

**MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, AUGUST 21 2007, AT 7:00 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, Flammini, DeTienne, Bennett and Mayor Harrison.

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

**CONSENT AGENDA**

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

- (a) **RELEASE OF CLOSED SESSION MINUTES:** April 4, April 13 and May 16, 2006
- (b) **DEPARTMENTAL REPORTS:** Public Works Department Monthly Report, June & July 2007
- (c) **BILLS:** Vouchers 98729 through 98871 drawn on National City Bank, \$1,077,339.48
- (d) **PROCLAMATION:** "Save a Life Month" – September 2007

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

**MINUTES OF AUGUST 7, 2007**

It was moved by Commissioner Taylor, seconded by Commissioner Flammini to approve the minutes of a regular meeting held on August 7, 2007 at 7:03 p.m. and approve but not release the closed session minutes of a meeting held on August 7, 2007 at 7:40 p.m., with all members having received copies in advance. The vote on roll call was: Commissioners Taylor, aye; Flammini, aye; DeTienne, aye; Bennett, aye; and Mayor Harrison, pass. Motion carried.

**1986 PIERCE ARROW PUMPER/SURPLUS VEHICLE**

It was moved by Commissioner DeTienne, seconded by Commissioner Bennett that an Ordinance (07-0-33) be passed declaring the 1986 Pierce Arrow Pumper as surplus and authorizing the donation of this vehicle. The vote on roll call was: Commissioners Taylor, aye; Flammini, aye; DeTienne, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

**SHARON PLACE/SPEED LIMIT & TRAFFIC SIGNS**

It was moved by Commissioner Taylor, seconded by Commissioner DeTienne that an Ordinance (07-0-34) be passed, amending the Municipal Code of the City of Zion, as amended, Section 90-51, regarding the posting of 20 mph speed limit and "No Through Traffic" traffic signs on Sharon Place. The vote on roll call was: Commissioners Taylor, aye; Flammini, aye; DeTienne, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

**COMMUNITY SERVICE OFFICERS/POLICE DEPT.**

A memo (07-DOC-90) was received from Chief Booth, requesting permission to post and advertise for the hiring of two (2) part-time Community Service Officers, in order to fill two vacant positions.

It was moved by Commissioner DeTienne, seconded by Commissioner Bennett to grant permission to post and advertise for the hiring of two (2) part-time Community Service Officers in the Police Department. The vote on roll call was: Commissioners Taylor, aye; Flammini, aye; DeTienne, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

**TELECOMMUNICATORS/POLICE DEPT.**

A memo (07-DOC-91) was received from Chief Booth, requesting permission to post and advertise for the hiring of two (2) part-time Telecommunicators, in order to fill two vacant positions.

It was moved by Commissioner DeTienne, seconded by Commissioner Bennett to grant permission to post and advertise for the hiring of two (2) part-time Telecommunicators in the Police Department. The vote on roll call was: Commissioners Taylor, aye; Flammini, aye; DeTienne, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

**EMMAUS AVE & 34<sup>TH</sup> ST/REQUEST TO DISCONNECT**

A letter (07-DOC-92) was received from the Village of Beach Park, requesting that property at Emmaus Avenue and 34<sup>th</sup> Street be disconnected from the City of Zion. The Village of Beach Park owns this property, and plans to utilize it for an extension of 34<sup>th</sup> Street. Ron Colangelo stated this non-platted right-of-way is a single parcel owned by Beach Park but within the Zion City limits. Mayor Harrison questioned whether or not Zion had previously petitioned Beach Park regarding the disconnection of Zion owned property within Beach Park. Mr. Colangelo stated he is not aware of any such petition.

It was moved by Commissioner Taylor, seconded by Commissioner Flammini to grant the Village of Beach Park's Petition for Disconnection, approving disconnecting certain property, owned by the Village of Beach Park on Emmaus Avenue and 34<sup>th</sup> Street, from the City of Zion, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners Taylor, aye; Flammini, aye; DeTienne, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

**TAB OF BIDS/DEMOLITION OF 1307 27<sup>TH</sup> STREET**

A Tabulation of Bids (07-DOC-93) was received from Chief LaBelle for the demolition of 1307 27<sup>th</sup> Street. Chief LaBelle recommended awarding the contract to the lowest responsible and responsive bidder, who met all specifications, Lake County Excavating, in the amount of \$18,000.

It was moved by Commissioner Flammini, seconded by Commissioner Bennett to award the contract for the demolition of 1307 27<sup>th</sup> Street to Lake County Excavating in the amount of \$18,000. The vote on roll call was: Commissioners Taylor, aye; Flammini, aye; DeTienne, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

### **CONSTRUCTION OF NEW FIRE STATION**

A memo (07-DOC-94) was received from Chief LaBelle, requesting permission to advertise for bids for the construction of a new fire station at 1307 27<sup>th</sup> Street. Bids were received for the demolition of the building at 1307 27<sup>th</sup> Street, and a Phase 1 study has been ordered.

