

**MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY,
NOVEMBER 15, 2005, AT 7:06 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 Taylor and Bennett and Mayor Harrison. Commissioners DeTienne and Flammini were absent.

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

AGENDA CHANGES

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

- Adding Vouchers 92174 through 92189 drawn on National City Bank totaling \$142,030.20 to Bills in Consent Agenda, item 5.c.
- Deleting the request to purchase radios with federal grant money for Police Department, item 7.b.
- Deleting the following items, due to the need for a simple majority of the Council to be present, in order to vote on these items:
 - Item 6.a.
 - Item 6.b.
 - Item 7.e.
 - Item 7.f.
 - Item 7.g.

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

CONSENT AGENDA

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

- (a) **APPROVAL OF MINUTES** of a Workshop/Special Meeting held on October 27, 2005 at 7:00 P.M. and approval but not release of Closed Session Minutes of a meeting held on October 27, 2005 at 9:22 P.M., a Regular Meeting held on November 1, 2005 at 7:03 P.M. and approval but not release of Closed Session minutes of a meeting held on November 1, 2005 at 8:20 P.M., a Special Meeting held on November 3, 2005 at 3:30 P.M., and a Special Meeting held on November 8, 2005 at 3:35 P.M., with all members having previously received copies.
- (b) **DEPARTMENTAL REPORTS:** Building Inspector's Report, October 2005
- (c) **BILLS:** Vouchers 92174 through 92189 drawn on National City Bank, Total: \$142,030.20; and Vouchers 92190 through 92322 drawn on National City Bank, Total: \$674,078.38; Grand Total: \$816,108.58

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

TAB OF BIDS/PURCHASE OF FURNITURE/POLICE DEPT.

A Tabulation of Bids (05-DOC-159) was received from Chief Malcolm, regarding the purchase of furniture for the Police Administration Building. Chief Malcolm recommended awarding the bid to the only bidder, who met all specifications, Office Plus of Lake County, for a total amount of \$13,534.63. This is a budgeted item, with \$11,434.63 to be taken from line item 10-03-1-05-970 and \$2,100 from 10-03-6-04-740.

It was moved by Commissioner Bennett, seconded by Commissioner Taylor to award the contract for the purchase of furniture for the Police Administration Building to Office Plus of Lake County for a total amount of \$13,534.63. The vote on roll call was: Commissioners Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

CITY VEHICLE STICKERS

A memo (05-DOC-160) was received from Commissioner Bennett, recommending the following changes regarding vehicle stickers:

- Eliminating the \$10 late purchase fee, if a ticket has not been issued
- Increasing the cost from \$20 to \$30 for two year stickers
- Increasing the initial fine for a ticket from \$25 to \$30

Commissioner Bennett noted the late fee penalizes the person who comes forward to purchase the sticker, even though that person has not received a ticket. Commissioner Bennett also noted the cost for the vehicle sticker has not been increased for several years.

It was moved by Commissioner Taylor, seconded by Commissioner Bennett to amend the city vehicle sticker regulations as follows:

- eliminating the \$10 late purchase fee effective immediately, if a ticket has not been issued,
- increasing the vehicle sticker to \$30 effective May 2007,
- increasing the fine for the initial ticket to \$30 effective immediately, and
- for an ordinance to be prepared accordingly.

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

LYDIA AVE. & 27th ST./MINOR RESUBDIVISION

A memo (05-DOC-161) was received from John Jones, considering the minor resubdivision of a parcel at the northwest corner of Lydia Avenue and 27th Street. This request was originally brought before the Council on November 1 to subdivide this property into three lots, however, surveying discrepancies have been found. Property owner, Gary Allen, now wishes to subdivide this parcel into four lots. Each lot would meet the zoning requirements, however garages on lot two do not comply as primary structures. Mr. Allen plans to demolish one of the garages. Mr. Jones recommended, if approved, requiring a one-year limit to 1) provide plans for a house, 2) remove the second garage, or 3) require Mr. Allen go through the proper variance procedure. Mr. Allen stated a one-year limit might be difficult, as he may be delayed in obtaining water and sewer for all of the lots. Mr. Allen also noted, if he sold the property, he could not force a new owner to comply with the time limit.

