

Council Minutes

JUNE 20, 2000

**MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL
HELD ON TUESDAY, JUNE 20, 2000, AT 7:01 P.M. IN THE CITY
COUNCIL CHAMBERS, CITY HALL, ZION, ILLINOIS**

Rev. Mayfield gave inspirational comments.

Mayor Harrison called the meeting to order.

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

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

AGENDA CHANGES

Commissioner Monk requested 1) deleting a request to close Shiloh Blvd. on July 4th, item 9.a.; and 2) adding a Tabulation of Bids for the sale of Fire/Rescue Department equipment, item 9.a.

Mayor Harrison requested 1) adding to consider entering into a contractual agreement for downtown redevelopment planning, item 9.n.; 2) deleting citizen comments, item 10; 3) adding a special presentation for the Genesis Center, immediately after agenda changes; and 4) adding an ordinance conveying real estate property, item 8.k.

GENESIS CENTER

The 2nd Annual Trumie Open Golf Outing raised funds for the Genesis Center. The Genesis Center is a home for victims of domestic violence. Truman Hudson presented a check in the amount of \$5,000.00 to Josephine Franklin from this outing.

SKYGEN PEAKER PLANT

SkyGen Energy LLC representatives gave a presentation on the proposed Zion Energy Center. The presentation was given by Project Manager Andy Kellen and President Michael Polsky. The site is south of 9th Street and west of Green Bay Road with a total of 114 acres. This site is zoned General Industrial (GI), and bounded by a landfill, railroad tracks and electric transmission lines. The fuel would be natural gas from a gas line ½ mile northwest of the property. The project would utilize combustion turbines with the lowest emissions of any available turbine units.

Emissions would be significantly less than other power plants in Illinois with emissions of 9 parts per million. Water would be used for inlet cooling, power augmentation and emissions control. The proposal includes storing City water during off-peak periods, and operating wells if necessary to meet peak water needs. Sewer connection is not required, as a septic system will be used. The project would be enclosed in a building, and would comply with Illinois noise requirements. The project would benefit the City as follows: · Annual payment to the City, in addition to property tax revenue · Improvement of 9th Street at SkyGen expense · Provision of utility easements · Property value protection plan, protecting residential properties within 1 mile of site This data was compiled through the Department of Energy, Environmental Protection Agency and Wisconsin Air Permits. Back up documentation is also available. Mayor Harrison stated the City newsletter contained a form in which residents could address questions and/or concerns on this matter. Anyone wishing to visit a current SkyGen power plant could arrange with SkyGen to do so. Questions should be addressed in writing to the Mayor's office.

OLD CANDY FACTORY

A petition has been filed in court for the demolition of the old Candy Factory. The City has also applied to Lake County for a Brownfield Grant to help fund this demolition and environmental clean up. The property owner has been contacted and notified of serious existing violations. Dr. Hines noted concerns regarding safety issues, and offered to work with the City to help demolish this building. Dr. Hines also requested extra patrol be assigned to this area. Mayor Harrison stated police patrols have already been increased.

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 June 6, 2000 at 7:00 P.M., with all members having previously received copies. (b) DEPARTMENTAL REPORTS: Building Inspector's Report, month ending May 31, 2000; Zion Fire/Rescue Department Monthly Report, May, 2000 (c) BILLS: Vouchers 72088 through 72220 drawn on the National City Bank, \$574,543.59; First Midwest Bank, \$11,046.66; Total: \$585,590.25 (d) PAYMENTS: A-Rest-A-Pest Exterminating, pest control services rendered, \$820.80; Northern Illinois Police Crime Lab, membership assessment 2000/2001; Landmark Ford, 2000 Ford Expedition, \$27,972.00; Pearpoint, Inc., sewer camera/trailer, \$67,337.43 & \$37,634.00; Total: \$104,971.43; Peklay Surveying Co., Ltd., services rendered on Norman Resubdivision, \$1,000.00; Thelen Sand & Gravel, Inc., work performed on Route 173 sanitary sewer project, \$133,965.89; Belski Electric, street light locates for JULIE for April, 2000, \$3,660.00; Campanella & Son, Inc., work performed on the reconstruction of Gilboa and Gideon Avenues, \$65,305.05 & 29th Street, \$25,809.90; Total:

\$91,114.95; Illinois Dept. of Transportation (IDOT), construction cost reimbursement for 21st Street reconstruction project, \$192,849.85 The vote on roll call was: Commissioners Rogers, aye; Monk, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

AMENDING PERSONNEL AUTHORIZATION

It was moved by Commissioner Monk, seconded by Commissioner Bennett that a Resolution (00-R-36) be passed amending the Personnel Authorization, deleting one Police Captain position and replacing this position with a patrol officer. The vote on roll call was: Commissioners Bennett, aye; Rogers, aye; Taylor, aye; Monk, aye; and Mayor Harrison, aye. Motion carried. Resolution passed.

AUTHORIZING CONTRACT/CARILLON RESTORATION

It was moved by Commissioner Rogers, seconded by Commissioner Bennett that an Ordinance (00-0-39) be passed authorizing a contract for the restoration of the carillon with Schulmerich Bells in the amount of \$9,840.00. The vote on roll call was: Commissioners Rogers, aye; Monk, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

AUTHORIZING CONTRACT/MAPPING SERVICE

It was moved by Commissioner Monk, seconded by Commissioner Taylor that an Ordinance (00-0-40) be passed authorizing a contract for professional services for a mapping program with Group I Resources in the amount of \$24,561.25. The vote on roll call was: Commissioners Rogers, aye; Monk, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

AUTHORIZING CONTRACT/BULLET PROOF VESTS

It was moved by Commissioner Monk, seconded by Commissioner Bennett that an Ordinance (00-0-41) be passed authorizing a contract for the purchase of eleven (11) bulletproof vests with Uniform Den, Inc. in the amount of \$4,609.00. The vote on roll call was: Commissioners Rogers, aye; Monk, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

AUTHORIZING SALE/SQUAD TRUCK

It was moved by Commissioner Monk, seconded by Commissioner Taylor that an Ordinance (00-0-42) be passed authorizing the sale of the 1972 International squad truck to Rich Chirchirillo in the amount of \$101.00. The vote on roll call was: Commissioners Rogers, aye; Monk, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

AUTHORIZING CONTRACT/2875 GALILEE DEMOLITION

It was moved by Commissioner Rogers, seconded by Commissioner Taylor that an Ordinance (00-0-43) be passed authorizing a contract for the demolition of 2875 Galilee Avenue with George Neave in an amount not to exceed \$8,000.00, including the cost of dumpsters. The vote on roll call was: Commissioners Rogers, aye; Monk, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

AMENDING MUNICIPAL CODE/SIDEWALKS

It was moved by Commissioner Rogers, seconded by Commissioner Taylor that an Ordinance (00-0-44) be passed amending the Municipal Code of the City of Zion, as amended, Chapter 10, Buildings and Building Regulations, Section 10-6 and Chapter 26, Engineering Standards and Specifications, Sections 26-276, 277 and 280 regarding private service walks and public sidewalks. The vote on roll call was: Commissioners Rogers, aye; Monk, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

AMENDING MUNICIPAL CODE/ELECTRICAL OUTLETS

It was moved by Commissioner Rogers, seconded by Commissioner Monk that an Ordinance (00-0-45) be passed amending the Municipal Code of the City of Zion, as amended, Chapter 10, Buildings and Building Regulations, Sections 10-218(c)(1) & (18) and Section 10-218(d)(7) regarding electrical outlet requirements. The vote on roll call was: Commissioners Rogers, aye; Monk, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

AMENDING MUNICIPAL CODE/PUBLIC WORKS SUPERVISION

It was moved by Commissioner Taylor, seconded by Commissioner Rogers that an Ordinance (00-0-46) be passed amending the Municipal Code of the City of Zion, as amended, Chapter 78, Streets, Sidewalks and Other Public Places, Sections 78-1, 2, 3, 9, 10, 11, 12, 26, 78 & 80 regarding the supervision of the Commissioner of Public Works. The vote on roll call was: Commissioners Rogers, aye; Monk, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