It was moved by Commissioner DeTienne, seconded by Commissioner Bennett to grant permission to prepare bid documents and advertise for bids for the construction of a new fire station at 1307 27<sup>th</sup> Street. The vote on roll call was: Commissioners Taylor, aye; Flammini, aye; DeTienne, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

### **ESDA BUILDING/WEST 27<sup>TH</sup> STREET**

A memo (07-DOC-95) was received from Chief LaBelle, considering an amended proposal from Morton Buildings for the construction of the ESDA facility on west 27<sup>th</sup> Street. Morton Buildings submitted an amended proposal, in order to cover the prevailing wage requirement, increasing the cost of the construction. The original price was \$96,554, and the adjusted price is \$105,819, which is a difference of \$9,265.

It was moved by Commissioner Flammini, seconded by Commissioner Taylor to approve the amended proposal from Morton Buildings for a total of \$105,819 for the construction of the ESDA facility on west 27<sup>th</sup> Street, and to amend the budget to reflect the additional cost of \$9,265. The vote on roll call was: Commissioners Taylor, aye; Flammini, aye; DeTienne, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

### **SCREENING FOR REFUSE & GARBAGE STORAGE AREAS**

A memo (07-DOC-96) was received from John Jones, regarding screening requirements for refuse and garbage storage areas for commercial, industrial and multiple-unit residential structures. The Council previously approved an extension for these requirements, in order to help businesses comply. Mr. Jones stated that most of the concerns have been addressed to allow exceptions for the following:

- For commercial occupancies, wherein the requirements would not bring any benefit when the dumpsters are not visible,
- For businesses in districts that have no land beyond the building footprint, and
- For businesses that produce very little waste and have containers already hidden from view.

Commissioner Flammini stated the exceptions would allow more flexibility for smaller businesses and those without ample property. Commissioner Bennett stated the amended requirements would permit either concrete or asphalt under the dumpster, noting dumpsters can damage asphalt. Mr. Jones stated surfaces should be maintained in good repair, noting the new requirements could include that concrete is necessary based on the size of the dumpster. Mayor Harrison recommended, rather than adding to the expense, that the requirements include that all surfaces must be maintained in good repair.

It was moved by Commissioner Flammini, seconded by Commissioner Taylor to approve the screening requirements for refuse and garbage storage areas for commercial, industrial and multiple-use residential structures, as presented, adding that all surfaces must be maintained in good repair, and for an ordinance to be prepared amending Ordinance 06-0-21 accordingly. The vote on roll call was: Commissioners Taylor, aye; Flammini, aye; DeTienne, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

### **ZION MARKET DAYS**

A memo (07-DOC-97) was received from Delaine Rogers, requesting the temporary road closure of the south side of Shiloh Blvd. from Sheridan Road to Elim Avenue on August 30. This closure, from 1:00 pm to 5:00 pm, would accommodate the 2<sup>nd</sup> Annual Chamber Classic Golf Cart Races, which are held in conjunction with the Farmer's Market.

It was moved by Commissioner Taylor, seconded by Commissioner Flammini to approve the temporary closure of the south side of Shiloh Blvd. on August 30, as requested. The vote on roll call was: Commissioners Taylor, aye; Flammini, aye; DeTienne, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

### **PAXTON CHIROPRACTIC RELOCATION**

A memo (07-DOC-98) was received from Delaine Rogers, considering relocation assistance for Paxton Chiropractic. Dr. Paxton previously agreed to sell his existing building to provide future public parking, and has found a new location at 2270 Sheridan Road. The new offices will cost approximately \$10,343 for necessary renovations. Ms. Rogers recommended assisting the relocation of Paxton Chiropractic up to the full cost of renovations with expenses to be paid from Economic Development line item 65-03-4-05-990. Commissioner Bennett noted Dr. Paxton is moving at the City's request.

It was moved by Commissioner Bennett, seconded by Commissioner Taylor to approve relocation assistance for Paxton Chiropractic to 2270 Sheridan Road in the amount of \$10,343 with expenses to be paid from Economic Development. The vote on roll call was: Commissioners Taylor, aye; Flammini, aye; DeTienne, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

### **BUSINESS RETENTION GRANT**

A memo (07-DOC-99) was received from Delaine Rogers considering a Business Retention Grant Program for 2007. The 2006 program assisted businesses with exterior improvements, which would improve the value of the properties and attract additional traffic. Ms. Rogers recommended implementing a 2007 program, addressing multi-family residential housing units, in order to provide quality-housing options for people in search of new jobs in our community. Applicants, not located in an existing TIF District, would need to have proper zoning, be in full compliance with City codes, and not have received any city funding during the last five years. Commissioner Flammini stated this program would be for legal conforming multi-family properties, which need assistance. This is not a reimbursement program, as applicants must first present a plan and be approved. Ms. Rogers stated there would be a maximum of \$50,000 available, and grant applications must be submitted no later than October 1.

