

# Council Minutes

**JUNE 5, 2001**

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL  
HELD ON TUESDAY, JUNE 5, 2001, AT 7:00 P.M. IN THE CITY  
COUNCIL CHAMBERS, CITY HALL, ZION, ILLINOIS

---

Mayor Harrison called the meeting to order.

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

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

## **AGENDA CHANGES**

It was moved by Commissioner DeTienne, seconded by Commissioner Bennett to amend the Council agenda as follows: - Delete Special Presentation for Truman Hudson, item 5. - Delete Ordinance authorizing redistribution of surplus downtown TIF Funds for 2000 collection, item 9.a. - as action taken on May 15 authorizes this redistribution without the need for a second reading - Add first reading of Resolution for Multifamily Housing Revenue Bonds for Horizon Village, item 8.b. - Add Ordinance authorizing an agreement for a Business Redevelopment Donation to James Kaplan Companies for preparation of a site at Sheridan Road and 21st Street, item 9.a. - Add to consider appointment to Zion/Winthrop Harbor Cable Commission, item 10.m. - Delete to consider approval of the 2001/02 Fiscal Year Budget, item 10.b. - Delete to consider clarification regarding reporting responsibility for various positions, item 10.c.(1) - Delete to consider Fire/Rescue Department personnel requests, item 10.d. - Add to consider Special Events application for Nostalgia Days, item 10.b. - Add to consider participation in End of Summer Faire, item 10.d. The vote on roll call was: Commissioners DeTienne, aye; Bennett, aye; Rogers, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

## **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 Executive Session held on May 15, 2001 at 6:00 P.M. and a Budget Workshop/Special Meeting and Executive Session held on May 21, 2001 at 4:45 P.M., with all members having previously received copies. (b) DEPARTMENTAL REPORTS: Detailed Balance Sheet, period ending April 30, 2001; Detailed Revenue & Expense Report, period ending April 30, 2001; City Clerk's Monthly Report, May, 2001;

Workers Compensation Claims for April & May, 2001; Police Department Reports, April, 2001 6/5/01 (c) BILLS: Vouchers 76367 through 76598 drawn on the National City Bank, \$1,222,187.94: First Midwest Bank, \$68,546.22; Bank of Waukegan, \$331,551.40: Total: \$1,622,285.56 (d) PAYMENTS: Ancel, Glink, Diamond, Bush, DiCianni & Rolek, P.C., legal services, \$11,250.00, \$327.50, \$1,260.00, \$2,535.00, \$304.02, \$385.00, \$202.50, \$1,050.00 & \$168.75; Total: \$17,482.77; Real Estate Chicago, advertising, \$939.25; Lake County Storm Water Management Agency, inspection deposit, \$810.00; T. Wallace Blacktopping, Inc., work performed on alley resurfacing project, \$191,794.80; Portraits, Murals & Faux, dome painting, \$3,450.00; Camp Dresser & McKee, Inc., Zion Municipal Landfill gas monitoring services, \$6,780.83; McClure Engineering Associates, Inc., services rendered on Zion Shopping Center, \$4,286.35 & \$55,379.27; Total: \$59,665.62 (e) PROCLAMATION: Memorial Day - May 28, 2001 The vote on roll call was: Commissioners DeTienne, aye; Bennett, aye; Rogers, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

### **CITIZEN COMMENTS**

Phil Dickman noted his mother has received code and parking tickets, which he believes should not have been issued. Mr. Dickman brought this matter before the Building Advisory Panel. John Jones will submit a report to the Council on this matter, in order to have all information prior to making any decisions.

Mr. Bremner announced that events will take place on June 29-July 1 celebrating the 90th anniversary of the Great Lakes Naval Training Center.

Tom Jablonski stated concerns regarding condemnation and demolition of properties. The Council noted the City attempts to work with property owners, lenders and contractors to resolve such matters, long before taking any legal action.

John Rice complained of the quality of work done on the resurfacing of the alley abutting his driveway. Ron Colangelo, Engineering Division, will be reviewing this matter and contacting Mr. Rice.

### **NATIONAL FIRE PROTECTION ASSOCIATION STANDARDS**

Chief LaBelle stated the National Fire Protection Association is proposing Standard 1710, which would set minimum staffing levels and response times for Fire and EMT companies. Chief LaBelle stated this unfunded mandate would undermine decision making and public safety. It was moved by Commissioner DeTienne, seconded by Commissioner Bennett that a Resolution (01-R-8) be passed opposing the National Fire Protection Association Standard 1710, which relates to the proposed minimum staffing levels and response times for Fire and EMT companies. The vote on roll call was: Commissioners DeTienne, aye; Bennett, aye; Rogers, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Resolution passed.