AMENDING MUNICIPAL CODE/CRAWL SPACES

It was moved by Commissioner Rogers, seconded by Commissioner Bennett that an Ordinance (00-0-47) be passed amending the Municipal Code of the City of Zion, as amended, Chapter 10, Buildings and Building Regulations, Section 10-37(b)(7) regarding minimum height in crawl spaces. The vote on roll call was: Commissioners Rogers, aye; Monk, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

ANNEXATION/4701 STATE ROUTE 173

It was moved by Commissioner Monk, seconded by Commissioner Taylor that an Ordinance (00-0-48) be passed annexing certain territory at the southeast corner of Green Bay Road and Route 173 to the City of Zion, commonly known as 4701 State Route 173. The vote on roll call was: Commissioners Rogers, aye; Monk, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed. It was moved by Commissioner Taylor, seconded by Commissioner Monk to approve rezoning 4701 State Route 173 from County Zoning to HB Highway Business, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners Rogers, aye; Monk, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

CONVEYANCE OF REAL ESTATE/2819 31ST STREET

It was moved by Commissioner Taylor, seconded by Commissioner Rogers that an Ordinance (00-0-49) be passed authorizing the conveyance of certain real estate at 2819 31st Street, Zion, Illinois, to the City of Zion in exchange for other real property at 2201, 2207 and 2213 Salem Blvd, Zion, Illinois. The vote on roll call was: Commissioners Rogers, aye; Monk, aye; Bennett, nay; Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

TAB OF BIDS/SALE OF FIRE DEPT. EQUIPMENT

Chief LaBelle stated bids were opened regarding the sale of a 1969 squad, 1971 snorkel and a 1977 pumper engine. Chief LaBelle recommended awarding the bids to the highest responsible and responsive bidders as follows: Snorkel: 4-Alarm Hose Company - \$6,278.93 Squad: Otis Ziglar - \$1,000.00 Engine: No bid received It was moved by Commissioner Monk, seconded by Commissioner Taylor to award contracts for the sale of the snorkel to 4-Alarm Hose Company in the amount of \$6,278.93 and the sale of the squad to Otis Ziglar in the amount of \$1,000.00, and for ordinances to be prepared accordingly. The vote on roll call was: Commissioners Rogers, aye; Monk, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

EMPLOYEE WAGE SCALE

A memo (00-DOC-77) was received from Clerk Mackey, considering the revision of the employee wage scale for non-union employees. This proposed wage scale would include the following: · Add a new start step (Step 1) · Change former Steps 1 - 6 to Steps 2 - 7 · Eliminate former Step 7 · Correct the discrepancy of uneven steps, only for steps in which there are no employees · Maintain Council approval for pay increases beyond Step 3 This proposed scale would not require any pay adjustment for any existing employee. 6/20/00 It was moved by Commissioner Taylor, seconded by Commissioner Monk to approve the revised non-union

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

COALITION FOR HEALTHY COMMUNITIES

Mayor Harrison stated the donation request from the Coalition for Healthy Communities can be deleted from the agenda, as he will consider this donation as part of his Public Affairs budget.

PUBLIC WORKS VACANCY

Commissioner Bennett informed the Council of a Service Technician vacancy in the Street Division of Public Works. Commissioner Bennett recommended posting and advertising for this position. It was moved by Commissioner Taylor, seconded by Commissioner Rogers to grant permission to post and advertise for a Service Technician in the Street Division of Public Works. The vote on roll call was: Commissioners Rogers, aye; Monk, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

CARILLON CLEANING & PAINTING

A memo (00-DOC-78) was received from Jack Diliberti, considering a proposal for the cleaning and painting of the carillon. The only acceptable proposal received was from Jetco, Ltd. in the amount of \$6,000.00. Jetco is currently painting the water tower on 27th Street. It was moved by Commissioner Rogers, seconded by Commissioner Taylor to waive bids and accept the proposal from Jetco, Ltd. in the amount of \$6,000.00 for the cleaning and painting of the carillon, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners Rogers, aye; Monk, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

