

Council Minutes

OCTOBER 2, 2001

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL
HELD ON TUESDAY, OCTOBER 2, 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 Bennett, DeTienne, Rogers and Mayor Harrison. Commissioner Taylor was absent.

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

AGENDA CHANGES

It was moved by Commissioner Bennett, seconded by Commissioner DeTienne to accept the Council agenda with amendments as follows: Adding payments to Consent Agenda, item 5.d, for the following: - Baxter & Woodman, water & sewer rate study, \$10,000.00 & water main replacement, \$5,807.10; Total: \$15,807.10 - Superior Road Striping, Inc., pavement markings, \$31,681.36 Deleting payments to Consent Agenda, item 5.d., for the following: - Ancel, Glink, Diamond, Bush, DiCianni & Rolek, P.C., legal services, \$1,080.00, \$1,192.50, \$5,769.39, \$337.50, \$763.50, \$910.00, \$2,762.50, \$6,425.00, \$564.20, \$65.42, \$236.25, \$67.50, \$607.50, \$97.50, \$656.25, \$2,328.75 Adding to consider proposal to hire consultant for Downtown Redevelopment Project, item 8.d. Adding an amendment to the Agreement with James Kaplan Companies, item 8.e. Deleting to consider ordinance authorizing the sale of surplus personal property owned by the City of Zion, item 7.b. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

CONSENT AGENDA

It was moved by Commissioner Rogers, seconded by Commissioner Bennett that the Consent Agenda be approved as follows: (a) MINUTES of a Regular Meeting and Executive Session held on September 18, 2001 at 7:00 P.M., with all members having previously received copies. (b) BILLS: Vouchers 77514 through 77665 drawn on the National City Bank, \$663,171.70; First Midwest Bank, \$75,464.61; Bank of Waukegan, \$42,654.23; Total: \$781,290.54 (c) DEPARTMENTAL REPORTS: Community Development Report re: Brownfields Grant Award; City Clerk's Monthly Report, September, 2001; Public Works Monthly Report, August,

2001 (d) PAYMENTS: Ancel, Glink, Diamond, Bush, DiCianni & Rolek, PC; legal services, \$11,250.00; Ciorba Group, Inc., Galilee Avenue improvements, \$26,797.10; Baxter & Woodman, water & sewer rate study, \$10,000.00 & water main replacement, \$5,807.10; Total: \$15,807.10; Superior Road Striping, Inc., pavement markings, \$31,681.36 10/2/01 The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

CITIZEN COMMENTS

Olga Wigoda noted concerns regarding the feeding schedule for the animals at the animal shelter during weekends, and offered to volunteer. Commissioner Rogers stated there is a new animal control officer, who will be taking care of the facility.

Rob Sherman stated his opposition to the use of religious references in the Centennial Jubilee booklet. Mr. Sherman also requested the removal of a banner in the Council Chambers with the former Zion City Seal, as well as the removal of this Seal on the web site.

VARIANCE/1101 18TH STREET

It was moved by Commissioner Bennett, seconded by Commissioner Rogers that an Ordinance (01-0-43) be passed granting a variance from Article II, Section 102-32 (b) for 1101 18th Street, reducing the frontage by .28 feet. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

WATERSHED DEVELOPMENT ORDINANCE

The Lake County Stormwater Management Commission (SMC) has approved a revised Watershed Development Ordinance with revisions pertaining to wetland areas. Brian Usher recommended adoption of the County's amended ordinance. Commissioner DeTienne stated SMC has required detention ponds throughout the city, resulting in stagnant breeding grounds for mosquitoes, which are also unsafe for children. Mayor Harrison stated SMC's regulations forced Walgreens to have two ponds, which are collecting mosquitoes, algae and debris. No action was taken on this item.

TELECOMMUNICATOR/POLICE DEPT.

