

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, DECEMBER 3, 2002, AT 7:00 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 Winfrey, 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 Taylor to accept the Council agenda with amendments as follows:

- Deleting to consider ordinance regarding Fire, Water/Sewer and Building Dept. inspections of new businesses prior to occupancy, item 8.f.

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

CONSENT AGENDA

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

- (a) **MINUTES** of a Regular Meeting and Closed Session held on November 19, 2002 at 7:09 P.M., with all members having previously received copies.
- (b) **DEPARTMENTAL REPORTS:** Minutes of October, 2002 TIF Review Board meeting; Minutes of October, 2002 Organizational Committee
- (c) **BILLS:** Vouchers 81613 through 81763 drawn on National City Bank, \$1,316,553.14
- (d) **PAYMENTS:** Ancel, Glink, Diamond, Bush, DiCianni & Rolek, P.C., legal services, \$85.50, \$70.00, \$1,190.00, \$210.00, \$303.75, \$35.00, \$568.75, \$1,721.25, \$595.00, \$67.50, \$73.50, \$67.50, \$43.75, \$135.00, \$100.00, \$393.75, \$260.00, \$555.00, \$345.00; Total: \$6,820.25

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

NORTH SHORE DEVELOPMENT

It was moved by Commissioner Winfrey, seconded by Commissioner Taylor that an Ordinance (02-0-61) be passed granting a Special Use Permit for the property located at 33rd Street and Elizabeth to allow a change in the zoning from Light Industry to Elderly Housing for North Shore Development. The vote on roll call was: Commissioners Winfrey, aye; Taylor, aye; Bennett, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

ALLEY VACATIONS

It was moved by Commissioner DeTienne, seconded by Commissioner Taylor that an Ordinance (02-0-62) be passed vacating a certain north/south unimproved alley in the 2000 block west of Gabriel Avenue in the City of Zion, Lake County, Illinois. The vote on roll call was: Commissioners Winfrey, aye; Taylor, aye; Bennett, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

12/3/02

It was moved by Commissioner Taylor, seconded by Commissioner Bennett that an Ordinance (02-0-63) be passed vacating a certain east/west unimproved alley on Jethro Avenue south of 20th Street in the City of Zion, Lake County, Illinois. The vote on roll call was: Commissioners Winfrey, aye; Taylor, aye; Bennett, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

ROAD IMPROVEMENTS BONDS

Attorney Rolek stated the first reading of an ordinance is before the Council, providing for the continuance of road improvements bonds. The second reading would take place on December 17. As interest rates are currently quite low, more of the principal would be available for the project. Brian Usher stated the road projects slated for 2003 include 29th Street, 31st Street, Salem Blvd, and if funds are available, portions of Kedron Blvd, Bethesda Blvd, Lydia Avenue and the west end of 27th Street. Mayor Harrison stated bonds would be paid from MFT tax money.

It was moved by Commissioner Taylor, seconded by Commissioner DeTienne that the first reading of an ordinance be approved authorizing and providing for the issue of \$3,000,000 General Obligation Bonds, Series 2003 (Combined Zion Energy LLC Agreement Fees and Motor Fuel Tax Receipts Alternate Revenue Source), of the City of Zion, Lake County, Illinois, for the purpose defraying the costs of constructing Road and Related Improvements in said City, prescribing the details of said bonds and providing for the imposition of taxes to pay the same, and for the collection, segregation and application of certain Zion Energy LLC Agreement Fees and Motor Fuel Tax Receipts receipts to pay said bonds. The vote on roll call was: Commissioners Winfrey, aye; Taylor, aye; Bennett, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

MIDWESTERN REGIONAL MEDICAL CENTER/BUILDING FEES

No discussion or action is needed on this item.

