

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, OCTOBER 5, 2004, AT 7:03 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, ZION, ILLINOIS

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Mayor Harrison called the meeting to order.

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

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

AGENDA CHANGES

It was moved by Commissioner Bennett, seconded by Commissioner Flammini to accept the Council agenda with amendments as follows:

- Deleting façade grant reimbursement approval for Emanuelson Inn from the Consent Agenda, Item 5d

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

CONSENT AGENDA

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

- (a) **APPROVAL OF MINUTES** of a Regular Meeting held on September 21, 2004 at 7:00 p.m. and approval but not release of Closed Session Minutes of a meeting held on September 21, 2004 at 7:00 p.m.
- (b) **DEPARTMENTAL REPORTS:** City Clerk's Monthly Report, September, 2004
- (c) **BILLS:** Vouchers 88256 through 88395 drawn on National City Bank, \$1,241,075.97
- (d) **PAYMENTS:** C.O.P.S. Testing Service, Inc., law enforcement written entrance exams, \$2,943.00; Ionware, consulting services for implementation of administrative adjudication system software, \$7,206.74; Dreyer's Auto Service, façade grant reimbursement for 3001 North Sheridan Road, Zion, \$38,884.41
- (e) **PROCLAMATIONS:** Make A Difference Day – October 23, 2004

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

LOT WIDTH VARIANCE FOR 2501 LYDIA AVENUE

It was moved by Commissioner Taylor, seconded by Commissioner Flammini that an Ordinance (04-O-36) be passed granting a lot width variance from Zion Municipal Code Section 102-32 for 2501 Lydia Avenue. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; Bennett, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

REPEALING ORDINANCE 04-O-28/VACATION OF NORTH AVENUE

Attorney Rolek stated Ordinance 04-O-28 was passed which vacated the unimproved right-of way of North Avenue south of Illinois Avenue. This ordinance stated that the entire vacation would be in favor of one owner, however, the east half was to be vacated in favor of the property to the east while the west half was to be vacated in favor of the property to the west. A new ordinance was prepared which repeals ordinance 04-O-28 and vacates the property.

It was moved by Commissioner Taylor, seconded by Commissioner Bennett that an Ordinance (04-O-37) be passed repealing Ordinance 04-O-28 and vacating a portion of the unimproved road right-of-way of North Avenue south of Illinois Avenue and north of Chicago Avenue in the City of Zion. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; Bennett, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

SHILOH PARK SCHOOL TRAFFIC FLOW PROBLEMS

A memo (04-DOC-140) was received from Chief Malcolm requesting that the Council review and approve a plan to alleviate traffic flow problems at Shiloh Park School. The plan is designed to improve the safety of students at drop off and dismissal time and ease traffic congestion. The plan includes: 1) permitting one-way traffic only (northbound) through the 2600 block of Gabriel, 2) installing "No Parking Between Signs" signage on the west side of Gabriel Avenue across from the north drive to the school, 3) installing a "No Parking from Here to Corner" sign on the southeast side of the intersection at 26th and Gabriel, and 4) increasing police presence in the area as time permits. This plan would only be in effect during school hours when children are present and during the school year. Mayor Harrison noted that a similar plan was implemented in 1999 and drivers ran over the cones and drove around the barricades as there was very little enforcement. Chief Malcolm stated that police presence will be increased in the area and he believes that most people will be respectful and appreciate the attempt to improve the safety of their kids. Commissioner DeTienne stated there must be at least one squad present and a plan must be in place should fire/rescue equipment be called to the area. Attorney Rolek recommended that a resolution be prepared for formal adoption at the next Council meeting.

It was moved by Commissioner DeTienne, seconded by Commissioner Taylor to approve the Shiloh Park School traffic flow improvement plan as presented and for a resolution to be prepared accordingly. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; Bennett, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

TABULATION OF BIDS/OVERHEAD DOORS AT FIRE STATION ONE

A memo (04-DOC-141) was received from Chief LaBelle stating that two bids that met the specifications were received for the replacement of overhead doors at Fire Station One. He recommended awarding the contract to the lowest responsive and responsible bidder, Overhead Door Company of Round Lake Park, in the amount of \$9,879.00. The bid includes the removal and disposal of the existing doors.