A memo (01-DOC-131) was received from Chief Malcolm, requesting permission to fill a Telecommunicator position in the Police Department. This vacancy was created by the resignation of Francine Dowdell. It was moved by Commissioner DeTienne, seconded by Commissioner Bennett to grant permission to post and advertise for the position of Telecommunicator in the Police Department. The vote on roll call was:

Commissioners Bennett, aye; DeTienne, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

BUILDING APPEARANCE VARIANCE/LOT 2/KENNETH J. RICHARDT SUBDIVISION

It was moved by Commissioner Rogers, seconded by Commissioner DeTienne to refer Zoning Docket 01-Z-12, requesting a variance regarding the building appearance for Lot 2, Kenneth J. Richardt Subdivision, to the Planning and Zoning Commission for their next meeting on November 1. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

REZONING/ZION KMART PLAZA SHOPPING CENTER

It was moved by Commissioner Rogers, seconded by Commissioner Bennett to table the rezoning of lots in the Zion Kmart Plaza Shopping Center, per the request of the petitioner. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

CONSULTANT/DOWNTOWN REDEVELOPMENT PROJECT

A letter (01-DOC-132) was received from Terry Jenkins of Business Districts, Inc., recommending hiring a consultant for the Downtown Redevelopment Project. Peter Cioni stated consultant Sharon Curcio was interviewed for the purpose of assisting and supporting the committees. Paul Bouchard stated the downtown project is at the point of needing assistance. Ms Curcio has several years of experience in marketing and economic development. This part time position would average 35 hours per month at a flat fee of \$2,400 per month. Ms. Curcio would help the committees put their ideas into action. The cost for this consultant from October 2001 through April 2002 would be \$16,800 plus incidental expenses. The position would be reviewed every three months. It was moved by Commissioner Rogers, seconded by Commissioner Bennett to approve hiring consultant Sharon Curcio at a monthly fee of \$2,400 plus incidental expenses, as recommended, for the Downtown Redevelopment Project. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

JAMES KAPLAN COMPANIES AGEEMENT

Peter Cioni recommended amending the agreement with James Kaplan for preparation of the site at Sheridan Road and 21st Street. This amendment requires the developer to post a letter of credit in the amount of \$35,000, which would be valid until December 31, 2003. In the event the developer fails to begin construction within one year of the completion of the demolition, the City can draw upon the letter of credit. It was moved by Commissioner Rogers, seconded by Commissioner Bennett to approve

the Amendment to the Contingent Agreement for a Business Redevelopment Donation to James Kaplan Companies for the preparation of a site at Sheridan Road and 21st Street for redevelopment. Commissioner Rogers questioned when demolition has to start. Mr. Cioni stated Mr. Kaplan is waiting on the contractor, otherwise he is ready to start demolition. Commissioner Rogers recommended further amending this agreement, adding that demolition has to start within 60 days of signing this amendment. At this time Commissioner Rogers amended her motion, and Commissioner Bennett amended his second to approve the Amendment to the Contingent Agreement for a Business Redevelopment Donation to James Kaplan Companies for the preparation of a site at Sheridan Road and 21st Street for redevelopment, subject to starting demolition within 60 days of signing this amendment, and for the donation to be taken from the Economic Development Fund. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Rogers, aye; and Mayor Harrison, aye. Motion carried.

ANY OTHER MATTERS

Commissioner Rogers suggested conducting a workshop to discuss the billing process for legal expenses. Commissioner Bennett stated he has already scheduled a meeting with the Attorney Rolek to discuss this matter.

Mayor Harrison stated he has received letters of appreciation from the Village of Beach Park for assistance from John Jones and the Building Department and Brian Usher.

ANNOUNCEMENTS

October 4	Workshop
October 5	Festival of Lights Annual Spaghetti Dinner
October 13	Kick Off of Fire Prevention Week
October 16	City Council Meeting
October 28	Trick or Treating and Mayor's Safe Halloween Walk
October 30	Exchange Club's Golden Deeds Banquet

EXECUTIVE SESSION

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

It was moved by Commissioner Rogers, seconded by Commissioner Bennett to reconvene the Regular Council meeting at 9:51 p.m. with same members present. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Rogers, 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 Rogers, seconded by Commissioner DeTienne and unanimously approved the meeting be adjourned at 9:51 p.m. Motion carried.