

Council Minutes

OCTOBER 4, 2001

MINUTES OF A WORKSHOP/SPECIAL MEETING OF THE ZION CITY COUNCIL HELD ON THURSDAY, OCTOBER 4, 2001, AT 4:11 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 Taylor, DeTienne, Rogers, Bennett and Mayor Harrison.

SHERIDAN ROAD STREETScape PROJECT

Baxter & Woodman Consulting Engineers presented a proposal and options for the Sheridan Road Streetscape Project. This firm has done similar projects in Grayslake and Highland Park. Mayor Harrison stated the City is considering this streetscape project at the same time it is involved in the business façade program.

John Ambrose and Bill Heinz of Baxter & Woodman made the following presentation for streetscape improvements:

Sheridan Road Improvements "A" - Sheridan Road from 25th Street to 29th Street

- Sidewalk replacement with increte. Increte is a cement product with the color placed in the mix. It is much more durable than brick, but would not be subject to settling problems, and can be made almost any color.
- - Irrigation system
- - Tree lighting and tree grates
- - Curb and gutter replacement
- - Decorative street lights, with decorative bases and poles
- - Decorative traffic signals or repainting of current signals
- - Traffic control and protection during construction
- - Engineering, design and contingency

Total Sheridan Road Improvements "A" Costs: \$3,256,500

West Alley Improvements "B" - The alley between 26th Street and 28th Street

- Increte alley
- - Curb and gutters

- - Decorative street lighting
- - Landscape trees
- - Burying overhead power lines
- - Engineering and contingency

Total West Alley Improvements "B" Costs: \$2,020,000

Parking Lots "C" - The city parking lots west of Sheridan Road

- Bituminous resurfacing
- - Islands with trees and lights
- - Pavement markings
- - Engineering and contingency

Total Parking Lots "C" Costs: \$480,000

Commissioner DeTienne questioned whether or not delivery truck traffic and snowplowing would destroy the increte material in the alley. Mr. Heinz stated increte is very durable, and would not be damaged by truck traffic. Due to the thickness of the concrete, if the material were to be chipped by a snowplow, it would not change the color. Brian Usher stated different methods of plowing could be implemented, including use of a rubber blade. The property immediately north of Ace Hardware, which is privately owned, is included in this proposal for improvements. Property owner, Bill Warren, stated it was his intention to improve this area. Commissioner Bennett stated he foresees problems with large truck traffic in the proposed 12' alley. Mr. Heinz stated there would be an estimated savings of 25% of the alley costs to turn the alley, south of the bank, into a pedestrian walkway only.

Mayor Harrison stated the Council needs to confer with bond counsel regarding the availability of TIF Fund revenue, so as not to utilize general funds. Baxter & Woodman would like to break ground in the spring and complete the work by Labor Day, which would be a tight schedule. Mr. Usher suggested contracting with Baxter & Woodman, in order to obtain proposals for engineering all options. It was noted the TIF Review Board will be meeting on October 8. Mayor Harrison stated the single largest cost is removing and burying the overhead power lines, and suggested Commonwealth Edison be contacted regarding their cooperation in reducing the overall cost. Peter Cioni stated be will obtain a legal opinion and financial projection regarding a TIF extension. Mr. Heinz stated if all engineering is done, actual improvements can be determined at a later time, with the idea of bidding the Sheridan Road improvements first for completion in 2002. Commissioner Bennett stated confirmation is needed of TIF financing.

It was moved by Commissioner Taylor, seconded by Commissioner Rogers to authorize Baxter & Woodman Consulting Engineers to negotiate

for the engineering for improvements A, B and C, as presented, for the Sheridan Road Streetscape Project. The vote on roll call was: Commissioners Taylor, aye; DeTienne, aye; Rogers, aye; Bennett, 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 5:17 p.m. Motion carried.