

# Council Minutes

January 18, 2000

## MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, JANUARY 18, 2000, AT 7:00 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 Rogers, Bennett, Taylor, Monk and Mayor Harrison.

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

### AGENDA CHANGES

Commissioner Taylor requested a separate vote be taken for approval of the minutes of the Regular Meeting and Executive Session held on January 4, 2000, item 5.a.

Commissioner Rogers requested a separate vote be taken for approval of a payment to Rich Signs for the amount of \$3,394.00, item 5.d.

Mayor Harrison requested deleting the discussion regarding the sale of the BFI Landfill to Superior Disposal Service, item 7.d., and deferring this item until the next meeting,

Mayor Harrison requested adding potential litigation to Executive Session, item 11.

### JANUARY 4, 2000 MEETING MINUTES

It was moved by Commissioner Bennett, seconded by Commissioner Rogers to approve the minutes of a Regular Meeting and Executive Session held on January 4, 2000 at 7:03 P.M. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Taylor, pass; Monk, aye; and Mayor Harrison, aye. Motion carried.

### CONSENT AGENDA

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

- a. **DEPARTMENTAL REPORTS:** Building Inspector's Monthly Report, December, 1999; Detailed Balance Sheet and Detailed Revenue & Expense Reports, period ending December 31, 1999

- b. **BILLS:** Vouchers 70678 through 70785 drawn on the National City Bank, \$542,655.33: First Midwest Bank, \$6,576.21: Total: \$549,231.54
- c. **PAYMENTS:** Rich Signs, work performed on City's entrance signs, \$6,875.00; Arthur Weiler, Inc., installation of parkway trees, \$9,220.00; Belski Electric, work performed on public street lights, \$2,934.50 & \$4,941.00 for JULIE locates; Total: \$7,875.50; Christmas Décor Systems, work performed on holiday decorations, \$4,158.00; Baxter Woodman, engineering services rendered on Hook Storage facility project, \$858.60 & \$1,021.50, Granite Industrial Park review, \$446.75 & \$1,267.50, Graphic Partners plan review,, \$877.50, and City engineering services, \$184.39; Total: \$4,656.24
- d. **RECEIVE & PLACE ON FILE:** SWALCO 2000 Budget

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

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### **AMEND MUNICIPAL CODE/VEHICLE AMPLIFICATION SYSTEMS**

It was moved by Commissioner Monk, seconded by Commissioner Rogers that an Ordinance (00-0-7) be passed amending the Municipal Code of the City of Zion, as amended, Chapter 90, Section 90-276, regarding sound amplification systems in emergency vehicles or hazardous situations. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Taylor, aye; Monk, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

### **POLICE OFFICER VACANCY**

A memo (00-DOC-4) was received from Chief Ohmstead, requesting permission to fill a police officer vacancy. Officer Michael Barber has tendered his resignation effective January 5, 2000. Chief Ohmstead requested filling this position with the next candidate on the eligibility list for hire from the Fire and Police Commission.

It was moved by Commissioner Bennett, seconded by Commissioner Rogers to grant permission to fill the police officer vacancy with the next eligible candidate from the Fire and Police Commission. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Taylor, aye; Monk, aye; and Mayor Harrison, aye. Motion carried.

### **MAINTENANCE SERVICE/POLICE ADMINISTRATION BUILDING**

A memo (00-DOC-5) was received from Chief Ohmstead, recommending renewal of the maintenance contract for the Police Administration Building

with McDonough Mechanical Services. This two-year renewal would be at a cost of \$4,992.00 per year, which represents a 5% increase.

It was moved by Commissioner Monk, seconded by Commissioner Bennett to approve a 2-year renewal of the maintenance contract for the Police Administration Building with McDonough Mechanical Services at a cost of \$4,992.00 per year. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Taylor, aye; Monk, aye; and Mayor Harrison, aye. Motion carried.

### **OFF STREET PARKING VARIANCE/2248 SHERIDAN ROAD**

The Zoning Board of Appeals considered a request for an off street parking variance for 2248 Sheridan Road, as petitioned by Gary Stittgen - Zoning Docket 00-Z-1. The Zoning Board recommends denial of this request. Presently, there are three businesses occupying this building. There are a total of 38 available off street parking spaces. A Chinese restaurant wishes to locate in a vacant portion of this building. This restaurant would require 30 parking spaces, and adding the parking requirement of 27 spaces for the existing businesses, 57 spaces would be needed. Peter Cioni stated this restaurant has since proposed to reduce their seating from 80 to 60 people, creating a deficiency of 10 parking spaces. Mr. Cioni stated the owner of the video store has indicated this store would soon be closing, freeing up additional parking. Gary Stittgen stated his video store would be closing as of Sunday, January 23, and the tax office in his building is closed for a majority of the year, so a future conflict may not exist. Mr. Stittgen noted the owner of this restaurant is willing to sign a 10-year lease. Mr. Cioni stated parking spaces are determined by the total building, regardless of whether or not they are occupied, which would still require a variance. Commissioner Rogers stated this restaurant would cater to take-out traffic, possibly cutting back on the normal need for restaurant seating. Mayor Harrison stated he visited the Chinese restaurant in Port Washington, Wisconsin, on which this proposed restaurant would be based. Mr. Cioni stated the restaurant has filed as a buffet restaurant. Mr. Stittgen stated if all parking were to be utilized in the front, additional parking is available in the alley and by an adjoining business on the north side of the building. Mayor Harrison noted that cars parked in front of restaurants indicate good signs, and suggested that the restaurant occupancy requirements be reviewed. Mayor Harrison questioned whether or not a rear entrance would be added for this restaurant. Mr. Stittgen stated the restaurant would have a rear entrance.

