

**MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, JUNE 3, 2003, 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 Taylor, Flammini, Bennett, DeTienne and Mayor Harrison.

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

**AGENDA CHANGES**

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

- Deleting to consider appeal of staff decision regarding sprinkler system requirements, item 8.c.
- Adding the discussion of purchase and sale of real estate to Closed Session, item 10.
- Moving item 8.h. to item 8.c.
- Deleting citizen comments, item 6.

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

**CONSENT AGENDA**

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

- (a) **MINUTES** of a Regular Meeting and Closed Session held on May 20, 2003 at 7:02 P.M. and a Special Meeting and Closed Session held on May 27, 2003 at 4:02 P.M., with all members having previously received copies.
- (b) **DEPARTMENTAL REPORTS:** City Clerk's Monthly Report, May, 2003
- (c) **BILLS:** Vouchers 83374 through 83516 drawn on National City Bank, \$791,075.29; Add back voided check, \$13.58; Total: \$791,088.87
- (d) **PAYMENTS:** Northern Illinois Police Crime Lab, 2003/04 membership assessment, \$29,695.00; Citigate Communications, services rendered for April, 2003, \$3,737.89

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

**PREVAILING RATE OF WAGES**

It was moved by Commissioner Bennett, seconded by Commissioner DeTienne that an Ordinance (03-0-25) be passed ascertaining the Prevailing Rate of Wages for laborers, mechanics and other workmen in the locality of Zion employed in performing construction of public works. The vote on roll call was: Commissioners Taylor, aye; Flammini, aye; Bennett, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

**POST CLOSURE ASSESSMENT/ZION LANDFILL**

A memo (03-DOC-131) was received from Brian Usher, regarding a post closure assessment and monitoring of the closed Zion landfill. Mr. Usher recommends approving a proposal from Camp Dresser & McKee, Inc. (CDM) for these investigative services for a cost not to exceed \$39,117. Funds are available in the Waste Fund.

It was moved by Commissioner Taylor, seconded by Commissioner Flammini to approve the proposal for a post closure assessment and monitoring of the closed Zion landfill with Camp Dresser & McKee, Inc. at a cost not to exceed \$39,117. The vote on roll call was: Commissioners Taylor, aye; Flammini, aye; Bennett, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

**TAB OF BIDS/2003 SIDEWALK & CONCRETE REPAIR PROGRAM**

A Tabulation of Bids (03-DOC-132) was received from Brian Usher, regarding the 2003 sidewalk and concrete repair program. Mr. Usher recommended awarding the contract to the lowest responsible and responsive bidder, Suburban Concrete, Inc., for a total cost not to exceed \$135,000, which is the amount budgeted.

It was moved by Commissioner Taylor, seconded by Commissioner Bennett to award the contract for the 2003 sidewalk and concrete repair program to Suburban Concrete, Inc. in an amount not to exceed the budget of \$135,000. The vote on roll call was: Commissioners Taylor, aye; Flammini, aye; Bennett, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

**TRUMPET PARK MARKETING PROPOSAL**

A memo (03-DOC-133) was received from Delaine Rogers, regarding a marketing proposal for Trumpet Park. The proposal is for Trammell Crow Company representatives to begin working with land planners, architects and developers in marketing this business park.

Rick DeLisle stated the development of this park is over a 7 to 10 year plan. There are currently 411 acres with a potential for growth up to 1,000 acres. Improvements include Calpine's paving of 9<sup>th</sup> Street to the rail line, and North Shore Sanitary District providing water and sewer services. It is estimated this park will generate between \$5 million and \$10 million in real estate taxes, as well as retail tax from potential businesses. The park will attract quality jobs. Michael Prost stated Trammell Crow Company is the largest real estate provider in the country, noting their involvement in several large developments with major businesses. Don Schoenheider stated their goal is to develop a world-class business park. Covenants and restrictions will be included, controlling what is built in the park, and an architectural review board will be created. Trammell Crow will assist in the selection of land users and assist with infrastructure improvement issues. The goal is to acquire the first business within 18 months.

Mayor Harrison stated the Council is finalizing a contract with Trammell Crow. Mayor Harrison will be meeting with the Mayor of Wadsworth to discuss this project and their common interests for future development. Attorney Rolek stated the City has been working out three remaining issues with Trammell Crow, two of which were just answered. No action was taken on this issue.

**SUBDIVISIONS & PERFORMANCE GUARANTEES**

This item was deferred to Commissioner Taylor for his review.