It was moved by Commissioner DeTienne, seconded by Commissioner Flammini, to award the contract for the replacement of overhead doors at Fire Station One to Overhead Door Company in the amount of \$9,879.00. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; Bennett, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

BUILDING PERMIT FEES/2340 LEWIS AVENUE/CHURCH OF CHRIST

A memo (04-DOC-142) was received from John Jones requesting that the Council consider waiving the building fees in the amount of \$200.00 for the installation of a drive-under canopy for the Church of Christ at 2340 Lewis Avenue. The canopy is being installed for weather protection purposes.

It was moved by Commissioner Flammini, seconded by Commissioner Taylor, to waive the building fees in the amount of \$200.00 for the installation of a drive-under canopy for the Church of Christ at 2340 Lewis Avenue. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; Bennett, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

LOT CONSOLIDATION/2032 HERMON AVENUE

A memo (04-DOC-143) was received from John Jones requesting approval of a lot consolidation for 2032 Hermon Avenue. Currently, the lots are 42 feet wide resulting in two non-conforming lots. Upon consolidation, the lot would become conforming. The property owner intends to build a garage on the lot and no variance application would be required.

It was moved by Commissioner Flammini, seconded by Commissioner Bennett to approve the lot consolidation for 2032 Hermon Avenue. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; Bennett, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

LOT CONSOLIDATION/NORTHEAST CORNER OF 26TH STREET & ELISHA AVENUE

A memo (04-DOC-144) was received from John Jones requesting approval of a lot consolidation for three lots on the northeast corner of 26th Street and Elisha Avenue. Midwestern Regional Medical Center will demolish the existing structures and use the property for additional hospital parking. Commissioner Taylor stated that Midwestern Regional Medical Center needs a long-range plan for parking. He doesn't want to see the entire downtown area become parking for the hospital. Mayor Harrison stated that the City's Pre-development Team met with Midwestern Regional Medical Center only two days ago and informed them the City expects parking facilities to be included as part of any new hospital development plans.

It was moved by Commissioner Bennett, seconded by Commissioner Flammini to approve the lot consolidation of three lots on the northeast corner of 26th Street and Elisha Avenue. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; Bennett, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

PERMIT FEES/2605 GALILEE AVENUE

A memo (04-DOC-145) was received from John Jones requesting that the Council consider waiving building permit fees for construction of a single family dwelling at 2605 Galilee Avenue. Robert and Roger Schwab took out a permit in November 2002, however, the permit expired before construction began. They paid the required \$200.00 extension fee in order to keep the permit in force. The permit has now expired again with no construction having been started. According to municipal ordinance, a second extension is not permitted. Re-application would require payment of fees in the amount of \$1,992.00. Staff recommends that the Schwab brothers pay a nominal fee of \$200 to cover administrative costs. Commissioner Taylor questioned when construction would start. The Schwab brothers stated they plan to

begin construction this fall and will complete construction as soon as possible. Commissioner Bennett asked why they had not pursued construction and let the permit expire twice. The Schwab brothers stated they had to clear the site, demolish existing structures, while operating their construction and plumbing businesses. They also cited heavy spring rains as a deterrent.

It was moved by Commissioner Flammini, seconded by Commissioner DeTienne to approve the payment of building permit fees in the amount of \$200.00 for construction of a single family dwelling at 2605 Galilee Avenue with the understanding if construction is not completed by the expiration date of the current permit, permit fees for re-application will be paid at the higher (\$1992.00 or current) rate. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; Bennett, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

PURCHASE OF NW & SW CORNERS OF LEWIS AVENUE AND 25TH STREET

A memo (04-DOC-146) was received from Delaine Rogers recommending approval of a contract, pending attorney review, for the purchase of the northwest and southwest corners of Lewis Avenue and 25th Street. The Bank of Waukegan extended an offer to the City to acquire approximately 3.25 acres in the west 2400 and 2500 blocks of Lewis Avenue. The market value of the property is \$300,000, however, the Bank of Waukegan, as part of this purchase, is offering the City a \$150,000 donation/credit toward the purchase as a courtesy and expression of good will. Director Rogers stated the land would be set aside for detention or potential commercial use.

