

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, APRIL 19, 2005, AT 7:08 P.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, ZION, ILLINOIS

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Mayor Pro-Tem Bennett called the meeting to order.

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

Mayor Pro-Tem Bennett led in the Pledge of Allegiance to the Flag.

AGENDA CHANGES

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

- Deleting to consider final approval of Kennedy Homes Subdivision (Stonebridge Crossing), item 7.f.
- Deleting to consider Super Walmart Developer's Agreement, item 7.g., and deferring this item to a Special Council meeting on April 21
- Deleting discussion regarding Deerpointe Homes-Shepherd's Point concept, item 7.h., and deferring this item to a Special Council meeting on April 21

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

CONSENT AGENDA

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

- (a) **APPROVAL OF MINUTES** of a Regular Meeting held on April 5, 2005 at 7:05 P.M. and approval but not release of Closed Session minutes of a meeting held on April 5, 2005 at 8:15 P.M., with all members having previously received copies.
- (b) **DEPARTMENTAL REPORTS:** Detailed Balance Sheet and Detailed Revenue & Expense Report, period ending March 31, 2005; Building Inspector's Monthly Report, March, 2005
- (c) **BILLS:** Vouchers 90118 through 90255 drawn on National City Bank, \$672,431.11
- (d) **PAYMENTS:** Lake Shore Harley Davidson, leasing of two motorcycles for Police Department, \$2,000.00; Annual TIF #1 reimbursement distribution to taxing bodies, \$70,000; Marathon Gas/Mail Boxes, Etc., façade grant reimbursement, \$93,500
- (e) **PROCLAMATIONS:** Diabetes Education Day, April 22, 2005; Arbor Day, April 20, 2005; World Laughter Day, May 1, 2005; National Municipal Clerks Week, May 1-7, 2005
- (f) **RECEIVE & PLACE ON FILE:** City of Zion Financial Statements, year ended April 30, 2004

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

BATTALION CHIEF GARY THOMAS

It was moved by Commissioner Taylor, seconded by Commissioner DeTienne that a Resolution (05-R-9) be passed, establishing terms and conditions for the retirement of Battalion Chief Gary Thomas. The vote on roll call was: Commissioners Flammini, aye; DeTienne, aye; Taylor, aye; and Mayor Pro-Tem Bennett, aye. Motion carried. Resolution passed.

ADOPT A BEE PROGRAM

Commissioner Flammini stated the Adopt a Bee Program, originated by the Zion Business Development Council, has been overwhelming received by the businesses and community. There have been additional requests by businesses and organizations to participate in the program. Commissioner Flammini recommended that an additional \$3,000 be authorized for the purchase of up to 10 more bees from Icon Poly. This purchase would be made from the Cable Fund.

It was moved by Commissioner Flammini, seconded by Commissioner DeTienne to authorize the purchase of up to 10 additional bees from Icon Poly in an amount not to exceed \$3,000 for the Adopt a Bee Program. The vote on roll call was: Commissioners Flammini, aye; DeTienne, aye; Taylor, aye; and Mayor Pro-Tem Bennett, aye. Motion carried.

FIRE/RESCUE DEPT. VACANCY

A memo (05-DOC-46) was received from Chief LaBelle, requesting permission to authorize the Fire and Police Commission to hire a firefighter/paramedic from the current eligibility list. This vacancy has been created by the retirement of Battalion Chief Gary Thomas.

It was moved by Commissioner DeTienne, seconded by Commissioner Flammini to grant permission to fill one firefighter/paramedic vacancy with the next eligible candidate from the Fire and Police Commission. The vote on roll call was: Commissioners Flammini, aye; DeTienne, aye; Taylor, aye; and Mayor Pro-Tem Bennett, aye. Motion carried.

NO PARKING SIGNS/2900 BLOCK OF GABRIEL AVENUE

Commissioner DeTienne stated "No Parking" signs were installed in the 2900 block of Gabriel Avenue in 1995, because of neighborhood concerns at that time. Commissioner DeTienne stated these problems no longer exist, and there is a request to remove these signs.

It was moved by Commissioner DeTienne, seconded by Commissioner Taylor to approve the removal of the "No Parking" signs in the 2900 block of Gabriel Avenue. The vote on roll call was: Commissioners Flammini, aye; DeTienne, aye; Taylor, aye; and Mayor Pro-Tem Bennett, aye. Motion carried.

2107 34th STREET/MINOR SUBDIVISION

A memo (05-DOC-47) was received from John Jones, regarding a minor subdivision of a parcel at 2107 34th Street. The owner has requested a minor "L" shaped subdivision, which would include a private drive via an easement. The owner would be responsible for all utilities and improvements. The lot does comply with front width and square footage requirements.

It was moved by Commissioner Flammini, seconded by Commissioner Taylor to approve the minor subdivision creating 2107 and 2109 34th Street, as requested. The vote on roll call was: Commissioners Flammini, aye; DeTienne, aye; Taylor, aye; and Mayor Pro-Tem Bennett, aye. Motion carried.

