

**MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, OCTOBER 7, 2003, AT 7:00 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, ZION, ILLINOIS**

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Miss Zion Deanna Zicarelli, Junior Miss Zion Britney Ditzig, and Little Miss Zion Michaela Baxter called the meeting to order. They called for the roll, and the following answered present: Commissioners Bennett, Taylor, DeTienne, Flammini and Mayor Harrison.

Miss Zicarelli, Miss Ditzig and Miss Baxter led in the Pledge of Allegiance to the Flag.

Mayor Harrison thanked and congratulated the young ladies and pageant director, Carla Villalobos.

**CONSENT AGENDA**

It was moved by Commissioner Taylor, seconded by Commissioner Bennett that the Consent Agenda be approved as follows:

- (a) **MINUTES** of a Regular Meeting and Closed Session held on September 16, 2003 at 7:00 P.M., with all members having previously received copies.
- (b) **RELEASE OF CLOSED SESSION MINUTES:** July 17, 2001
- (c) **DEPARTMENTAL REPORTS:** City Clerk's Monthly Report, September 2003
- (d) **BILLS:** Vouchers 84617 through 84903 drawn on National City Bank, \$966,914.99, \$3,099,358.68; Add back voided checks \$2,800.00, \$1,000.00, \$113,388.22; Total: \$4,066,273.67
- (e) **PAYMENTS:** Ancel, Glink, Diamond, Bush, DiCianni & Rolek, P.C., legal services, \$3,230.04; \$1,435.00, \$35.00, \$651.75, \$140.00; Total: \$5,491.79; Michael Stried, tuition reimbursement, \$619.72; Citigate, design and printing of City Brochure, \$13,570.31; Façade Grant reimbursements for Starlite Restaurant, 2325 Sheridan Road, \$50,000, Cancer Treatment Centers of America, 2612 Sheridan Road, \$150,000, Mid-Way Supply, 2502 Deborah, \$50,000, Zion Schwinn Cyclery, 2750 Sheridan Road, \$59,670.02, Ace Hardware, 2660 Sheridan Road, \$150,000, Urban Innovations (Carmel House), 2815 Elisha, \$145,331.33
- (f) **PROCLAMATIONS:** International Hispanic/Latino Mental Health Day – October 10, 2003; Winthrop Harbor Lions Club Candy Days – October 10 & 11, 2003

The vote on roll call was: Commissioners Bennett, aye; Taylor, aye; DeTienne, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

**SPECIAL PRESENTATIONS/FACADE GRANT REIMBURSEMENTS**

Mayor Harrison awarded Façade Grant Reimbursements to the following downtown businesses, thanking them for their continued support of the downtown and the City of Zion:

- Starlite Restaurant – 2325 Sheridan Road \$50,000.00
- Cancer Treatment Centers of America – 2612 Sheridan Road \$150,000.00
- Midway Supply – 2502 Deborah Avenue \$50,000.00
- Zion Schwinn Cyclery – 2750 Sheridan Road \$59,670.02
- Ace Hardware – 2660 Sheridan Road \$150,000.00
- Urban Innovations (Carmel House) – 2815 Elisha Avenue \$145,331.33

**SPECIAL USE PERMIT/2453 SHERIDAN ROAD**

It was moved by Commissioner Flammini, seconded by Commissioner Taylor that an Ordinance (03-0-37) be passed, with language as provided by the City Attorney, granting a Special Use Permit for the operation of a pet grooming business at 2453 Sheridan Road. The vote on roll call was: Commissioners Bennett, aye; Taylor, aye; DeTienne, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

**CITY DENTAL PLAN**

A memo (03-DOC-189) was received from Commissioner Bennett, recommending contracting with Professional Benefits Administrators (PBA) for administration of the dental plan. PBA would be responsible for the following:

1. Receipt and processing of claims; mailing explanation of benefits; mailing benefit checks
2. Review of reasonable and proper costs
3. Privacy of all claims
4. Claim inquiries
5. Maintenance of all records

The cost would be \$2.50 per month per employee for an approximate total of \$4,000 per year.

It was moved by Commissioner Bennett, seconded by Commissioner DeTienne to contract with Professional Benefits Administrators for administration of the dental insurance plan. The vote on roll call was: Commissioners Bennett, aye; Taylor, aye; DeTienne, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

**BUILDING MAINTENANCE**

Commissioner Flammini recommended contracting for building maintenance services, including heating, cooling, plumbing and electrical, so as to utilize one contractor per service for all City buildings. This would streamline pricing, and the City would obtain better service. Commissioner Flammini stated specifications could be written for annual bids. Mayor Harrison noted vendors could be requested to submit a time and material bid.