## **HORIZON VILLAGE/MULTIFAMILY HOUSING REVENUE BONDS**

Peter Cioni stated the City Council conducted a public hearing last month to consider a finance plan and revenue bonds for the renovation of Horizon Village. Daniel Kotcher, DKI, stated the bond finance closing is scheduled for the end of this month, and renovation will commence immediately upon closing. It was moved by Commissioner Taylor, seconded by Commissioner Bennett to approve the first reading of a resolution authorizing the issuance and sale of Multifamily Housing Revenue Bonds, Series 2000B (GNMA Collateralized - Horizon Partners, L.P. Project) of the City of Zion, Lake County, Illinois in an aggregate principal amount not to exceed \$15,000,000 and confirming the sale thereof; authorizing the execution and delivery of a financing agreement, a trust indenture, a regulatory agreement, a declaration of restrictive covenants and a purchase contract and related documents; authorizing the distribution of a preliminary official statement and an official statement; and related matters; and for the final resolution to be prepared accordingly. The vote on roll call was: Commissioners DeTienne, aye; Bennett, aye; Rogers, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

## **JAMES KAPLAN COMPANIES/BUSINESS REDEVELOPMENT AGREEMENT**

It was moved by Commissioner Taylor, seconded by Commissioner Rogers that an Ordinance (01-0-28) be passed authorizing the execution of a Contingent Agreement for a Business Redevelopment Donation to James Kaplan Companies for preparation of a site at Sheridan Road and 21st Street for Redevelopment. This agreement is for the demolition of buildings at the southeast corner of 21st Street and Sheridan Road, subject to Mr. Kaplan not receiving payment from the City until permits are secured for a new commercial development. The vote on roll call was: Commissioners DeTienne, aye; Bennett, aye; Rogers, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

## **PREVAILING RATE OF WAGES**

It was moved by Commissioner Bennett, seconded by Commissioner DeTienne that an Ordinance (01-0-29) be passed ascertaining the Prevailing Rate of Wages for laborers, mechanics and other workmen in the locality of Zion employed in performing construction of public works. The vote on roll call was: Commissioners DeTienne, aye; Bennett, aye; Rogers, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

## **FIRE HYDRANT VARIANCE**

A letter (01-DOC-66) was received from Bill Dill of Dill Brothers, Inc. requesting a variance regarding the distance for a fire hydrant to be

located from a commercial building. The current Municipal Code requires a fire hydrant to be located within 150 feet of a corner of a building. This would require locating a hydrant on private property. Chief LaBelle stated a hydrant is currently located near Mr. Dill's new addition to his facility at 3401 20th Street and the new addition is of non-combustible building material. The existing fire hydrant would be the hydrant used in case of a fire, therefore, Chief LaBelle stated this request poses no safety concerns. It was moved by Commissioner DeTienne, seconded by Commissioner Taylor to grant the variance regarding the distance for a fire hydrant to be located from the commercial building located at 3401 20th Street. The vote on roll call was: Commissioners DeTienne, aye; Bennett, aye; Rogers, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

### **NOSTALGIA DAYS SPECIAL EVENT**

Commissioner Rogers stated the Nostalgia Days Committee is interested in bringing a carnival to Zion for the Nostalgia Days for June 21-23. The Sheridan Health Care Center has offered the use of their vacant property on Sheridan Road. The City would be named as an additional insured. The carnival owners supply their own security and clean up, and would be willing to provide a bond. Commissioner Rogers questioned whether or not a fee would apply for this special event. The Council agreed that the special events fee of \$25.00 is applicable, and the approval should be subject to the City Attorney's review of a bond. No action was required on this item.

