The Planning and Zoning Commission considered a request for a frontage variance for 1101 18th Street - Zoning Docket 01-Z-7. The Planning/Zoning Commission recommended approval of this request. The request is due to a shortage of .28 feet or 3 1/3 inches in the frontage requirement. It was moved by Commissioner Taylor, seconded by Commissioner Rogers to approve the frontage variance for 1101 18th Street, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

BUILDING APPEARANCE VARIANCE/LOT 2/KENNETH J. RICHARDT SUBDIVISION

The Planning and Zoning Commission considered a request for a building appearance variance for Lot 2 of the Kenneth J. Richardt Subdivision on Deborah Avenue, as petitioned by Preferred Concrete and Mr. Flood - Zoning Docket 01-Z-12. The Planning/Zoning Commission offers no recommendation. Mr. Flood wishes to construct a metal building in the industrial area on Deborah Avenue, immediately west of the entrance to B.C. Automotive. John Jones had noted that similar construction has been approved by the Council in this same area. 9/18/01 It was moved by Commissioner Taylor, seconded by Commissioner DeTienne to approve the building appearance variance for Lot 2 of the Kenneth J. Richardt Subdivision, as requested. Commissioner Bennett stated he is opposed to downgrading the appearance of new buildings, while the City is attempting to revitalize the area. Commissioner Taylor stated the surroundings in this area look blighted. Commissioner Rogers stated the City should be

attempting to renovate this area, and a storage facility for vehicles is not the best use. A representative of Preferred Concrete stated their proposed building would look good and would conform to all Codes. Commissioner Rogers suggested tabling this issue, allowing for the exploration of other options. At this time, Commissioner Taylor withdrew his motion, and Commissioner DeTienne withdrew his second. It was moved by Commissioner Taylor, seconded by Commissioner Rogers to table the building appearance variance for Lot 2 of Kenneth J. Richardt Subdivision. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

BOWLING ALLEY REPAIRS

A memo (01-DOC-129) was received from John Jones, regarding repairs needed for the former Ehlers Lanes bowling alley on Sheridan Road. Proposals have been received for roof repairs. Commissioner Rogers and Mr. Jones recommended accepting the proposal from Precision Roofing in the amount of \$1,585.00 for the roof repairs. It was moved by Commissioner Rogers, seconded by Commissioner Taylor to approve roof repairs for the former Ehlers Lanes bowling alley with Precision Roofing in the amount of \$1,585.00. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried. Commissioner Rogers also stated that façade improvements are needed for this building, including painting the building front, window jam repairs, and window treatments. Commissioner Rogers stated these repairs are estimated to cost up to \$2,500. Peter Cioni stated the TIF Review Board has already authorized \$2,000 for these improvements, therefore, no action was needed.

COMPUTER & PROJECTOR/BUILDING DEPT.

A memo (01-DOC-130) was received from John Jones, requesting permission to purchase a lap top computer and multi-media projector for the Building Department and Building Advisory Panel meetings. This equipment would be useful for presentations and displaying documentation, and other equipment is not always available. The Technology Task Force has purchased similar items in the past, and found CDW to be very price competitive. The total price of this equipment from CDW would be \$5,100.13. It was moved by Commissioner Rogers, seconded by Commissioner Taylor to waive bids and grant permission to purchase a lap top computer and multi-media projector for the Building Department with CDW for a total cost of \$5,100.13. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Taylor, aye; DeTienne, aye; and Mayor Harrison, aye Motion carried.

SHERIDAN ROAD STREETScape PROJECT

Peter Cioni stated Baxter & Woodman Consulting Engineers have submitted a proposal and options for the Sheridan Road Streetscape

Project, which they would like to present at a workshop. The plan would cover Sheridan Road from 25th Street to 29th Street. Mayor Harrison noted TIF Funds can be used for this streetscape project. Mr. Cioni stated Baxter & Woodman's fee would be \$6,000 for the provision of renderings, probable construction costs, and attendance at meetings. Mayor Harrison stated this initial fee could be billed to the Public Affairs consultant budget. It was moved by Commissioner Taylor, seconded by Commissioner Rogers to approve the proposal for the Sheridan Road Streetscape Project with Baxter & Woodman Consulting Engineers in the amount of \$6,000, and for a workshop to be scheduled on October 4, 2001 at 4:00 PM to discuss this project. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Taylor, aye; DeTienne, aye; and Mayor Harrison, aye Motion carried.

ANY OTHER MATTERS

Mayor Harrison thanked Jack Diliberti and ESDA for their traffic control efforts this past week.

Peter Cioni stated 40 applications have been received and 20 renovations have been approved for the Downtown Redevelopment Project. Mayor Harrison thanked all of the committee members on this project for their time and efforts.

ANNOUNCEMENTS

October 1 Pre-Grand Opening of Applebees Restaurant
October 2 Public Grand Opening of Applebees Restaurant
October 2 City Council Meeting
October 4 Workshop
October 5 Festival of Lights Annual Spaghetti Dinner
October 30 Exchange Club's Golden Deeds Banquet

EXECUTIVE SESSION

It was moved by Commissioner Bennett, seconded by Commissioner Rogers that the Council recess to Executive Session at 9:08 p.m. to discuss personnel and probable litigation. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried. It was moved by Commissioner Rogers, seconded by Commissioner Bennett to reconvene the Regular

Council meeting at 11:08 p.m. with all members present. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

PUBLIC WORKS PROMOTIONS

It was moved by Commissioner Rogers, seconded by Commissioner Taylor to approve the following promotions from Service Technicians to Leadmen in the Street Division of Public Works: · Norman Dreyer - to Pay Grade 10 Step 7 · Nelu Turcu - to Pay Grade 10 Step 6 The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

ONYX WASTE SERVICES

It was moved by Commissioner Rogers, seconded by Commissioner Taylor to authorize Commissioner Bennett, Attorney Rolek and Clerk Mackey to serve as the City's representatives for the purpose of negotiating the waste and recycling contract with Onyx Waste Services. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Taylor, aye; DeTienne, 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 DeTienne and unanimously approved the meeting be adjourned at 11:18 p.m. Motion carried.