The Council agreed to proceed for the contracting of building maintenance services, as recommended.

**MIDWESTERN REGIONAL MEDICAL CENTER/PROPERTY VACATION**

A memo (03-DOC-190) was received from John Jones, regarding a request from Midwestern Regional Medical Center (MRMC) for vacation of a strip of public property on the west side of the hospital. Mike White, Chief Operating Officer for MRMC, stated the design of the exit corridors to meet state codes for handicapped persons would require ramps, which would affect a 32 foot long, one-foot wide section along the west side of the building. Per the hospital's architect, the ramps would not go into the public sidewalk, however construction will require reconstruction of the public sidewalk. A vacation is requested, which will allow for an addition to the building. Mr. White stated full plans would be submitted to the City tomorrow. Attorney Rolek stated the City has three options: 1) permanent easement, 2) license, or 3) vacation of the portion needed for the encroachment. A legal description would be required for the plat of vacation.

It was moved by Commissioner Bennett, seconded by Commissioner Flammini to grant a permanent no-cost vacation to Midwestern Regional Medical Center to allow for the construction of a handicapped ramp on the west side of the hospital building, as requested, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners Bennett, aye; Taylor, aye; DeTienne, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

Mr. White also requested a temporary road closure of the east lane of Emmaus Avenue near the hospital during construction. This currently is a parking lane, and would need to be closed for 8 months. Commissioner Taylor noted concerns regarding limited parking, as this temporary closure would take away 22 parking spaces. Mr. White stated the hospital plans to raze the home at 2600 Elisha Avenue, which would provide for additional parking in approximately 45 days. Fire Chief LaBelle stated his concerns regarding parking on both sides of 26<sup>th</sup> Street, which does not allow enough room for emergency vehicles. Mr. White stated the hospital's business is growing, and they are trying to address all such concerns. Mr. White also noted the hospital's contractor will be responsible for installing the fencing and barricades. Commissioner Taylor recommended approving this request, subject to Mr. White meeting with Brian Usher, John Jones, Chief LaBelle and Chief Malcolm to work out the City's concerns.

The Council agreed to the temporary closure of the east parking lane of Emmaus Avenue next to MRMC for 8 months, subject to hospital personnel meeting with City staff, as recommended.

#### **BETTY'S TANNING & BOUTIQUE/TIF GRANT**

A memo (03-DOC-191) was received from Delaine Rogers, regarding a proposed TIF Grant for Betty's Tanning and Boutique at 1235 27<sup>th</sup> Street. The TIF Review Board recommends approval of a \$4,615 grant for a new awning and signage. Funds would be drawn from the TIF 1 District.

It was moved by Commissioner Bennett, seconded by Commissioner Taylor to approve a TIF Business Grant not to exceed \$4,615 to Betty's Tanning and Boutique for the purpose of a new awning and signage at 1235 27<sup>th</sup> Street. The vote on roll call was: Commissioners Bennett, aye; Taylor, aye; DeTienne, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

#### **TAB OF BIDS/CANDY FACTORY ENVIRONMENTAL REMEDIATION**

A Tabulation of Bids (03-DOC-192) was received from Brian Usher, regarding the Candy Factory Environmental Remediation project. Mr. Usher recommended awarding the contract to the sole bidder, DEM Services, Inc., in the amount of \$92,760.00. DEM Services, Inc. meets all specifications. Mr. Usher stated this project involves remediation of the entire site.

It was moved by Commissioner Taylor, seconded by Commissioner Flammini to award the contract for the Candy Factory Environmental Remediation project to DEM Services, Inc. in an amount not to exceed \$92,760.00. The vote on roll call was: Commissioners Bennett, aye; Taylor, aye; DeTienne, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

#### **TAB OF BIDS/ROUTE 173 WATER MAIN EXTENSION**

A Tabulation of Bids (03-DOC-193) was received from Brian Usher, regarding the Route 173 water main extension from Green Bay Road to Eliason Avenue. Mr. Usher recommended awarding the contract to the lowest responsible and responsive bidder, Rocks Ann Construction, in the amount of \$496,944.00. Funds are available in the water construction bond account.

It was moved by Commissioner Taylor, seconded by Commissioner Bennett to award the contract for the Route 173 water main extension project, from Green Bay Road to Eliason Avenue, to Rocks Ann Construction in the amount of \$496,944.00. The vote on roll call was: Commissioners Bennett, aye; Taylor, aye; DeTienne, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

**ROUTE 173 WATER MAIN EXTENSION/ENGINEERING CONSTRUCTION SERVICES**

A memo (03-DOC-194) was received from Brian Usher, regarding engineering construction services for the Route 173 water main extension project. Mr. Usher recommended entering into an agreement with Baxter and Woodman Consulting Engineers for these services for a fee not to exceed \$55,440.

