

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, SEPTEMBER 16, 2003, AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, ZION, ILLINOIS

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Mayor Harrison called the meeting to order.

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

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

AGENDA CHANGES

It was moved by Commissioner Taylor, seconded by Commissioner Bennett to accept the Council agenda with amendments as follows:

- Deleting to consider sale of Lot 9, Zion Plaza Subdivision, item 7.d.
- Adding the discussion of personnel and lease of property to Closed Session, item 9.

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

JUBILEE DAYS PARADE AWARDS

Dave LaBelle, Chairman of the Jubilee Days Festival Commission, presented the Jubilee Days/Labor Day parade awards as follows:

Sweepstakes Award for best animation entry:	Genesee Theatre Lawn Chair Marching Drill Team
Jubilee Director's Choice for best musical entry:	Millburn School Marching Mustangs Band
President's Choice for most original entry:	North Point Community Church
Theme Award for best theme presentation:	Zion Park District
Grand Marshal Award for most beautiful entry:	Quinceanera's Boutique
Mayor's Award for overall best:	Zion-Benton American Legion Post 865

CONSENT AGENDA

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

- (a) **MINUTES** of a Regular Meeting and Closed Session held on September 2, 2003 at 7:00 P.M., with all members having previously received copies.
- (b) **DEPARTMENTAL REPORTS:** Detailed Balance Sheet and Revenue & Expense Report, period ending August 31, 2003; Building Inspector's Report, August, 2003; Public Works Monthly Report, August, 2003
- (c) **BILLS:** Vouchers 84464 through 84616 drawn on National City Bank, \$835,570.99; Add back voided check, \$485.20; Total: \$836,056.19
- (d) **PAYMENTS:** Clarke Environmental Mosquito Management, insecticide application, \$3,200.00 & \$300.00; Total: \$3,500.00

- (e) **PROCLAMATIONS:** Zion-Benton Kiwanis Club Peanut Days – September 26 & 27, 2003; Domestic Violence Awareness Month – October, 2003

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

1777 33RD STREET/PROPERTY DONATION

Mayor Harrison stated George Franks, owner of 1777 33rd Street, wishes to donate this property to the City. Attorney Rolek stated the City would need to pass an ordinance accepting this property, recommending that a Phase 1 environmental study be done prior to approval. Attorney Rolek also suggested checking with Lake County Stormwater Management regarding the stream that is located on this property. Commissioner Flammini recommended tabling this item until the next meeting, in order to consider a Phase 1 study.

It was moved by Commissioner Flammini, seconded by Commissioner Bennett to table the acceptance of property donated at 1777 33rd Street until the next meeting. The vote on roll call was: Commissioners DeTienne, aye; Flammini, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

2453 SHERIDAN ROAD/SPECIAL USE PERMIT

Mayor Harrison opened the Public Hearing for a Special Use Permit for 2453 Sheridan Road at 7:18 P.M.

The Planning and Zoning Commission considered a request for a Special Use Permit to establish a pet supply and grooming business at 2453 Sheridan Road, as petitioned by Tammy and Judy Stevens – Zoning Docket 03-Z-15. The Planning/Zoning Commission recommended approval. John Jones stated the sale of pet supplies is a permitted use, and pet grooming requires the special use permit. Mr. Jones stated a pet grooming business requires a special use permit in any zoning district. Tammy Stevens stated her business would provide both retail sales as well as a pet salon. Commissioner DeTienne questioned whether or not Ms. Stevens had purchased the property. Ms. Stevens stated she is renting the building.

There were no further questions or comments.

It was moved by Commissioner Flammini, seconded by Commissioner Taylor to approve the Special Use Permit for a pet supply and grooming business at 2453 Sheridan Road, and for a special use permit and ordinance to be prepared accordingly. The vote on roll call was: Commissioners DeTienne, aye; Flammini, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

Mayor Harrison declared the Public Hearing closed at 7:23 P.M.

ALL TAILS PET GROOMING & BOUTIQUE/TIF GRANT

A memo (03-DOC-185) was received from Delaine Rogers, regarding a proposed TIF Grant for All Tails Pet Grooming and Boutique at 2453 Sheridan Road. The TIF Review Board recommends approval of a \$5,000 grant for exterior improvements, as well as paving and landscape improvements. Ms. Rogers stated the TIF Review Board recommended paving improvements for the frontage road along the 2400 block of Sheridan Road. Commissioner DeTienne noted that the property at 2453 Sheridan Road is being rented for the pet grooming business. Ms. Rogers stated improvements would go to the property, and would be paid to the owner. Mayor Harrison stated the frontage road is in need of repairs, noting the City owns this right-of-way.

