

Council Minutes

October 3, 2000

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL
HELD ON TUESDAY, OCTOBER 3, 2000, AT 7:07 P.M. IN THE CITY
COUNCIL CHAMBERS, CITY HALL, ZION, ILLINOIS

Chief LaBelle gave inspirational comments.

Mayor Harrison called the meeting to order.

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

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

AGENDA CHANGES

Commissioner Rogers requested adding to consider painting the dome, item 7.o.

Mayor Harrison requested 1) adding a payment to the Consent Agenda for J.C. Painting Company for washing and painting the Police Building cement flooring, \$2,445.00; 2) adding to consider donating a vehicle to Zion-Benton Township High School for the School Resource Officer, item 7.i.; 3) adding a request for permission to fill a part-time secretarial vacancy in Public Works, item 7.j.; 4) adding to consider amendments to the Watershed Development Ordinance, item 7.k.; 5) adding to consider approval of a Preliminary Plat of Subdivision for Zion Shopping Center Redevelopment Plan, item 7.l.; 6) adding to consider a variance for Dale Lehman, item 7.m.; and 7) adding to consider a right-of-way lease agreement with DDS Pizza Enterprises/Domino's, item 7.n.

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 September 19, 2000 at 7:00 P.M. and a Special Meeting and Executive Session held on September 22, 2000 at 3:32 P.M., with all members having previously received copies. (b) DEPARTMENTAL REPORTS: Detailed Balance Sheet, period ending August 31, 2000 and Detailed Revenue & Expense Report, period ending August 31, 2000 (c) BILLS: Vouchers 72998 through 73117 drawn on the National City Bank, \$482,232.97: First Midwest Bank, \$2,714.28: Total: \$484,947.25 (d) PAYMENTS: Daniels,

Mauro & Pinsel, legal services, \$10,000.00; Treasurer, State of Illinois, IL. Dept. of Transportation, partial reimbursement for construction costs (Lewis, Galilee & Gilead Avenue), \$3,075.00; Teaching Learning Network, pre-production fee for Discover America television series, \$14,500.00; Schroeder & Schroeder, Inc., concrete work performed at various locations, \$18,507.10 & \$21,843.91; Total: \$40,351.01; Hucker Electric, electrical services rendered on various projects, \$1,844.11 & \$6,656.48; Total: \$8,500.59; L.W.R.G. Tree Recycling, tub grinding, \$3,800.00; J.C. Painting Company, painting and washing Police Building flooring, \$2,445.00 (e) PROCLAMATION: Lions Club Candy Days - October 13 & 14, 2000 The vote on roll call was: Commissioners Monk, aye; Bennett, aye; Rogers, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

AUTHORIZING SALE/FIRE/RESCUE DEPT VEHICLES

It was moved by Commissioner Taylor, seconded by Commissioner Rogers that an Ordinance (00-0-76) be passed authorizing the sale of a 1984 Chevrolet Suburban to James H. Locke in the amount of \$1,500.00 and a 1984 Chevrolet Ambulance to Patronato de Bomberos el Cercado in the amount of \$1,600.00. The vote on roll call was: Commissioners Monk, aye; Bennett, aye; Rogers, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

AUTHORIZING INSTALLATION OF FIRE ALARM SYSTEM/POLICE BUILDING

It was moved by Commissioner Monk, seconded by Commissioner Bennett that an Ordinance (00-0-77) be passed authorizing the replacement of the fire alarm system at the Police Administration Building with Jewell Electric in the amount of \$8,684.00. The vote on roll call was: Commissioners Monk, aye; Bennett, aye; Rogers, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

AUTHORIZING SALE/2875 GALILEE AVENUE

It was moved by Commissioner Taylor, seconded by Commissioner Rogers that an Ordinance (00-0-78) be passed authorizing the sale of 2875 Galilee Avenue to Mike Garcia in the amount of \$20,000.00. The vote on roll call was: Commissioners Monk, aye; Bennett, aye; Rogers, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