Commissioner Bennett stated he is opposed to any grant for work already completed within the past 12 months. Commissioner Flammini stated, if work has recently been completed, this is just to show good faith of the businesses' efforts, but would not be considered in this program. Commissioner Taylor stated the community already has more than enough rental property, and this would encourage continuation of rental property. Commissioner Taylor noted, as a business, they should be held to standards existing in the City Code. Mayor Harrison questioned how much could be accomplished for \$50,000, noting beautification is the responsibility of the landlord. Commissioner Flammini stated this program is for properties up to Code, but just needing appearance upgrades. Commissioner Taylor stated the City Code doesn't have legal, non-conforming, but such properties are in the community, and this issue should be addressed before considering this program. Commissioner Taylor suggested considering a grant or fee waiver for someone who wishes to purchase and convert multi-family properties. Ms. Rogers stated she will consider all suggestions, and bring this issue back at a later date.

No action was taken on this item at this time.

**THA SPOT CLOTHING STORE/2417 SHERIDAN ROAD**

A memo (07-DOC-100) was received from Delaine Rogers, regarding a proposed TIF Assistance Grant for Tha Spot Clothing Store at 2417 Sheridan Road. The request is for a TIF grant for signage, paint, restroom improvements and carpeting. The TIF Review Board recommends approval of a grant not to exceed \$1,500 for signage and related electrical work. Melanie Anderson, owner of the clothing store, questioned why she was just being considered for the signage and not for the interior improvements. Ms. Rogers stated paint and carpeting are not building permit related, and therefore are not eligible for TIF grants. Mayor Harrison stated it is the building owner's responsibility to improve the property, noting he is aware of past complaints at this location. Ms. Rogers stated the building owner didn't participate in the façade program, when this was previously available.

It was moved by Commissioner Flammini, seconded by Commissioner Taylor to approve a TIF Assistance Grant in the amount not to exceed \$1,500 for Tha Spot Clothing Store at 2417 Sheridan Road. The vote on roll call was: Commissioners Taylor, aye; Flammini, aye; DeTienne, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

**FIRE STATION REDEVELOPMENT PROJECT/2800 SHERIDAN ROAD**

A memo (07-DOC-101) was received from Delaine Rogers, regarding a proposed TIF Assistance Grant for the Fire Station Redevelopment Project at 2800 Sheridan Road. A proposal from Michael Franks Development was received regarding the acquisition of city property for a mixed-use development of retail, hotel and condominiums. The site is the property directly north of City Hall from Sheridan Road to Elisha Avenue, bordering 28<sup>th</sup> Street. The request is for a TIF grant for a total of \$48,000 for environmental, structural, market and design studies. The TIF Review Board recommends approval of this grant request. If everything is approved, construction is anticipated to begin within the next twelve to fifteen months. Should the developer withdraw from the project without justification, advanced funds would be repaid for costs the city cannot recoup. Commissioner Bennett questioned whether or not this study is for the entire 2800 block. Ms. Rogers stated the study only includes the current Fire Station #1 and the Township offices. Commissioner Bennett questioned whether or not there is adequate parking in the concept. Ms. Rogers stated the concept plan does include adequate parking, and if at a later date the project becomes larger, a parking garage could be needed. Commissioner Bennett questioned whether or not the plan would affect Carmel House parking. Ms. Rogers stated the plan doesn't affect Carmel House parking.

It was moved by Commissioner Taylor, seconded by Commissioner Flammini to approve a TIF Assistance Grant in the amount not to exceed \$48,000 for environmental, structural, market and design studies for the Fire Station Redevelopment Project at 2800 Sheridan Road. The vote on roll call was: Commissioners Taylor, aye; Flammini, aye; DeTienne, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

**ANNOUNCEMENTS**

August 23	Farmers Market – “Greatable Inflatable County Faire”
August 26	Purple Heart Poker Run sponsored by Wounded Heroes Foundation
August 30	Farmers Market – “Race Days”
September 3	Mayor’s Prayer Breakfast at ZBTHS at 8:00 a.m. Jubilee Days Parade at 1:00 p.m.
September 4	Regular City Council Meeting
September 18	Town Board Meeting

**CLOSED SESSION**

It was moved by Commissioner Flammini, seconded by Commissioner Taylor that the Council recess to Closed Session at 8:15 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; Flammini, aye; DeTienne, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner Bennett, seconded by Commissioner Taylor to reconvene the Regular Council meeting at 9:23 p.m. with all members present. The vote on roll call was: Commissioners Taylor, aye; Flammini, aye; DeTienne, 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 DeTienne, seconded by Commissioner Flammini and unanimously approved the meeting be adjourned at 9:23 p.m. Motion carried.

---

City Clerk

Approved: September 4, 2007