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It was moved by Commissioner Taylor, seconded by Commissioner Bennett to approve the request for an off street parking variance for 2248 Sheridan Road, based on 60 person occupancy for the proposed Chinese

restaurant, 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.

### **32nd STREET SANITARY SEWER IMPROVEMENT PROJECT**

A memo (00-DOC-6) was received from Chuck Gleason, recommending payment to Campanella & Sons for work performed on the 32nd Street sanitary sewer improvement project. Work has been completed for the total amount of \$175,271.20, including a difference of \$147.20 over the original amount. The City received \$100,000 for this improvement from the Lake County Community Development Block Grant project. Mr. Gleason recommended final payment of \$86,146.90.

It was moved by Commissioner Monk, seconded by Commissioner Bennett to authorize payment to Campanella & Sons in the amount of \$86,146.90 for the 32nd Street sanitary sewer improvement project. The vote on roll call was: Commissioners Rogers, aye; Bennett, aye; Taylor, aye; Monk, aye; and Mayor Harrison, aye. Motion carried.

### **LANCE-CRAIG SUBDIVISION**

A memo (00-DOC-7) was received from Chuck Gleason, requesting acceptance of the Lance-Craig Subdivision. The subdivision has been completed, and all public improvements have been installed. Mr. Gleason recommended acceptance with a two-year maintenance warranty in the amount of \$12,840, which represents 10% of the original performance warranty. A letter of credit has been submitted for this amount.

It was moved by Commissioner Monk, seconded by Commissioner Rogers to accept the Lance-Craig Subdivision, subject to a two-year maintenance warranty in the amount of \$12,840.00, and for a resolution 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.

### **COUNTRYWOOD HILLS SUBDIVISION PHASE I**

A memo (00-DOC-8) was received from Chuck Gleason, requesting acceptance of the Countrywood Hills Subdivision Phase I. The subdivision has been completed, and all public improvements have been installed. Mr. Gleason recommended acceptance with a two-year maintenance warranty in the amount of \$119,415, which represents 10% of the original performance warranty. Developer Frank Blazeovich is requesting to submit a bond for this amount. Mr. Gleason stated 11 lots are unimproved, and public improvements would also need to be completed on these vacant lots.

It was moved by Commissioner Monk, seconded by Commissioner Taylor to accept the Countrywood Hills Subdivision Phase I, subject to a two-year maintenance warranty bond in the amount of \$119,415.00 and an agreement for the completion of all public improvements on 11 unimproved lots, and for a resolution 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.

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### **CITIZEN COMMENTS**

Sandy deBruyn stated an Illinois Environmental Council Leadership Award has been given to the City of Zion for its commitment to improving air quality.

Verena Owen requested written information regarding Carlton Power Company. Mayor Harrison stated nothing has yet been received. Ms. Owen recommended hiring a consultant to review all material.

Timothy Rossmann stated the proposed power plant could provide taxes, jobs and needed revenue for the city.

Jim Weidner stated people should learn all the facts regarding the proposed power plants before coming to conclusions, and thanked the Council for its efforts on this matter.

### **ANNOUNCEMENTS**

January 25	Public Meeting - Carlton Power
February 1	City Council Meeting
February 2	Planning Commission Meeting
February 16	Zoning Board of Appeals Meeting

### **EXECUTIVE SESSION**

It was moved by Commissioner Bennett, seconded by Commissioner Rogers that the Council recess to Executive Session at 8:24 p.m. to discuss personnel and potential litigation. 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 11:26 p.m. with all members present.

### **CITY COMMISSIONERS/AREAS OF RESPONSIBILITY**

It was moved by Commissioner Bennett, seconded by Commissioner Taylor to change the areas of responsibility for City Commissioners as follows:

Commissioner Taylor to become Commissioner of Public Works

Commissioner Monk to become Commissioner of Public Health and Safety

Commissioner Bennett to become Commissioner of Accounts and Finance

Commissioner Rogers to remain as Commissioner of Building and Public Property

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

### **ADJOURN**

There being no further business to come before the Council at this time, it was moved by Commissioner Bennett, seconded by Commissioner Rogers and unanimously approved the meeting be adjourned at 11:29 p.m. Motion carried.