NORTHEASTERN ILLINOIS PLANNING COMMISSION

Peter Cioni and Brian Usher stated the City has received no general assistance or services from past participation in the Northeastern Illinois Planning Commission. It was moved by Commissioner Monk, seconded by Commissioner Taylor to deny participation in the Northeastern Illinois Planning Commission. The vote on roll call was: Commissioners Monk,

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

FESTIVAL OF LIGHTS COMMISSION APPOINTMENT

A memo (00-DOC-134) was received from the Festival of Lights Commission regarding a vacancy on the Commission. Pastor Les Martin has agreed to fill this vacancy and to accept the Closing Ceremony Director position. It was moved by Commissioner Taylor, seconded by Commissioner Monk to appoint Pastor Les Martin to the Festival of Lights Commission. The vote on roll call was: Commissioners Monk, aye; Bennett, aye; Rogers, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

FESTIVAL OF LIGHTS COMMISSION/TREE BURNING CEREMONY

A memo (00-DOC-135) was received from the Festival of Lights Commission, requesting permission to conduct a tree burning ceremony in January, 2001 for the annual end of the holiday season celebration. Commissioner Taylor stated he is opposed to the tree burning, as the City does not allow residents to burn. It was moved by Commissioner Monk, seconded by Commissioner Rogers to approve the Festival of Lights Commission's request to conduct a tree burning ceremony in January, 2001. The vote on roll call was: Commissioners Monk, aye; Bennett, aye; Rogers, aye; Taylor, nay; and Mayor Harrison, aye. Motion carried.

TELEPHONE/RADIO SYSTEMS/FIRE/RESCUE DEPT

A memo (00-DOC-136) was received from Chief LaBelle, requesting permission to advertise for bids for a telephone/radio/paging system for the Fire/Rescue Department. This system is a budgeted item. It was moved by Commissioner Monk, seconded by Commissioner Rogers to grant permission to advertise for bids for a telephone/radio/paging system for the Fire/Rescue Department. The vote on roll call was: Commissioners Monk, aye; Bennett, aye; Rogers, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

TAB OF BIDS/RADIO EQUIPMENT/FIRE/RESCUE VEHICLES

A Tabulation of Bids (00-DOC-137) was received from Chief LaBelle, regarding the purchase of radio/intercom equipment for the fire vehicles. Chief LaBelle recommended awarding the contract to the lowest responsible and responsive bidder, BUCOM, Inc. in the amount of \$3,699.00. It was moved by Commissioner Monk, seconded by Commissioner Bennett to award the contract for the purchase of radio/intercom equipment for the fire vehicles to BUCOM, Inc. in the amount of \$3,699.00, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners Monk, aye; Bennett, aye; Rogers, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

TAB OF BIDS/COMPUTERS/BUILDING DEPT.

A Tabulation of Bids (00-DOC-138) was received from John Jones, regarding the purchase of three (3) personal computers. Mr. Jones recommended awarding the contract to the lowest responsible and responsive bidder, who met all specifications, Platinum Systems, Inc., for a total amount of \$3,704.37. It was moved by Commissioner Rogers, seconded by Commissioner Taylor to award the contract for the purchase of three (3) personal computers to Platinum Systems, Inc. in the amount of \$3,704.37, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners Monk, aye; Bennett, aye; Rogers, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

PLAT OF LOT CONSOLIDATION/HANKS AVENUE

A memo (00-DOC-139) was received from Peter Cioni, regarding a Plat of Lot Consolidation for two parcels on Hanks Avenue. The parcels are in an unincorporated area north of the Harbor Ridge Subdivision. Because this area lies within Zion's extra-territorial planning area, Lake County requires that the City approve the re-plating of the lots. Each parcel is approximately 120 ft. by 135 ft. The consolidation would permit the property owner to construct a garage on the vacant parcel adjacent to his home. It was moved by Commissioner Bennett, seconded by Commissioner Taylor to approve the Plat of Lot Consolidation for parcels on Hanks Avenue, as requested. The vote on roll call was: Commissioners Monk, aye; Bennett, aye; Rogers, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