### **CHOICE ONE MORTGAGE/TIF GRANT**

A memo (03-DOC-134) was received from Delaine Rogers, regarding a proposed TIF Business Grant for Choice One Mortgage. Business owner, Dorsey Christian III, has contracted for the purchase of property at 2437 Sheridan Road, with the purpose of renovating the structure for commercial use. The TIF Review Board supports this concept and approved a loan interest rate buy-down grant of up to \$10,000. The renovation would include landscaping, adequate parking and new signage. This building is currently a mixed use of office space and apartment units.

It was moved by Commissioner Bennett, seconded by Commissioner Flammini to approve a \$10,000 TIF Business Grant for Choice One Mortgage to buy-down the interest rate on a loan to purchase and renovate the property at 2437 Sheridan Road. The vote on roll call was: Commissioners Taylor, pass; Flammini, aye; Bennett, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

### **CITY ENTRY SIGN/TIF GRANT**

A memo (03-DOC-135) was received from Delaine Rogers, regarding a proposed TIF Sign Grant for the entry sign project. Zion-Benton Kiwanis Club is in the process of renovating the community service club entry sign framework. One of the signs is in TIF District #3, and the Kiwanis Club is requesting \$1,000 towards the renovation of this sign. Ms. Rogers stated each sign is estimated to cost \$1,800. Mayor Harrison recommended, and the Council agreed, utilizing the Public Affairs "Grants to Other Agencies" line item to help fund this renovation. No action was needed on this item.

### **TIF DISTRICT #2 REIMBURSEMENT**

A memo (03-DOC-136) was received from Delaine Rogers, regarding a TIF District #2 reimbursement to the City. Fees from Granite Industrial Park were to be charged back to TIF #2, and sufficient funds are currently available to repay city costs of \$1,911.75. The TIF Review Board recommended reimbursement to the City in the amount of \$1,911.75.

It was moved by Commissioner Taylor, seconded by Commissioner Bennett to approve a TIF District #2 reimbursement to the City in the amount of \$1,911.75. The vote on roll call was: Commissioners Taylor, aye; Flammini, aye; Bennett, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

### **COMMUNITY MAP**

A memo (03-DOC-137) was received from Delaine Rogers, considering the city's participation in a printed and online community map. The Zion Chamber of Commerce has contracted with Village Profile for this map. If the City were to participate, the city website would have a direct link to the map, and the City of Zion listing would appear on the top of the printed map. The total cost of participation is \$2,450.00, or should the invoice be paid in a single payment, the contract would be reduced to \$2,327.50. Ms. Rogers recommended that funding for this project be taken from the Cable Commission funds.

It was moved by Commissioner Bennett, seconded by Commissioner Taylor to approve contracting with the Zion Chamber of Commerce and Village Profile for the City's participation in the Community Map for a total one-time cost of \$2,327.50 with funding from the Cable Commission Fund. The vote on roll call was: Commissioners Taylor, aye; Flammini, aye; Bennett, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

**LAKE COUNTY COMMUNITY DEVELOPMENT BLOCK GRANT/LYDIA AVE STORM SEWER**

A memo (03-DOC-138) was received from Delaine Rogers, requesting approval of the Lake County Community Development Block Grant for the storm sewer repair and construction project for Lydia Avenue between 21<sup>st</sup> Street and 25<sup>th</sup> Street. The City would receive \$100,000 from this federal grant towards the cost of this improvement upon completion of the project.

It was moved by Commissioner DeTienne, seconded by Commissioner Flammini to approve the Sub-recipient Agreement with Lake County for the Community Development Block Grant for the storm sewer project on Lydia Avenue between 21<sup>st</sup> Street and 25<sup>th</sup> Street. The vote on roll call was: Commissioners Taylor, aye; Flammini, aye; Bennett, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

**ANNOUNCEMENTS**

June 17	Township Board Meeting
June 17	City Council Meeting
June 21	Nostalgia Days & Gypsy Days Celebration

Brian Usher announced that Phase 2 of the Downtown Streetscape Project would start the third week of June.

The Council agreed to conduct the following Special Budget meetings:

June 9 6:30 p.m. – preliminary meeting to consider financial requests and financing  
June 16 4:00 p.m. – final approval of budget

**CLOSED SESSION**

It was moved by Commissioner DeTienne, seconded by Commissioner Taylor that the Council recess to Closed Session at 8:01 p.m. to discuss personnel and purchase and sale of real estate. The vote on roll call was: Commissioners Taylor, aye; Flammini, aye; Bennett, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner Flammini, seconded by Commissioner Bennett to reconvene the Regular Council meeting at 9:17 p.m. with all members present. The vote on roll call was: Commissioners Taylor, aye; Flammini, aye; Bennett, aye; DeTienne, 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 Flammini, seconded by Commissioner Bennett and unanimously approved the meeting be adjourned at 9:17 p.m. Motion carried.

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City Clerk