### **WATER DIVISION SERVICE TECHNICIAN/PUBLIC WORKS**

A memo (01-DOC-67) was received from Brian Usher, requesting permission to post and advertise for a Service Technician in the Water Division of Public Works. This vacancy was created by the resignation of one of the Water Division employees. It was moved by Commissioner Taylor, seconded by Commissioner Rogers to grant permission to post and advertise for a Service Technician in the Water Division of Public Works. The vote on roll call was: Commissioners DeTienne, aye; Bennett, aye; Rogers, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

### **END OF SUMMER FAIRE**

Commissioner Rogers requested the City's participation in the End of Summer Faire to be held August 18. The City has participated in the past with a booth at this event for a fee of \$20. 10% of all proceeds will be donated to Faith Food Pantry. It was moved by Commissioner Rogers, seconded by Commissioner Taylor to authorize payment of \$20.00 to Faith Food Pantry for the City's participation in the August 18, 2001 End of Summer Faire. The vote on roll call was: Commissioners DeTienne, aye; Bennett, aye; Rogers, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

## **2802 ELISHA AVENUE/WATER REFUND**

A memo (01-DOC-68) was received from Bill Johansen, requesting consideration of a refund for overpayment of water bills for 2802 Elisha Avenue. The water was previously turned off for several months for renovations, and currently the house is vacant. The homeowner, Rosario Fico, has paid bills totaling \$1,008.30 for service he has not received. It was moved by Commissioner Taylor, seconded by Commissioner DeTienne to authorize a refund to Rosario Fico in the amount of \$1,008.30 for overpayment of utilities for 2802 Elisha Avenue. The vote on roll call was: Commissioners DeTienne, aye; Bennett, aye; Rogers, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

## **TAB OF BIDS/COMPUTERS & SWITCH/POLICE DEPT**

A Tabulation of Bids (01-DOC-69) was received from Chief Malcolm with results as follows: Chief Malcolm stated bids were received for the purchase of a CISCO 3548 switch. Chief Malcolm recommended awarding the contract to the lowest responsible and responsive bidder, CDW, in the amount of \$3,199.00. Funding will come from the Local Law Enforcement Block Grant. It was moved by Commissioner DeTienne, seconded by Commissioner Bennett to approve awarding the contract for the purchase of a CISCO 3548 switch for the Police Department to CDW in the amount of \$3,199.00. The vote on roll call was: Commissioners DeTienne, aye; Bennett, aye; Rogers, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

Chief Malcolm stated bids were also received for the purchase of two computer CAD workstations and six monitors. Chief Malcolm recommended awarding the contract to the lowest responsible and responsive bidder who met all specifications, Sherlock Systems, in the total amount of \$7,372.00. Funding will come from the Emergency 911 Capital Outlay account. It was moved by Commissioner DeTienne, seconded by Commissioner Bennett to approve awarding the contract for the purchase of two computer CAD workstations and six monitors for the Police Department to Sherlock Systems for the total amount of \$7,372.00. The vote on roll call was: Commissioners DeTienne, aye; Bennett, aye; Rogers, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

## **LAPTOP COMPUTERS/POLICE DEPT**

A memo (01-DOC-70) was received from Chief Malcolm requesting approval to purchase thirteen laptop computers and docking stations for the Police Department. The State of Illinois bid price for the purchase of all equipment including installation is \$83,831.00 through CDS Office Technologies. Funding has been received in the amount of \$84,000 from the Illinois First Grant Program for these computers. It was moved by Commissioner DeTienne, seconded by Commissioner Bennett to approve purchasing thirteen laptop computers and docking stations for the Police

Department through State of Illinois bidder, CDS Office Technologies, in the total amount of \$83,831.00. The vote on roll call was: Commissioners DeTienne, aye; Bennett, aye; Rogers, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

### **TEMPORARY CERTIFICATE OF OCCUPANCY**

A memo (01-DOC-71) was received from John Jones recommending increasing the fee for a temporary certificate of occupancy, as well as the non-refundable portion of this fee. The Building Department currently has 25 temporary certificates, and the current fees do not encourage the builders to complete the job in a timely manner. Mr. Jones recommended increasing the fee from \$2,600 to \$5,000 and increasing the nonrefundable portion of this fee from 5% to 10%. If a builder does not finish his work, this would also allow for sufficient funds to have the work completed. It was moved by Commissioner Rogers, seconded by Commissioner Bennett to approve increasing the fee for a temporary certificate of occupancy to \$5,000 and increasing the non-refundable portion of this fee to 10%, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners DeTienne, aye; Bennett, aye; Rogers, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

### **PERMIT FEE SCHEDULE**

A memo (01-DOC-72) was received from John Jones recommending amending the Permit Fee Schedule, Section 10-9(e) to include all other structures in this section, which now pertains to radio towers, TV towers, satellite dishes and bleachers. It was moved by Commissioner Taylor, seconded by Commissioner Rogers to approve the inclusion of all other structures in the Permit Fee Schedule, Section 10-9(e), and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners DeTienne, aye; Bennett, aye; Rogers, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