ALLEY IMPROVEMENT PROJECT

A memo (00-DOC-140) was received from Brian Usher, regarding improvement options for alleys as follows: Option 1: 2 ½" overlay, providing the greatest longevity, at a cost of \$1,500,000 Option 2: A2 process known as chip seal, which does not hold up as well as the overlay, at a cost of \$856,000 Option 3: Grinding, profiling and compacting alley surface, establishing a stable base which would need annual maintenance, at a cost of \$350,000 Option 4: Hiring 2 additional Street Division employees to groom the alleys during the summer, who would work on other projects during the remainder of the year, at a cost of \$150,000 per year for labor, materials and equipment Mr. Usher recommended combining option #3, in order to immediately fix the alleys, with option #4, in order to continually maintain the alleys. Once the alley profile is re-established, it would be easier to maintain. Commissioner Monk questioned whether or not the work performed to the alley surface, per option #3, would be disturbed during snow removal operations. Mr. Usher stated snow removal would damage the surface, therefore, he is also recommending the ongoing maintenance program. Commissioner Bennett stated over the long term, option #1 is the least expensive. Commissioner Monk noted concerns regarding raised elevations of alleys

with asphalt overlays. Commissioner Taylor stated many streets need work before putting a lot of money into the alleys, supporting option #3 with extra dust control. Commissioner Taylor stated adding personnel would have to wait to be considered until the next budget. Commissioner Rogers recommended compacting the alleys, per option #3, and conducting the asphalt overlay when funds allow. Mr. Usher noted that the alley surfacing in options #1 and #2 includes the cost of the compacting procedure done in option #3. John Stark stated over \$1 million was placed in the budget for alleys. Commissioner Taylor stated \$700,000 to \$800,000 is available now in MFT funds. It was moved by Commissioner Rogers, seconded by Commissioner Bennett to grant permission to advertise for bids for the asphalt overlay of the alleys. The vote on roll call was: Commissioners Monk, aye; Bennett, aye; Rogers, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

VEHICLE FOR SCHOOL RESOURCE OFFICER

It was moved by Commissioner Monk, seconded by Commissioner Taylor to lend a 1994 Chevrolet Caprice to Zion-Benton Township High School to be used by the School Resource Officer. The vote on roll call was: Commissioners Monk, aye; Bennett, aye; Rogers, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

PART-TIME SECRETARIAL VACANCY/PUBLIC WORKS

A memo (00-DOC-141) was received from Brian Usher, requesting permission to post and advertise for a part-time secretarial vacancy in Public Works. It was moved by Commissioner Taylor, seconded by Commissioner Bennett to grant permission to post and advertise for a part-time secretary in Public Works. The vote on roll call was: Commissioners Monk, aye; Bennett, aye; Rogers, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

WATERSHED DEVELOPMENT ORDINANCE

A memo (00-DOC-142) was received from Brian Usher, regarding amendments to the Watershed Development Ordinance. Per the Lake County Storm Water Management Commission, these amendments are required for the City to be included in the FEMA Flood Map/Flood Insurance Program. It was moved by Commissioner Monk, seconded by Commissioner Bennett to amend the Watershed Development Ordinance, as recommended per the Lake County Storm Water Management Commission, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners Monk, aye; Bennett, aye; Rogers, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

PRELIMINARY PLAT OF SUBDIVISION/ ZION SHOPPING CENTER REDEVELOPMENT PLAN

The Planning Commission recommends approval of the Preliminary Plat of Subdivision for the Zion Shopping Center Redevelopment Plan. This plat is divided into 9 lots, with the dedication of 33rd Street to allow for the expansion. Lot 4 would be the storm water detention area. It was moved by Commissioner Taylor, seconded by Commissioner Bennett to approve the Preliminary Plat of Subdivision for the Zion Shopping Center Redevelopment Plan. The vote on roll call was: Commissioners Monk, aye; Bennett, aye; Rogers, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

LOT COVERAGE VARIANCE/3117 GALILEE

The Zoning Board of Appeals considered a request for a lot coverage variance for a residential property at 3117 Galilee Avenue, as petitioned by Dale Lehman - Zoning Docket 00-Z-10. The Zoning Board recommends approval of this request. Mr. Lehman would like to construct a 12 ft. x 16 ft. addition to the rear of his duplex. The maximum permitted lot coverage for this lot is 45%, and the proposed addition would increase his lot coverage to 49.24%. It was moved by Commissioner Taylor, seconded by Commissioner Monk to approve the lot coverage variance from 45% to 49.24% for 3117 Galilee Avenue, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners Monk, aye; Bennett, aye; Rogers, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