It was moved by Commissioner Bennett, seconded by Commissioner Taylor to approve the minor resubdivision of the northwest corner of Lydia Avenue and 27th Street into 4 lots with no conditions. The vote on roll call was: Commissioners Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

RENOVATION PROJECT/2240-2252 SHERIDAN ROAD

A memo (05-DOC-162) was received from Delaine Rogers, considering economic incentives for a proposed project for the renovation of 2240 through 2252 Sheridan Road. Developers Lance Cenni and Jim Ambrose plan to purchase and renovate this property, and have requested the following:

- A one-time grant in an amount not to exceed \$15,000 to help offset permits and fees,
- A sign and landscaping grant in an amount not to exceed \$10,000,
- A grant for a mortgage rate buy down in an amount not to exceed \$35,000 or a one percent rate change, whichever is less,
- Allowing the developers to install underground downspouts, which would connect to the existing city storm sewer,
- The city to repave public sections of the rear alley at a cost not to exceed \$3,000 after utility connections are made, and
- Any assistance with underground utility costs.

Mr. Cenni stated the total space of the building is approximately 30,000 square feet, including 10,000 square feet of office space. The office space would accommodate 35 to 40 employees. Mr. Cenni stated the rear alley area would be improved with underground utilities and better lighting. Along with interior improvements, a new sidewalk and a handicapped ramp would be installed in front of the building.

Mayor Harrison stated one of the requirements of the project, just like any other grants or financial assistance, is that it must be 100% code compliant. Assistance funding would be provided through the Economic Development line item 65-03-5-02-290.

It was moved by Commissioner Bennett, seconded by Commissioner Taylor to approve economic incentive assistance in an amount not to exceed \$60,000 for the renovation of 2240 through 2252 Sheridan Road, as presented. The vote on roll call was: Commissioners Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

DCEO ENTERPRISE ZONE DESIGNATION

A memo (05-DOC-163) was received from Delaine Rogers, regarding the Illinois Department of Commerce and Economic Opportunity (DCEO) Enterprise Zone designation. The Enterprise Zone Act helps stimulate business and industrial growth, while helping to revitalize existing areas. The state is only considering the creation of one new Enterprise Zone in 2006. Ms. Rogers stated the deadline for adopting an ordinance and submitting the application is December 31, 2005. There is no application fee. Mayor Harrison stated the Sheridan Road Corridor Committee, involving the communities of Zion, Waukegan, Beach Park and Winthrop Harbor, have discussed commercial development along Sheridan Road. DCEO funds could assist in this endeavor. Mayor Harrison stated State legislators will be approached requesting their support of the designation. There are currently no Enterprise Zones in all of Lake County.

It was moved by Commissioner Taylor, seconded by Commissioner Bennett to authorize city staff to proceed pursuing the DCEO Enterprise Zone designation, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

ANNOUNCEMENTS

November 17	Mayor/Chamber of Commerce present “Zion’s Best Cuisine”
November 24 & 25	City Offices closed for Thanksgiving Holiday
December 2	Festival of Lights opens at Kringle’s Kingdom
December 6	City Council Meeting
December 20	Township Board Meeting

CLOSED SESSION

It was moved by Commissioner Taylor, seconded by Commissioner Bennett that the Council recess to Closed Session at 8:03 p.m. to discuss personnel, purchase and sale of real estate, and probable and pending litigation. The vote on roll call was: Commissioners Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner Taylor, seconded by Commissioner Bennett to reconvene the Regular Council meeting at 9:29 p.m. with all members present. The vote on roll call was: Commissioners Taylor, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

SETTLEMENT AGREEMENT

Mayor Harrison stated the Council discussed the terms of a settlement agreement for a court case, and that an agreement has been reached in this case.

It was moved by Commissioner Taylor, seconded by Commissioner Bennett to approve the Settlement Agreement and authorize Mayor Harrison to execute it on behalf of the City of Zion. The vote on roll call was: Commissioners Taylor, aye; Bennett, 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 Taylor, seconded by Commissioner Bennett and unanimously approved the meeting be adjourned at 9:34 p.m. Motion carried.

City Clerk

Approved December 6, 2005