34th STREET & SHERIDAN ROAD/MINOR SUBDIVISION

A memo (05-DOC-48) was received from John Jones, regarding a minor subdivision of a parcel on the west side of Sheridan Road south of 34th Street. A thirty-foot strip on the south side of the parcel has been sold to Barton Management to use as a drive to the senior development. This senior development was previously approved.

It was moved by Commissioner Taylor, seconded by Commissioner DeTienne to approve the minor subdivision of a parcel on the west side of Sheridan Road south of 34th Street, as requested. The vote on roll call was: Commissioners Flammini, aye; DeTienne, aye; Taylor, aye; and Mayor Pro-Tem Bennett, aye. Motion carried.

HENNESSEY'S STEAKHOUSE

A memo (05-DOC-49) was received from Delaine Rogers, regarding a proposed TIF Grant for Hennessey's Steakhouse. This grant is for interior and exterior renovations necessary to locate this supper club restaurant at 3077 Sheridan Road. The TIF Review Board recommends approval of a \$75,000 TIF #3 grant. Commissioner Bennett questioned whether or not budgeted funds are available. Ms. Rogers stated this amount is within the 2004/05 budget plan for TIF #3. Commissioner Taylor questioned whether or not there would be ample parking. Additional parking will be available on the north side, and the owner has also secured use of the parking lot to the east of the restaurant. Commissioner Bennett noted concerns regarding parking on the west side of the building, as well as the need for wider parking spaces. Ms. Rogers stated no parking would be on the public right-of-way, valet parking would be offered, and other parking areas should become available.

It was moved by Commissioner Taylor, seconded by Commissioner Flammini to approve a TIF #3 Business Grant not to exceed \$75,000 to Hennessey's Steakhouse for the purpose of renovations at 3077 Sheridan Road. The vote on roll call was: Commissioners Flammini, aye; DeTienne, aye; Taylor, aye; and Mayor Pro-Tem Bennett, aye. Motion carried.

SALE OF 2780 SHERIDAN ROAD

A memo (05-DOC-50) was received from Delaine Rogers, regarding the sale of 2780 Sheridan Road. A contract has been drafted for the purchase of this property, which would be used for the purpose of It's All Good Espresso Cafe. The sale price would be \$200,000 with closing on April 28. Commissioner Taylor questioned whether or not there is an agreement allowing the tenant to the north of 2780 Sheridan Road access to the alleyway in back. Ms. Rogers stated this issue has been resolved through a private agreement.

It was moved by Commissioner DeTienne, seconded by Commissioner Taylor that a Resolution (05-R-10) be passed selling certain property within the City of Zion, known as 2780 Sheridan Road at a sale price of \$200,000. The vote on roll call was: Commissioners Flammini, aye; DeTienne, aye; Taylor, aye; and Mayor Pro-Tem Bennett, aye. Motion carried.

SALE OF PROPERTIES IN THE 2900 BLOCK OF SHERIDAN ROAD

A memo (05-DOC-51) was received from Delaine Rogers, regarding the sale of properties in the 2900 block of Sheridan Road, including 2922, 2926 and 2964 Sheridan Road. These parcels are slated for demolition and commercial redevelopment. There is interest from a national user for this site. Ms. Rogers requested declaring these properties as surplus and available for sale, authorizing staff and the city attorney to proceed with the bid process.

It was moved by Commissioner Taylor, seconded by Commissioner DeTienne to declare 2922, 2926 and 2964 Sheridan Road as surplus property, authorizing staff and city attorney to proceed with the bid process. The vote on roll call was: Commissioners Flammini, aye; DeTienne, aye; Taylor, aye; and Mayor Pro-Tem Bennett, aye. Motion carried.

TIF REVIEW BOARD

A memo (05-DOC-52) was received from Delaine Rogers regarding TIF Board of Review appointments. The TIF Board of Review recommended the reappointments of Doug Townsend and Bill Warren for four-year terms.

It was moved by Commissioner Taylor, seconded by Commissioner DeTienne to approve the reappointments of Doug Townsend and Bill Warren to the TIF Board of Review, as recommended. The vote on roll call was: Commissioners Flammini, aye; DeTienne, aye; Taylor, aye; and Mayor Pro-Tem Bennett, aye. Motion carried.

THE BEE LINE TROLLEY PROJECT

A memo (05-DOC-53) was received from Delaine Rogers proposing the city acquire a trolley, helping to draw seasonal visitors from the marina and the beach resort, as well as Midwestern Regional Medical Center clients to downtown Zion. The "Bee Line" trolley could be leased, rented or purchased, and then sub-leased to a private local company for the purposes of operation, maintenance, insurance, etc. Ms. Rogers requested pursuing the feasibility of this concept, in order to bring back further information. Ms. Rogers stated the trolley would be operational April 1 to October 1, but could also be used for special events such as Festival of Lights and Kringles Kingdom. Commissioner DeTienne stated he would prefer the city handle all operations, rather than leasing to a private company, suggesting that a college student could be hired during the summer to operate the trolley. Ms. Rogers stated many of these decisions would depend on cost variables, noting she would provide further information by the next regular Council meeting.

