

Council Minutes

January 16, 2001

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL
HELD ON TUESDAY, JANUARY 16, 2001, AT 7:00 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 Taylor, Rogers, Bennett, Monk and Mayor Harrison.

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

AGENDA CHANGES

Commissioner Taylor requested adding a payment to the Consent Agenda for Belli & Kenny, LLC, development services, \$48,798.84, item 5.d. Commissioner Rogers requested 1) adding to consider appointment to the Building Department Advisory Panel, item 8.d.; 2) adding to consider renovation agreement for property at 2112 Emmaus Avenue, item 8.e.; 3) adding to request advertising for bids for a street survey and traffic study for downtown, item 8.f.; and 4) adding to request approval for printing flyers for containerized garbage program, item 8.g.

CONSENT AGENDA

It was moved by Commissioner Monk, seconded by Commissioner Bennett that the Consent Agenda be approved as follows: (a) MINUTES of a Regular Meeting and Executive Session held on January 3, 2001 at 7:00 P.M., with all members having previously received copies. (b) DEPARTMENTAL REPORTS: Building Inspector's Report, month ending December 31, 2000; Building Inspector's Report, year ending December 31, 2000; Zion Fire/Rescue Department monthly report, December, 2000 (c) BILLS: Vouchers 74058 through 74116 drawn on National City Bank, \$493,237.38; First Midwest Bank, \$5,748.23; Total: \$498,985.61 (d) PAYMENTS: Timothy R. Evans, legal services, \$1,650.00; Zion Chamber of Commerce, membership dues, \$400.00; Deigan & Associates, environmental engineering consultant services, \$1,220.33; Kane, McKenna & Associates, Inc., services rendered on South Sheridan Road TIF, \$7,986.55; Business Districts, Inc., services rendered on Zion Downtown Redevelopment Project, \$630.00; Schroeder & Schroeder, Inc., concrete work performed at various locations, \$4,489.30; United National

Group, deductible on Claim 000-0146H, \$2,500.00; Un-Limb-It Tree Service, tree removal, \$5,175.00; Midwest Heating & Cooling Services, Inc., heating repairs at Commuter Warming Station, \$1,000.00; Ciorba Group, services rendered on the Kellogg Ravine Erosion Study, \$5,050.00 & the Galilee Avenue Reconstruction, \$9,143.27; Total: \$14,193.27; Belli & Kenny, LLC, development services, \$48,798.84 (e) PROCLAMATIONS: Martin Luther King Week - January 13-20, 2001; 91st Anniversary Day of the Boy Scouts of America - February 8, 2001 The vote on roll call was: Commissioners Bennett, aye; Rogers, aye; Monk, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

AUTHORIZING PURCHASE/SNOW BLOWER

It was moved by Commissioner Bennett, seconded by Commissioner Taylor that an Ordinance (01-0-6) be passed authorizing the purchase of a snow blower for Public Works with Mid-America Truck and Equipment in the amount of \$7,500.00. The vote on roll call was: Commissioners Bennett, aye; Rogers, aye; Monk, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

AMENDING MUNICIPAL CODE/LIQUOR CONTROL ORDINANCE

It was moved by Commissioner Bennett, seconded by Commissioner Rogers that an Ordinance (01-0-7) be passed amending the Municipal Code of the City of Zion, as amended, Chapter 56, adding definitions to the Liquor Control Ordinance. The vote on roll call was: Commissioners Bennett, aye; Rogers, aye; Monk, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

JETHRO COURT SUBDIVISION

A memo (01-DOC-4) was received from Brian Usher regarding a conditional acceptance of Jethro Court Subdivision. Marie Steward owns lots 2, 3 and 5. Ms. Steward has signed an agreement requesting to defer the installation of sidewalks and trees on these vacant lots for up to two years. Mr. Usher stated all other public improvements have been completed in this subdivision. Commissioner Bennett noted that when homes are built on these lots, these improvements would be required prior to occupancy. Attorney Rolek recommended assurances for the city by either recording a lien against the property or requiring a bond from the homeowner. Ms. Steward's agreement should also be recorded against the land. Commissioner Monk recommended tabling this item, in order to discuss these options with the property owner. It was moved by Commissioner Monk, seconded by Commissioner Taylor to table the conditional acceptance of Jethro Court Subdivision until the February 6 City Council meeting. The vote on roll call was: Commissioners Bennett, aye; Rogers, aye; Monk, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

GARDEN VIEW RESUBDIVISION

A memo (01-DOC-5) was received from Peter Cioni, regarding the resubdivision of Garden View Subdivision. The property owner of Lot 9 in Block 2 on the south side of 30th Street between Lewis Avenue and Lebanon wishes to equally divide the lot into two lots. Each lot would then be 72.6 feet by 300 feet. The lots would more than exceed the minimum requirements for the R-8 single-family residential zoning. It was moved by Commissioner Monk, seconded by Commissioner Bennett to approve the resubdivision of Lot 9 in Block 2 of the Garden View Subdivision, as requested. The vote on roll call was: Commissioners Bennett, aye; Rogers, aye; Monk, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

