

MINUTES OF A WORKSHOP/SPECIAL MEETING OF THE ZION CITY COUNCIL HELD ON MONDAY, JANUARY 26, 2004 AT 5:45 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, DeTienne, Bennett and Mayor Harrison.

CENTRAL BUSINESS DISTRICT

Delaine Rogers stated that at least three developers are interested in construction of a mixed use project in Zion which would include retail, parking facilities, and condos. City staff and the Planning Team are requesting feedback from the City Council as to whether or not they should advise developers to proceed and incur the related expenses. Three potential sites have been identified for this project: 1) Shiloh Mall - Storefronts would be at street level, parking would be on the lower level, and condos would be on the second story and higher. 2) Candy/Cookie Factory sites - Condos would occupy the upper levels offering a view of the lake and parking would be on the lower level. 3) 27th Street & Elisha Avenue – A retail strip would occupy the ground level, parking would be below, and condos would be on the second story and higher. Three or four levels are being proposed which would include between 80 to 90 units. The estimated cost for the condos would be between \$170,000 and \$200,000. The cost of a mixed use project of this type would be between \$14 and \$18 million. There would be no amenities for children so the project would not attract buyers with children. This project is being driven by the accessibility of the Metra train station, the marina, and the State park. Developers are following the pattern of northward movement along the North Shore.

Shiloh Mall Location. The project would increase the density downtown, however, this increase would provide a consumer base. The project meets the criteria for the Central Business Zoning District. If TIF #1 funds were used, the \$19 million TIF budget would have to be adjusted. The TIF Review Board agreed they would consider an amendment to TIF District #1 if the parking problem downtown would be alleviated as the result of this project. The buildings would be set back to the existing alley with a landscaped area along Sheridan Road to avoid the “canyon effect” (looking up at vertical brick walls) or creating a shadow zone. Mayor Harrison stated there are advantages to this location in that the subject property is “clean” land and would not require remediation and the City already owns several of the properties. Bob Rolek stated there must be an in-depth study performed which would cost \$20,000 to \$40,000, a downtown developer should be selected, and the City could partner with them to share in the costs.

Candy/Cookie Factory Location. Commissioner DeTienne stated that this area would be ideal for condos. Mayor Harrison suggested that, due to the surrounding industrial areas, condos should face west overlooking Edina Park. Mayor Harrison also stated that ComEd will not alter their licensure area until the Zion Station is dismantled and that no activity will take place east of the candy/cookie factory sites for more than ten years. The City, the State park, nor an industrial developer will secure any of the land currently owned by ComEd until the plant is dismantled. The movement of spent fuel from the site would be more difficult through a residential area. Commissioner Taylor asked if there is potential for industrial development at these sites to offer relief to District 6. Brian Usher stated that trucking through traffic on Sheridan Road and the City makes the location non-conducive for industrial use. Commissioner Flammini stated that he believes the value of the train station is being underestimated and it is an asset to the area being development as residential.

27th Street and Elisha Avenue Location. Commissioner Bennett stated that this location could create a possible conflict with any Midwestern Regional Medical Center expansion.

The Council agreed that the Shiloh Mall location is preferred. A mixed use project of this caliber at this 27th Street and Sheridan Road location would sustain the downtown redevelopment momentum. Mayor Harrison stated that an incentive policy and an incentive package need to be developed. Staff should know when entering into negotiations with a developer what they can offer and what not to discuss. Commissioner Taylor asked Delaine Rogers to provide to the Council the results from her investigation of incentive packages offered by other communities for comparison purposes.

It was moved by Commissioner Taylor, seconded by Commissioner Flammini, to authorize staff to investigate the development of mixed use projects in the community, to develop a potential incentive policy and incentive package, and to pursue discussions/negotiations with prospective developers. The vote on roll call was: Commissioners Taylor, aye; Flammini, aye; DeTienne, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

Parking. Brian Usher stated that business owners on the east side of Sheridan Road in the 2600 block are seeking relief from the parking availability and alley condition issues. Midwestern Regional Medical Center's new facility in the bank building at 26th and Sheridan Road, which has 90 employees, has caused tension regarding parking on the west side of Sheridan Road. The hospital's 2005 expansion will require two blocks of surface parking just to accommodate the expected 1,000 employees, not including patients and visitors. 125 cars park daily on the City streets around the hospital. Surface parking lots are unattractive and generate no revenue. This area is in need of a parking garage that can accommodate MRMC employees during the day and residents in the evening and overnight. Commissioner Taylor stated that the City needs to formally inform MRMC that no future expansion plans will be approved unless they include a plan for a multi-level parking structure.

INSTITUTIONAL ZONING

John Jones stated that City Staff is investigating the possibility of creating an Institutional Zoning District along Lewis Avenue to encourage churches, day care centers, not-for-profit educational facilities, etc. to locate there. Uses of these and other types do not fit in existing zoning districts. Lewis Avenue was selected because it is highly visible, unsuitable for retail, and offers good-sized parcels. The proposed district would not increase or decrease property values. Institutional Zoning would move tax-exempt entities out of District 6. The majority of parties interested in locating on Lewis Avenue to date are interested in building apartment buildings or self-storage facilities, uses that would not be allowed in an Institutional Zoning District. It was noted that the Special Use Permit procedures would still be available, however, staff must be able to offer an alternative and would encourage these uses to locate in the Institutional Zoning District on Lewis Avenue.