It was moved by Commissioner Bennett, seconded by Commissioner Taylor to accept the offer of the Bank of Waukegan to purchase 3.25 acres at the northwest and southwest corners of Lewis Avenue and 25th Street in the amount of \$150,000, subject to the City Attorney's review. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; Bennett, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

TRUMPET PARK BUSINESS DEVELOPERS

A memo (04-DOC-147) was received from Delaine Rogers stating that the City's Pre-development Team has continued to work with Trammel Crow representatives to narrow the field of potential Trumpet Park developers. Staff requested that a workshop be scheduled during the week of October 11, 2004 for the members of City Council, members of the Bid Review Committee, Rick Delisle and Mike Prost representing Trammel Crow, Warner Bruske representing Partners in Design, Don Schoenheider representing Landon Properties, and the Zion Pre-development Team. The following development companies will be invited to attend: 1) IDI of Itasca, Illinois, 2) First Industrial of Rosemont, Illinois and 3) Opus-North of Rosemont, Illinois. Draft proposals will be provided for review prior to the workshop.

A workshop/special meeting, closed session only, was scheduled for Thursday, October 14, 2004 from 4:00 to 8:00 p.m. at Zion City Hall.

LAKE COUNTY REGIONAL FRAMEWORK PLAN

A draft of the Lake County Regional Framework Plan (04-DOC-148) was received from Delaine Rogers. This plan outlines the direction of future land use and development for Lake County. The Zion Pre-development Team has reviewed the plan. Director Rogers stated that the team is "fairly happy" with the plan overall. The City of Zion has until the end of October to comment on the proposed plan prior to its adoption by the County.

The members of the Council will review the plan and comment individually.

ANNOUNCEMENTS

Mayor Harrison read the following statement for the record.

“For many years, the City of Zion has been at the mercy of outside agencies regarding tenant, landlord, rental issues and their affect on our city. For this reason, the City of Zion seeks to convene a task force to bring all concerned parties to the table to find solutions to issues regarding our rental housing market and its impact. Our goal is to achieve a balance in our overall housing market and to make sure that an action by one agency does not continue to have a negative impact on all other agencies. We will be inviting the Lake County Housing Authority to sit down with a contingent headed by the City of Zion. Included in these talks will be representatives from all other local taxing bodies. For the past several months, the City has had our legal staff examining ways to accomplish our goals. We are now prepared to sit down and enter into meaningful talks. Please clearly understand, the issues I’m referring to have nothing to do with our senior housing market. We firmly believe the decision by the City of Zion to convene these talks will have a positive effect for our City.”

October 3-9		FIRE PREVENTION WEEK
October 9	9:00 a.m. – 3:00 p.m.	Open House at Fire Station One Food/Demonstrations/Fire Pole/Rides on Antique Fire Truck
October 19	6:30 p.m.	Next Zion Township Board Meeting
October 19	7:00 p.m.	Next Regular City Council Meeting
October 22	4:00 – 7:00 p.m.	Festival of Lights Spaghetti Dinner Fundraiser - ZBTHS Cafeteria – Tickets at City Hall Adults \$5.00
October 30	2:00 - 5:00 p.m.	Mayor’s “Safe Halloween Walk”
October 30	2:00 - 5:00 p.m.	Trick-or-Treat in Zion

CLOSED SESSION

It was moved by Commissioner Taylor, seconded by Commissioner Flammini that the Council recess to Closed Session at 7:45 p.m. to discuss the sale and purchase of real estate, personnel and pending litigation. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; Bennett, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner Flammini, seconded by Commissioner Taylor to reconvene the Regular Council meeting at 9:46 p.m. with all members present. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; Bennett, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

10/05/04

ADJOURN

There being no further business to come before the Council at this time, it was moved by Commissioner Bennett, seconded by Commissioner Flammini and unanimously approved the meeting be adjourned at 9:47 p.m. Motion carried.

Deputy City Clerk