PLUMBING CODE

A memo (00-DOC-79) was received from John Jones, considering an amendment to the Municipal Code to agree with the current Illinois Plumbing Code, wherein plastic pipe, plastic tubing and fittings shall not be used for potable water. Mr. Jones stated copper piping is required. Commissioner Bennett questioned why PVC piping wasn't acceptable. Mr. Jones stated he intends to research this issue. Commissioner Taylor recommended readdressing this matter at a later date. It was moved by Commissioner Rogers, seconded by Commissioner Taylor to approve amending the Municipal Code, wherein plastic pipe, plastic tubing and fittings shall not be used for potable water, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners Rogers, aye; Monk, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

TAB OF BIDS/VEHICLE LIFT/PUBLIC WORKS

A Tabulation of Bids (00-DOC-80) was received from Commissioner Bennett, regarding the purchase of a vehicle lift. Commissioner Bennett recommended awarding the contract to the lowest responsible and responsive bidder, Standard Industrial & Automotive Equipment, Inc., in the amount of \$3,890.00. It was moved by Commissioner Bennett, seconded by Commissioner Taylor to award the contract for the purchase of a vehicle lift for Public Works to Standard Industrial & Automotive Equipment, Inc. in the amount of \$3,890.00, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners Rogers, aye; Monk, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

TAB OF BIDS/PICKUP TRUCK/PUBLIC WORKS

A Tabulation of Bids (00-DOC-81) was received from Commissioner Bennett, regarding the purchase of a 2001 pickup truck. Commissioner Bennett recommended awarding the contract to the lowest responsible and responsive bidder, Pedersen GMC, in the amount of \$22,955.00. It was moved by Commissioner Bennett, seconded by Commissioner Taylor to award the contract for the purchase of a 2001 pickup truck for Public Works to Pedersen GMC in the amount of \$22,955.00, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners Rogers, aye; Monk, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

TAB OF BIDS/AERIAL PLATFORM LIFT TRUCK/PUBLIC WORKS

A Tabulation of Bids (00-DOC-82) was received from Commissioner Bennett, regarding the purchase of an aerial platform lift truck. Commissioner Bennett recommended awarding the contract to the lowest responsible and responsive bidder, Lake County Truck Sales, in the amount of \$52,142.00. It was moved by Commissioner Bennett, seconded by Commissioner Rogers to award the contract for the purchase of an aerial platform lift truck for Public Works to Lake County Truck Sales in the amount of \$52,142.00, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners Rogers, aye; Monk, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

BIKE TRAIL

A memo (00-DOC-83) was received from Commissioner Bennett, regarding proposals for connecting the bike/pedestrian trail on the south side of Carmel Blvd. at Sheridan Road. K & G Landscaping and Blacktopping submitted the lowest proposal in the amount of \$1,280.00. It was moved by Commissioner Bennett, seconded by Commissioner Monk to accept the proposal from K & G Landscaping and Blacktopping in the amount of \$1,280.00 for connecting the bike trail on the south side of

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

SANITARY SEWER/21ST STREET

A memo (00-DOC-84) was received from Commissioner Bennett, regarding a sanitary sewer proposal for the 1000-900-800 blocks of 21st Street. Commissioner Bennett stated this sewer line would provide service to two homes, plus resolve existing sewer problems in the area. Engineering is needed in order to pursue this project. It was moved by Commissioner Rogers, seconded by Commissioner Taylor to grant permission to request engineering for the sanitary sewer project for the 1000-900-800 blocks of 21st Street. The vote on roll call was: Commissioners Rogers, aye; Monk, aye; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

BUILDING APPEARANCES/INDUSTRIAL AREAS

The Zoning Board of Appeals considered amendments concerning building appearances - Zoning Docket 00-Z-6. The Zoning Board recommends denial. This proposal would eliminate the 6,000 square foot limitation on the construction of an all-metal accessory building on an industrial lot, as well as increase the allowable area of this accessory building to 25% of the floor area of the principal building. The accessory building would still be required to be constructed in the rear one-half of the property. Frank Flammini, Zoning Board member, stated the Zoning Board would rather maintain tight standards, and consider variances as presented. 6/20/00 It was moved by Commissioner Taylor, seconded by Commissioner Rogers to deny amending the Zoning Code regarding building appearances. The vote on roll call was: Commissioners Bennett, aye; Monk, absent; Rogers, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