It was moved by Commissioner Taylor, seconded by Commissioner Flammini to authorize staff to pursue options and costs for the proposed acquisition of a trolley, and to place this item on the May 3 Council agenda. The vote on roll call was: Commissioners Flammini, aye; DeTienne, aye; Taylor, aye; and Mayor Pro-Tem Bennett, aye. Motion carried.

BUSINESS EXPO

A memo (05-DOC-54) was received from Delaine Rogers, regarding a business exposition project. Ms. Rogers stated Nostalgia Days draws nearly 20,000 visitors annually to Zion, and the Zion Business Development Council (ZBDC) would like to participate in expanding this event. This project would take place during the Nostalgia Days weekend, offering a boat, RV and motorcycle show, as well as an outdoor movie with lawn seating. The events would be held on the boulevard, and along Sheridan Road next to Sheridan Health Care Center and First Bank. The outdoor movie would be set up near the Dome with an inflatable screen. The ZBDC is requesting \$8,000 for the cost of the screen and film, licensing rights to the film, security, dumpsters, port-a-potties, local entertainment, and all necessary set up and clean up operations. There are available funds in the ZBDC budget.

It was moved by Commissioner DeTienne, seconded by Commissioner Taylor to approve the expenditure up to \$8,000 for the ZBDC business exposition project, as presented. The vote on roll call was: Commissioners Flammini, aye; DeTienne, aye; Taylor, aye; and Mayor Pro-Tem Bennett, aye. Motion carried.

EVENT BANNERS

A memo (05-DOC-55) was received from Delaine Rogers, recommending the purchase of banners for the Adopt-a-Bee Program and the Farmer’s Market. Banners are currently displayed for other city events, and the proposed banners are designed to fit existing hardware. The banners would be incorporated into the routine cycle with existing banners. This is a budgeted item, as \$8,000 was allowed for this purpose. Ms. Rogers requested approval to purchase banners up to the amount budgeted for this project. Commissioner DeTienne noted safety concerns about holding the Farmers Market in the area north of the Fire Station. Ms. Rogers stated ample parking is available behind businesses in the 2700 block of Sheridan Road, and the market would take place in the park area, so there should not be a conflict with Fire Department emergency calls.

It was moved by Commissioner Flammini, seconded by Commissioner DeTienne to approve the expenditure up to \$8,000 for the purchase of event banners, as presented. The vote on roll call was: Commissioners Flammini, aye; DeTienne, aye; Taylor, aye; and Mayor Pro-Tem Bennett, aye. Motion carried.

EMPLOYEE HEALTH INSURANCE

Commissioner Bennett recommended approving medical and life insurance costs and rates, as provided by the city’s insurance consultant.

It was moved by Commissioner Taylor, seconded by Commissioner Flammini to approve medical and life insurance rates and costs effective May 1, 2005 as follows:

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|---|------------|---|----------|
| <u>Monthly Payment for COBRA Coverage</u> | | <u>Monthly Payment for Retirees with Medicare</u> | |
| Single: | \$ 680.00 | Single: | \$350.00 |
| Single + One: | \$1,200.00 | Single + One: | \$700.00 |
| Family: | \$1,751.00 | | |
| | | | |
| <u>Monthly Payment for Retirees</u> | | | |
| Single: | \$615.00 | | |
| Single + One: | \$1,225.00 | | |
| Life Insurance: | \$13.00 | | |

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|---|---------------------------------|
| <u>Monthly Rate for non-union employees</u> | |
| Single Coverage: | from \$70/month to \$80/month |
| Single + One Coverage: | from \$105/month to \$115/month |
| Family Coverage: | from \$135/month to \$155/month |

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

ANNOUNCEMENTS

The Council agreed to conduct a Special City Council meeting on April 27 at 4:00 P.M. to discuss Trumpet Park.

- April 21 Special City Council Meeting – 4:00 P.M.
- April 21 Zion Citizens Law Enforcement Advisory Commission Awards Dinner
- April 28 Liquor Control Commission Meeting
- May 3 Regular City Council Meeting & Swearing In of Newly-elected Officials
- May 7 Music Open House Fundraiser for One Safe Place
- May 10 City of Zion Blood Drive
- May 11 Life Line Health Screenings
- May 17 Township Board Meeting

CLOSED SESSION

It was moved by Commissioner Flammini, seconded by Commissioner Taylor that the Council recess to Closed Session at 8:17 p.m. to discuss personnel, purchase and sale of real estate, and probable and pending litigation. The vote on roll call was: Commissioners Flammini, aye; DeTienne, aye; Taylor, aye; and Mayor Pro-Tem Bennett, aye. Motion carried.

It was moved by Commissioner DeTienne, seconded by Commissioner Taylor to reconvene the Regular Council meeting at 8:38 p.m. with all members present. The vote on roll call was: Commissioners Flammini, aye; DeTienne, aye; Taylor, aye; and Mayor Pro-Tem Bennett, aye. Motion carried.

ADJOURN

There being no further business to come before the Council at this time, it was moved by Commissioner DeTienne, seconded by Commissioner Flammini and unanimously approved the meeting be adjourned at 8:38 p.m. Motion carried.

City Clerk