ZION ANIMAL SHELTER

A memo (02-DOC-175) was received from Chief Malcolm requesting permission to enter into a contract with Legat Architects for design of the Zion Animal Shelter. The construction of a proposed shelter is based on a grant obtained from Senator Adeline Geo-Karis. Mayor Harrison stated design and cost details are needed in order to be eligible for this grant. Attorney Rolek stated he has reviewed the contract, suggesting minor changes, and recommended the approval be subject to his review of the final contract. Chief Malcolm stated the contract is based on time and materials, but should not exceed a total of \$5,000.

It was moved by Commissioner DeTienne, seconded by Commissioner Taylor to grant permission to enter into a contract with Legat Architects for the design of the proposed Zion Animal Shelter in an amount not to exceed \$5,000, and subject to the City Attorney's review of the final contract. The vote on roll call was: Commissioners Winfrey, aye; Taylor, aye; Bennett, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

FACADE GRANT PROGRAM/ART ALLEY

A memo (02-DOC-176) was received from Delaine Rogers, regarding a façade grant application from Art Alley at 2647 Sheridan Road. This project has met the requirements of this program, and plans have been approved by the Building Department. The Appearance Committee originally approved the request,

recommending a grant in the amount of \$78,750. The Arts Council is now requesting a reduced amount of \$74,550, based on overruns due to roof repairs.

It was moved by Commissioner Taylor, seconded by Commissioner Winfrey to approve the façade grant for Art Alley at 2647 Sheridan Road, in an amount not to exceed \$74,550, with payment to be made upon completion of construction. The vote on roll call was: Commissioners Winfrey, aye; Taylor, aye; Bennett, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

12/3/02

2384 SHERIDAN ROAD

A memo (02-DOC-177) was received from Delaine Rogers, recommending the purchase of the former Rapers Service Station at 2384 Sheridan Road from First Midwest Bank for the amount of \$75,000. The conditions are that the bank would provide a No Further Remediation letter from the IEPA. Ms. Rogers also requested advertising for bids for the demolition of the building.

It was moved by Commissioner Bennett, seconded by Commissioner Taylor to approve purchasing 2384 Sheridan Road from First Midwest Bank for the amount of \$75,000, and for this purchase to be made from the Economic Development Fund. The vote on roll call was: Commissioners Winfrey, aye; Taylor, aye; Bennett, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner Taylor, seconded by Commissioner DeTienne to grant permission to advertise for bids for the demolition of 2384 Sheridan Road upon finalization of the purchase contract. The vote on roll call was: Commissioners Winfrey, aye; Taylor, aye; Bennett, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

LAKE COUNTY BROWNFIELD GRANT

A memo (02-DOC-178) was received from Delaine Rogers, recommending accepting a grant from the Lake County Brownfield Program. This grant in the amount of \$40,000 is for the Kaplan development at Route 173 and Sheridan Road. The grant is a reimbursement program providing a 50/50 match with the developer and the county.

It was moved by Commissioner DeTienne, seconded by Commissioner Taylor to accept the Lake County Board Resolution authorizing the execution of an Intergovernmental Agreement providing \$40,000 from Lake County's Brownfield Grant Program for remediation and clean-up activities at 2101 to 2135 Sheridan Road, Zion, Illinois for a retail development. The vote on roll call was: Commissioners Winfrey, aye; Taylor, aye; Bennett, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner Bennett, seconded by Commissioner DeTienne to approve the Intergovernmental Agreement with Lake County for a Brownfield Grant in the amount of \$40,000 for environmental remediation at 2101 to 2135 Sheridan Road. The vote on roll call was: Commissioners Winfrey, aye; Taylor, aye; Bennett, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

ANNOUNCEMENTS

Kringle's Kingdom is now open Thursday through Sunday, Nov. 29 through Dec. 31 from 5 – 9 p.m.

December 17
December 17

Township Board meeting
City Council meeting

ADJOURN

There being no further business to come before the Council at this time, it was moved by Commissioner DeTienne, seconded by Commissioner Winfrey and unanimously approved the meeting be adjourned at 7:29 p.m. Motion carried.

City Clerk

Approved December 17, 2002