It was moved by Commissioner Taylor, seconded by Commissioner DeTienne to approve a TIF Business Grant not to exceed \$7,500 to All Tails Pet Grooming & Boutique for the purpose of exterior improvements at 2453 Sheridan Road. The vote on roll call was: Commissioners DeTienne, aye; Flammini, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

PUBLIC ELECTRIC SERVICE UTILITY EASEMENT AGREEMENT

A memo (03-DOC-186) was received from Brian Usher, recommending ratification of an agreement with Commonwealth Edison for a public service utility easement in the alley west of Sheridan Road between 26th Street and 28th Street. Commonwealth Edison is requesting this agreement, in order to change over the utilities from overhead to underground. This agreement was approved at the previous meeting, and now requires official ratification.

It was moved by Commissioner Taylor, seconded by Commissioner DeTienne to ratify the Permanent Public Electric Service Utility Easement with Commonwealth Edison for the maintenance of underground facilities in the alley west of Sheridan Road between 26th Street and 28th Street. The vote on roll call was: Commissioners DeTienne, aye; Flammini, pass; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

RECONNECTION OF WATER SERVICES/27TH STREET

A memo (03-DOC-187) was received from Brian Usher, recommending the reconnection of eight (8) water services on 27th Street. There are eight homes on 27th Street between Lydia Avenue and Lewis Avenue, which experience limited water pressure. Mr. Usher recommended disconnecting the current service lines from the water main and reconnecting to a newer main. Due to the construction taking place on 27th Street, it is recommended this work be completed as soon as possible. Quotes were received, with the lowest quote from Nissen Excavating for a total cost of \$11,600.

It was moved by Commissioner Taylor, seconded by Commissioner Flammini to waive bids and approve the reconnection of eight (8) water services on 27th Street, as requested, accepting the quote from Nissen Excavating in an amount not to exceed \$11,600. The vote on roll call was: Commissioners DeTienne, aye; Flammini, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

MSI COMPUTER SYSTEM

A memo (03-DOC-188) was received from Greg Schneider, requesting permission to upgrade the Municipal Software, Inc. computer server and software from a Unix to a Windows system for a cost not to exceed \$18,500. This is a partially budgeted item. The cost difference for this upgrade would be made up by foregoing the purchase of office furniture and saving on the purchase of computers.

It was moved by Commissioner Bennett, seconded by Commissioner DeTienne to grant permission to upgrade the Municipal Software, Inc. computer server and software for a cost not to exceed \$18,500. The vote on roll call was: Commissioners DeTienne, aye; Flammini, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

TIF CONSULTANT

Greg Schneider requested approval for the renewal of the TIF consultant contract with Leslie Murphy and Griffith Murphy Consulting, LLC. This contract is at a rate of \$125 per hour, with total annual cost of services not to exceed \$10,000.

It was moved by Commissioner Bennett, seconded by Commissioner DeTienne to approve renewing the TIF consultant contract with Leslie Murphy and Griffith Murphy Consulting, LLC for a total annual cost not to exceed \$10,000. The vote on roll call was: Commissioners DeTienne, aye; Flammini, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

ANNOUNCEMENTS

October 7 City Council Meeting
October 17 Festival of Lights Spaghetti Dinner
October 21 Township Board Meeting
October 26 Trick or Treat in Zion & Mayor's Halloween Safe Walk

CLOSED SESSION

It was moved by Commissioner Taylor, seconded by Commissioner Bennett that the Council recess to Closed Session at 7:37 p.m. to discuss the purchase, sale and lease of real estate and personnel. The vote on roll call was: Commissioners DeTienne, aye; Flammini, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner Bennett, seconded by Commissioner Flammini to reconvene the Regular Council meeting at 8:31 p.m. with all members present. The vote on roll call was: Commissioners DeTienne, aye; Flammini, 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 DeTienne, seconded by Commissioner Bennett and unanimously approved the meeting be adjourned at 8:35 p.m. Motion carried.

City Clerk

Approved October 7, 2003