UNIMPROVED ROADWAY LICENSE FOR DDS PIZZA/DOMINOS DDS

Pizza Enterprises/Dominos Pizza has requested use of a portion of an unimproved roadway directly behind the business. Dominos wishes to utilize the east 30 feet of unimproved Holdridge Avenue for ingress and egress for parking and delivery. It would be the responsibility of Dominos to maintain the property. The license would be for a period of twenty (20) years for the sum of \$1.00 per year. It was moved by Commissioner Rogers, seconded by Commissioner Taylor to grant a License to use a portion of unimproved Holdridge Avenue to DDS Pizza Enterprises/Dominos starting October 6, 2000 and ending October 5, 2020 for the sum of \$1.00 per year. The vote on roll call was: Commissioners Monk, aye; Bennett, aye; Rogers, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

PAINTING OF DOME

Commissioner Rogers stated the metal roof of the Dome is in need of painting. Several companies have been contacted with only one response. Nunn's Painting Company proposes to furnish all materials and labor for a total of \$4,595.00. It was moved by Commissioner Taylor, seconded by Commissioner Rogers to waive bids and award a contract for the painting of the Dome to Nunn's Painting Company for a total of \$4,595.00, and for an ordinance to be prepared accordingly. The vote on roll call was:

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

CITIZEN COMMENTS

Toni Larsen inquired about the procedure for submitting questions regarding peaker power plants to Gary Deigan. Mayor Harrison stated Mr. Deigan is a professional environmentalist, who will answer questions submitted in writing. Ms. Larsen also inquired into power plant signs taken from private property. John Jones stated signs on public property were removed, per City Code, however, no signs were removed from private property.

Jim Weidner and Commissioner Rogers presented a video clip from the City's promotional video, which would be presented to businesses and companies interested in coming to Zion. The film is anticipated to be completed in November.

ANY OTHER MATTERS

Mayor Harrison announced that Zion has received a \$100,000 Brownfield Grant from Lake County, which will be used for the demolition and clean up of the old Candy Factory. Mayor Harrison thanked Jim LaBelle for all of his efforts in procuring this grant.

ANNOUNCEMENTS

- October 11 Building Advisory Panel meeting
- October 16 First day for in-person absentee voting at City Hall
October
- October 17 City Council meeting
- October 20 Festival of Lights spaghetti dinner fundraiser at ZBTHS
from 4:30pm - 7:00pm
- October 21 Zion Public Library Open House
- October 29 Mayor's Annual Safe Halloween Walk by Dome behind
Sheridan Health Care Center from 2:00pm - 5:00pm

EXECUTIVE SESSION

It was moved by Commissioner Rogers, seconded by Commissioner Bennett that the Council recess to Executive Session at 9:10 p.m. to discuss personnel, possible litigation and the purchase of real estate. The vote on roll call was: Commissioners Monk, aye; Bennett, aye; Rogers,

aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. The Council reconvened at 11:15 p.m. with all members present.

MECHANIC VACANCY/PUBLIC WORKS It was moved by Commissioner Bennett, seconded by Commissioner Monk to grant permission to post and advertise for the position of Mechanic in Public Works. The vote on roll call was: Commissioners Monk, aye; Bennett, aye; Rogers, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

BELLI AND KENNY/PROFESSIONAL DEVELOPMENT SERVICES

It was moved by Commissioner Rogers, seconded by Commissioner Monk that an Ordinance (00-0-79) be passed authorizing the agreement with Belli and Kenny, LLC for professional industrial development services. The vote on roll call was: Commissioners Monk, aye; Bennett, aye; Rogers, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

ADJOURN

There being no further business to come before the Council at this time, it was moved by Commissioner Taylor, seconded by Commissioner Bennett and unanimously approved the meeting be adjourned at 11:20 p.m. Motion carried.