Members of the Council agreed that an Institutional Zoning District on Lewis Avenue should not be created and directed staff to encourage churches, day care centers, etc. to locate on the west side of the City along Lewis Avenue.

ALTERNATIVE SINGLE FAMILY

55 and over Condo Development. Delaine Rogers stated that a developer is interested in building an age and deed restricted, 55-years and over, condo development at Sheridan Road and Logan Court, immediately south of the bowling alley. This development will be designed in a chateau style on 6 acres at a cost of \$6.2 million. It will consist of 2 buildings of 30 units and 1 building of 24 units. Units are all 2 bedrooms with over 1,000 sq. ft. per unit. Units will be priced starting at \$180,000. The development will not impact District 6. It offers many amenities; elevators, buildings are connected underground, fully sprinkled, inside storage, ample underground parking, 6,000 sq. ft. common area, exercise room, meeting room, and kitchen. Annexation into the City will be necessary. A height variance (55 ft.) and a variance to the sidewalk ordinance will be required. The vacation of Holdridge must be completed. Water and sewer must be brought to the property.

The entrance will be off 17th Street and no Sheridan Road curb cut will be necessary. This proposed development will be included on the next Planning and Zoning Commission meeting agenda.

The Council agreed that staff should make a positive recommendation to the Planning and Zoning Commission regarding this proposed condo development.

Single Family Development at 31st Street & Lewis Avenue. John Jones explained that Gary Thomas is interested in building 6 single family units on approximately 1 acre on the southeast corner of 31st Street and Lewis Avenue. The parcel is currently zoned R-10. Mr. Jones stated that the project will require multiple variances and must go before the Planning and Zoning Commission. These units, which would face Thunderhawk Golf Course, are 19 ft. wide, stand 10 ft. apart, and include 1,100 sq. ft. per dwelling. They are two bedrooms with garages and would start at \$180,000. There are no amenities for children so it is doubtful that kids would reside there. It is anticipated that this project would not impact District 6. This would be a private subdivision, with a private road, with no City maintenance required. A homeowners association would be formed. These structures are of framed construction with concrete siding and will be built with high end, quality products. Commissioner Bennett stated he sees both high density and the private drive as potential problems.

The Council agreed to wait for the recommendation of the Planning and Zoning Commission.

BUSINESS DEVELOPMENT OPPORTUNITES

Liquor Referendum. Delaine Rogers stated the Organizational Committee would prepare a plan and create a brochure regarding a liquor referendum.

LaSalle Bank Project. Delaine Rogers stated that a 1920's deed restriction was discovered on the Edwards property restricting development to residential only. LaSalle Bank has decided to build the bank on the property it acquired on the west side of Sheridan Road instead. An alley vacation and a parking easement will be required. LaSalle will need to relocate the sewer and water. Brian Usher suggested vacating 20th Street and Jiffy Lube and LaSalle Bank could enter into a cross access agreement. It would then be their responsibility to maintain it.

The Council recommended that staff proceed with the project as presented.

Flament Family Subdivision. Brian Usher stated that the Flament family owns 5 acres and a single family home on the west side of Greenbay Road north of 21st Street and south of Rt. 173. They are interested in annexing to the City of Zion and subdividing the lot into 5 lots. Water and sewer will be brought across the easement and under the road. A private road will be built to acceptable City standards and will be maintained by the property owners. The Village of Wadsworth does not take issue with the annexation as the lots are less than 1 acre. The proposed four homes will require payment of impact fees pursuant to the City ordinance.

Brian Usher stated that 35 infill homes have been built recently, none of which paid impact fees. He suggested the Council address the matter of impact fees for the construction of single homes at a later date.

Thunderhawk Estates. John Jones stated that the preliminary plan approval for Thunderhawk Estates has expired. The City's evaluation of the plan was delayed due to Stormwater Management and Lake County

Department of Transportation approval delays. A request for an extension will be included on the City Council meeting agenda of February 2, 2004.

TRUMPET PARK

Delaine Rogers stated that the Council previously authorized staff to work through Trammel Crow to solicit Request for Proposals, select a developer, develop the park and then seek suitable industry for the park. Director Rogers stated that Trammel Crow is currently receiving requests from companies interested in locating in Trumpet Park as soon as possible. She asked the Council if they would consider bringing water, sewer, and roads into Trumpet Park now to accommodate any interested parties prior to selecting a developer and developing the park.

The Council agreed to consider the possibility of providing water, sewer and roads. No recommendation was made and no action was taken on this issue.

CLOSED SESSION

Closed Session was removed from the agenda.

ADJOURN

There being no further business to come before the Council at this time, it was moved by Commissioner DeTienne, seconded by Commissioner Bennett and unanimously approved the meeting be adjourned at 8:57 p.m. Motion carried.

Deputy City Clerk

Approved February 3, 2004