BUILDING APPEARANCE VARIANCE/3401 20TH STREET

The Zoning Board of Appeals considered a request for a variance concerning building appearances for construction of an accessory building adjacent to 3401 20th Street, as petitioned by Bill Dill - Zoning Docket 00-Z-7. The Zoning Board recommends approval. Mr. Dill wishes to build a 10,000 square foot accessory building next to his manufacturing facility in the Zion Industrial Park. The existing building is predominately metal. This request would exceed the 10% allowed, and the accessory building would be to the side of the main building, rather than behind it. The topography of Mr. Dill's lot does not allow for him to attach the accessory building to the existing building. It was moved by Commissioner Bennett, seconded by Commissioner Rogers to approve the building appearance variance for the construction of a 100 ft. by 100 ft. metal accessory building adjacent to 3401 20th Street, and for an ordinance to be prepared accordingly. The

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

CENTRAL BUSINESS DISTRICT/REDEVELOPMENT PLANNING

A memo (00-DOC-85) was received from Peter Cioni, regarding a proposed agreement for a downtown redevelopment plan. Mr. Cioni stated the Business Development Council recommends contracting with Business Districts, Inc. (BDI) for a marketing/action plan. The proposal from BDI would be at a cost of \$19,920.00, the amount of which would be taken from the special economic development fund. Commissioner Rogers stated she prefers having BDI conduct a presentation, prior to accepting their proposal, and recommended holding a workshop. Mayor Harrison stated the Business Development Council, made up of business owners, bankers and citizens, have been working to revitalize downtown. The Main Street Program has also been reviewed for ideas to help with the redevelopment. The Council agreed to table this item and schedule a special meeting to discuss the downtown redevelopment plan at a later date.

ANY OTHER MATTERS

Pete Zappa stated the Chamber of Commerce is planning a summer fair/family day in partnership with the Sheridan Healthcare Center. The fair would be held on Sheridan Road, adjacent to the Sheridan Healthcare Center, consisting of business and food booths. All proceeds would be donated to the Muscular Dystrophy Association (MDA), with a check to be presented during the Labor Day MDA fundraiser. Pete Zappa also stated the Chamber of Commerce is donating gift certificates for the Houses of the Month, as so designated by the City.

Mayor Harrison welcomed BAT to their new facility on Highway 173.

Mayor Harrison noted grass mowing is now taking place along Highway 173 from Lewis Avenue east to Sheridan Road. This portion of Highway 173 is maintained by the City and Township. Highway 173 from Lewis Avenue west to Green Bay Road is the State's responsibility to maintain, and they have been contacted regarding the need for grass cutting.

ANNOUNCEMENTS

JUNE 23 & 24	NOSTALGIA DAYS
JUNE 28	CHAMBER OF COMMERCE "FLAMINGO OPEN" GOLF OUTING
JULY 4	CITY HALL CLOSED FOR INDEPENDENCE DAY
JULY 5	CITY COUNCIL MEETING

EXECUTIVE SESSION

It was moved by Commissioner Taylor, seconded by Commissioner Rogers that the Council recess to Executive Session at 9:06 p.m. to discuss personnel. The vote on roll call was: Commissioners Rogers, aye; Monk, absent; Bennett, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

The Council reconvened at 10:20 p.m. with same members present.

MID-MANAGEMENT FIRE/RESCUE DEPT.

It was moved by Commissioner Taylor, seconded by Commissioner Rogers to approve salary increases for Fire/Rescue Lieutenants, Captains and Deputy Chief, retroactive to May 1, 2000. The vote on roll call was: Commissioners Rogers, aye; Monk, absent; 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 Bennett, seconded by Commissioner Rogers and unanimously approved the meeting be adjourned at 10:25 p.m. Motion carried.

Approved July 5, 2000