PURCHASE OF GASOLINE

Brian Usher recommended utilizing an additional supplier for the purchase of gasoline. The Citgo station on Route 173 and Green Bay Road is open 24 hours per day with wider aprons for larger vehicles. This station would replace the Amoco station at 21st Street and Lewis Avenue. Mr. Usher stated the Citgo station has offered a discount for City vehicles, and a card system would be established. Mayor Harrison noted this is not a local vendor. Commissioner Monk questioned whether or not this station is certified with the state. The Council agreed that further analysis and discussion were needed, and to schedule a future workshop on this matter. It was moved by Commissioner Taylor, seconded by Commissioner Rogers to table the request for an additional supplier for the purchase of gasoline until the February 6 City Council meeting. The vote on roll call was: Commissioners Bennett, aye; Rogers, aye; Monk, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

BUILDING DEPARTMENT ADVISORY PANEL

A memo (01-DOC-6) was presented by Commissioner Rogers regarding a vacancy on the Building Department Advisory Panel. Richard Johnson is no longer able to serve. Commissioner Rogers recommended appointing Michael Berger to the Panel. It was moved by Commissioner Rogers, seconded by Commissioner Bennett to appoint Michael Berger to the Building Department Advisory Panel. The vote on roll call was: Commissioners Bennett, aye; Rogers, aye; Monk, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

RENOVATION AGREEMENT/2112 EMMAUS

A memo (01-DOC-7) was received from John Jones, regarding advertising for bids for the renovation of 2112 Emmaus Avenue. The City purchased this property from the Department of Housing and Urban Development. Mr. Jones stated rehabilitation of this home could amount to \$60,000, so he recommends not placing a minimum bid for the purchase of the

property. The agreement would require the bidder to improve and utilize the home as a single-family residence. Attorney Rolek stated the agreement should contain a reversionary clause, in case of default. Mr. Jones stated this agreement does contain such a clause. The Council stated the requirements should include that the home be owner-occupied with a time period for occupancy. It was moved by Commissioner Monk, seconded by Commissioner Rogers to approve the Renovation Agreement and Requirements for submitting a bid for the property located at 2112 Emmaus Avenue, Zion, Illinois, contingent on the City Attorney's approval. The vote on roll call was: Commissioners Bennett, aye; Rogers, aye; Monk, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

DOWNTOWN STREET SURVEY & TRAFFIC STUDY

Commissioner Rogers requested advertising for bids, in order for a street survey and traffic study to be conducted of the downtown area. Mayor Harrison stated the studies need to be accomplished as soon as possible in order to further the overall downtown project. Attorney Rolek stated this type of bid process must be consistent with the requirements of the Illinois Professional Services Bidding Act. Commissioner Monk noted that, once plans are available, State approval will be needed. Mayor Harrison stated unexpended funds for alley improvements could be utilized for this study. TIF funds could also be available. It was moved by Commissioner Rogers, seconded by Commissioner Taylor to approve advertising for bids for a street survey and traffic study of the downtown area in conformance with the Illinois Professional Services Bidding Act. The vote on roll call was: Commissioners Bennett, aye; Rogers, aye; Monk, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

CONTAINERIZED GARBAGE/PUBLIC FLYER

An informational public flyer (01-DOC-8) was presented by Commissioner Rogers. This flyer informs the public of the details regarding the containerized garbage program. Commissioner Rogers requested permission to print and mail 5,000 flyers. It was moved by Commissioner Rogers, seconded by Commissioner Taylor to authorize the printing and mailing of 5,000 public flyers regarding the containerized garbage program. The vote on roll call was: Commissioners Bennett, aye; Rogers, aye; Monk, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

ANY OTHER MATTERS

Mayor Harrison welcomed Attorney Bob Rolek and the law firm of Ancel, Glink, Diamond, Bush, DiCianni & Rolek, P.C., who will be serving as the City's legal representatives.

ANNOUNCEMENTS

JANUARY 27 CHAMBER OF COMMERCE ANNUAL INSTALLATION

DINNER

FEBRUARY 6 CITY COUNCIL MEETING

FEBRUARY 8 BUILDING DEPARTMENT ADVISORY PANEL MEETING

FEBRUARY
11 ART SHOW AT SHILOH HOUSE

FEBRUARY ASSISTANCE IN HEALTHCARE FOUNDATION/MRMC
17 SWEETHEART BALL

MARCH 10 KIWANIS ANNUAL PANCAKE BREAKFASE

EXECUTIVE SESSION

It was moved by Commissioner Taylor, seconded by Commissioner Monk that the Council recess to Executive Session at 7:56 p.m. to discuss personnel, possible litigation and the purchase and sale of real estate. The vote on roll call was: Commissioners Bennett, aye; Rogers, aye; Monk, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

The Council reconvened at 9:15 p.m. with all members present.

ADJOURN

There being no further business to come before the Council at this time, it was moved by Commissioner Bennett, seconded by Commissioner Monk and unanimously approved the meeting be adjourned at 9:15 p.m. Motion carried.