### **910 20TH STREET/LOT RESUBDIVISION**

A memo (01-DOC-73) was received from John Jones, recommending the resubdivision of 910 20th Street into two parcels. Each lot would contain 8,100 square feet, which complies with the R-8 zoning requirements. There is currently a garage, which would encroach on the dividing property line. The owner is willing to either move or demolish this garage. It was moved by Commissioner Taylor, seconded by Commissioner Rogers to approve the resubdivision of 910 20th Street into two parcels, as requested, subject to the demolition or removal of the garage and any other structure or material on the dividing property line. The vote on roll call was: Commissioners DeTienne, aye; Bennett, aye; Rogers, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

## **2317 LYDIA AVENUE/LOT RESUBDIVISION**

A memo (01-DOC-74) was received from Peter Cioni, recommending the resubdivision of 2317 Lydia Avenue into two parcels. Lot 1 would have 49,726 square feet and Lot 2 would have 23,978 square feet, which exceeds the minimum requirements for the R-10 zoning. Lot 2 has an existing home, and Lot 1 has a small shed. It was moved by Commissioner Rogers, seconded by Commissioner Taylor to approve the resubdivision of 2317 Lydia Avenue into two parcels, as requested, subject to the demolition or removal of the shed from Lot 1 to Lot 2 prior to application for a building permit. The vote on roll call was: Commissioners DeTienne, aye; Bennett, aye; Rogers, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

## **HARBOR RIDGE SUBDIVISION/PHASES 2, 3 & 4**

A memo (01-DOC-75) was received from Brian Usher, recommending acceptance of public improvements in Harbor Ridge Subdivision as follows: Phase 2: Acceptance of public improvements, waiving the warranty/maintenance fee, since Phase 2 has been in existence over 3 years, Phase 3: Acceptance of public improvements, accepting a one year warranty/maintenance fee, and Phase 4: Acceptance of public improvements, accepting a two year warranty/maintenance fee. It was moved by Commissioner Taylor, seconded by Commissioner Bennett to accept the public improvements in Harbor Ridge Subdivision, with warranty/maintenance fees as recommended. The vote on roll call was: Commissioners DeTienne, aye; Bennett, aye; Rogers, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

## **ZION/WINTHROP HARBOR CABLE COMMISSION**

It was moved by Commissioner Taylor, seconded by Commissioner Bennett to approve the appointment of Ed Spohr to the Zion/Winthrop Harbor Cable Commission. The vote on roll call was: Commissioners DeTienne, aye; Bennett, aye; Rogers, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

## **ANNOUNCEMENTS**

|                  |  |
|------------------|--|
| JUNE 9           | COALITION FOR HEALTHY COMMUNITIES<br>HEALTH FAIR |
| JUNE 13          | ZION CHAMBER OC COMMERCE GOLF<br>OUTING          |
| JUNE 19          | CITY COUNCIL MEETING                             |
| JUNE 22 & 23     | NOSTALGIA DAYS                                   |
| JUNE 10, JULY 1, | GREAT LAKES NAVAL BAND CONCERTS                  |

AUG 12

AUG 26, SEPT 2

### **EXECUTIVE SESSION**

It was moved by Commissioner DeTienne, seconded by Commissioner Taylor that the Council recess to Executive Session at 8:40 p.m. to discuss personnel, collective bargaining and probable litigation. The vote on roll call was: Commissioners DeTienne, aye; Bennett, aye; Rogers, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried. The Council reconvened at 11:00 p.m. with all members present.

### **TEMPORARY POLICE SERGEANT**

It was moved by Commissioner DeTienne, seconded by Commissioner Rogers to approve creating a 60-day temporary Police Sergeant position, and for a Resolution to be prepared accordingly. The vote on roll call was: Commissioners DeTienne, aye; Bennett, aye; Rogers, aye; Taylor, aye; and Mayor Harrison, aye. Motion carried.

### **WATER DIVISION LEADMAN/PUBLIC WORKS**

It was moved by Commissioner Taylor, seconded by Commissioner Bennett to approve the salary for the Water Division Leadman at Pay Grade 10-4, per the May 1, 2000 pay schedule. The vote on roll call was: Commissioners DeTienne, aye; Bennett, aye; Rogers, 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 11:10 p.m. Motion carried.