It was moved by Commissioner Taylor, seconded by Commissioner DeTienne to grant permission to enter into an agreement with Baxter and Woodman Consulting Engineers regarding engineering construction services for the Route 173 water main extension project. The vote on roll call was: Commissioners Bennett, aye; Taylor, aye; DeTienne, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

**PUBLIC UTILITY EASEMENT/3224 27<sup>TH</sup> STREET**

A memo (03-DOC-195) was received from Brian Usher, recommending the acceptance of a permanent public utility easement from the residents at 3224 27<sup>th</sup> Street. This 30' easement from the center of 27<sup>th</sup> Street is for the purpose of allowing public street occupancy. The grantor or successors would be allowed to tap on to the City's water system for their single family home at 3224 27<sup>th</sup> Street one time at no charge after the public water supply becomes available. Public water service is not currently available at this property.

It was moved by Commissioner Taylor, seconded by Commissioner Bennett to accept the permanent public utility easement at 3224 27<sup>th</sup> Street, as presented. The vote on roll call was: Commissioners Bennett, aye; Taylor, aye; DeTienne, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

**POLICE SQUAD/ACCESSORY EQUIPMENT**

A memo (03-DOC-196) was received from Chief Malcolm, requesting permission to waive bids and purchase accessory equipment for the new Police squad car. Deputy Chief Watkins requested that this installation and purchase of equipment be conducted by approved vendor, Emergency Vehicle Outfitters, for a total cost of \$3,922.75.

It was moved by Commissioner DeTienne, seconded by Commissioner Bennett to waive bids and grant permission for the purchase and installation of accessory equipment for the new Police squad from Emergency Vehicle Outfitters for the amount of \$3,922.75. The vote on roll call was: Commissioners Bennett, aye; Taylor, aye; DeTienne, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

**POLICE DRESS UNIFORM JACKETS**

A memo (03-DOC-197) was received from Chief Malcolm, requesting permission to purchase seven (7) dress uniform jackets for Police Command Staff. Deputy Chief Watkins stated this proposal is from approved uniform vendor, Lark Uniform Outfitters, for a total cost of \$1,866.95 plus shipping. This is a budgeted item, with funds to be taken from the Uniform Account.

It was moved by Commissioner DeTienne, seconded by Commissioner Bennett to grant permission to purchase seven (7) dress uniform jackets from Lark Uniform Outfitters for a total cost of \$1,866.95 plus shipping. The vote on roll call was: Commissioners Bennett, aye; Taylor, aye; DeTienne, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

**4-WAY STOP SIGN/LYDIA AVENUE & 23<sup>RD</sup> STREET**

A memo (03-DOC-198) was received from Chief Malcolm, recommending the installation of a 4-way stop sign at Lydia Avenue and 23<sup>rd</sup> Street. Citizens in this area have requested this 4-way stop sign to offset increased traffic due to new home construction and increased high school student enrollment.

It was moved by Commissioner DeTienne, seconded by Commissioner Bennett to approve installing a four-way stop sign at Lydia Avenue and 23<sup>rd</sup> Street. The vote on roll call was: Commissioners Bennett, aye; Taylor, aye; DeTienne, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

**ANNOUNCEMENTS**

- October 11                      Fire/Rescue Department Open House
- October 17                      Festival of Lights Spaghetti Dinner at ZBTHS
- October 21                      Township Board Meeting – 6:30pm  
City Council Meeting – 7:00pm
- October 22                      Lake County Red Ribbon Rally at College of Lake County
- October 26                      Trick or Treat in Zion  
& Mayor’s Halloween Safe Walk on Sheridan Health Care Center lot
- October 28                      Zion Exchange Club “Golden Deeds” Banquet at Shepherd’s Crook

**CLOSED SESSION**

It was moved by Commissioner Taylor, seconded by Commissioner Flammini that the Council recess to Closed Session at 8:02 p.m. to discuss the sale, purchase and lease of real estate. The vote on roll call was: Commissioners Bennett, aye; Taylor, aye; DeTienne, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner Flammini, seconded by Commissioner DeTienne to reconvene the Regular Council meeting at 9:37 p.m. with all members present. The vote on roll call was: Commissioners Bennett, aye; Taylor, aye; DeTienne, aye; Flammini, 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 DeTienne and unanimously approved the meeting be adjourned at 9:37 p.m. Motion carried.

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City Clerk

Approved October 21, 2003