

**MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, JUNE 2, 2009, AT 7:05 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 DeTienne, Shantal Taylor, Flammini, Jim Taylor and Mayor Harrison.

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

**CONSENT AGENDA**

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

- (a) **APPROVAL OF MINUTES** of a Budget Workshop/Special Meeting held on May 18, 2009 at 4:00 P.M.; a Regular Meeting held on May 19, 2009 at 7:00 P.M. and approval but not release of Closed Session minutes of a meeting held on May 19, 2009 at 7:42 P.M.; and a Budget Workshop/Special Meeting held on May 26, 2009 at 4:00 P.M., with all members having previously received copies.
- (b) **DEPARTMENTAL REPORTS:** City Clerk Monthly Report, May 2009
- (c) **BILLS:** Vouchers 104694 through 104755 drawn on National City Bank, \$459,581.14
- (d) **PAYMENT:** Zion Park District, 4<sup>th</sup> of July celebration sponsorship, \$7,500.00

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

**LAKE COUNTY CDBG BROWNFIELD GRANT/2000 BLOCK OF SHERIDAN ROAD**

A memo (09-DOC-33) was received from Delaine Rogers, requesting permission to submit a Lake County CDBG Brownfield Grant application for the remediation of the former Kern Heating site in the 2000 block of Sheridan Road. The grant would provide a 50% reimbursement to the developer upon completion and receipt of a No Further Action Remediation letter (NFR) from the IEPA. There is no cost to the City.

It was moved by Commissioner Jim Taylor, seconded by Commissioner Shantal Taylor to grant permission to submit an application for the Lake County CDBG Brownfield Grant for the remediation of the former Kern Heating site in the 2000 block of Sheridan Road. The vote on roll call was: Commissioners DeTienne, aye; Shantal Taylor, aye; Flammini, aye; Jim Taylor, aye; and Mayor Harrison, aye. Motion carried.

**SMALL BUSINESS REINVESTMENT PROGRAM/TIF ASSISTANCE**

A memo (09-DOC-34) was received from Delaine Rogers, regarding a proposed TIF Assistance Grant for a Small Business Reinvestment Program. Businesses have been identified, wherein business expansion efforts are hindered by property issues. Cake Box Bakery and Café needs to replace its 40-year-old HVAC system at a total cost of \$10,150. Liberty Cleaners wishes to expand its operations by including a drop off laundry service at its rear entrance at a total cost of \$3,385. The TIF Review Board recommends approval for both projects. Commissioner Jim Taylor questioned whether or not these were the only prices received for these projects, or were these proposals the best bids. Ms. Rogers stated the prices were based on the best proposals received. Commissioner Jim Taylor stated concerns regarding procedures for future requests. Mayor Harrison suggested conducting a workshop pertaining to this topic.

It was moved by Commissioner Shantal Taylor, seconded by Commissioner Flammini to approve a TIF Assistance Grant for Liberty Cleaners in the amount of \$3,385, as presented. The vote on roll call was: Commissioners DeTienne, aye; Shantal Taylor, aye; Flammini, aye; Jim Taylor, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner DeTienne, seconded by Commissioner Shantal Taylor to approve a TIF Assistance Grant for Cake Box and Bakery in the amount of \$10,150, as presented. The vote on roll call was: Commissioners DeTienne, aye; Shantal Taylor, aye; Flammini, aye; Jim Taylor, aye; and Mayor Harrison, aye. Motion carried.

### **COUNCIL MEETING RECESS**

It was moved by Commissioner DeTienne, seconded by Commissioner Shantal Taylor to recess the City Council meeting at 7:19 P.M. The vote on roll call was: Commissioners DeTienne, aye; Shantal Taylor, aye; Flammini, aye; Jim Taylor, aye; and Mayor Harrison, aye. Motion carried.

The regular City Council meeting was reconvened at 7:46 P.M. with all members present.

### **TIF GRANT/CULVERS/3335 SHERIDAN ROAD**

A memo (09-DOC-35) was received from Delaine Rogers, regarding a request for a TIF grant from Culvers at 3335 Sheridan Road. Owner Ed Rich gave an overview of his proposals for new programs and changes for Culvers. Mr. Rich, along with Jesse and Lisa Jarrett, closed on the purchase of the property on June 1.

The TIF Review Board considered the request for a TIF grant for Culver's transition project, including the following:

- Installation and leasing of new higher, more visible monument sign, drive-thru boards and indoor menu board - at a cost of \$79,873.19 with lease payments of 36 months at \$2,724 per month. Mayor Harrison noted the current monument sign is very difficult to see. Commissioner Jim Taylor stated he would prefer the outright purchase of the signage, as it would lower the overall cost by \$9,000. Ms. Rogers stated the TIF Review Board presented the lease option, in order to provide flexibility for other projects. Ms. Rogers noted the TIF fund currently has a balance of \$350,000.
- Mortgage principal reduction – with installments of \$20,000 per year for three years
- Property improvements – interior and exterior improvements totaling \$20,298

The TIF Review Board supports the requests. The Council noted, with the purchase of the signage, the total cost for requests would be \$160,171.19.

It was moved by Commissioner DeTienne, seconded by Commissioner Shantal Taylor to approve the TIF grant for Culvers at 3335 Sheridan Road, as presented with the purchase of the signage for a total cost of \$160,171.19. The vote on roll call was: Commissioners DeTienne, aye; Shantal Taylor, aye; Flammini, aye; Jim Taylor, aye; and Mayor Harrison, aye. Motion carried.

**FIRESTONE/BRIDGESTONE DEVELOPMENT**

A memo (09-DOC-36) was received from Delaine Rogers, regarding a request for the waiver of permit fees for the Firestone/Bridgestone development project in the Green Bay Crossing's Plaza. The project includes a commercial storefront on Route 173 just east of CVS Pharmacy. Dave Delach stated this site will require adding a separate access road, adding approximately \$52,000 to the project. Mr. Delach noted Firestone/Bridgestone wishes to purchase the property, and a contract should be signed within the next 30 days. Firestone's representative, AMCON, requested a sales tax incentive to help meet the cost for this improvement. Total estimated permit fees would be \$33,420. As an alternative, City staff recommended a waiver of certain fees not to exceed \$26,000, so as not to include water and sewer tap fees. The project estimates over \$350,000 in anticipated sales tax revenue for the City over the next 20 years. Commissioner Jim Taylor recommended a waiver of fees for \$26,000, with the balance of \$7,420 paid from the water and sewer tap fee fund. Commissioner Jim Taylor stated this is a unique situation and it is not precedent setting for any other project or request.

It was moved by Commissioner Jim Taylor, seconded by Commissioner Flammini to waive permit fees totaling \$33,420, per Commissioner Jim Taylor's recommendation, for the Firestone/Bridgestone development on Route 173. The vote on roll call was: Commissioners DeTienne, aye; Shantal Taylor, aye; Flammini, aye; Jim Taylor, aye; and Mayor Harrison, aye. Motion carried.

**ANNOUNCEMENTS**

Mayor Harrison recognized Delaine Rogers for achieving the International Economic Development Council's designation of Certified Economic Developer (CECD), a worldwide recognition for education and economic development accomplishments.

June 4	Zion Liquor Control Commission Meeting at 4:00 P.M. Zion Planning/Zoning Commission Meeting at 7:00 P.M.
June 5	Celebrate Life Ceremony at Midwestern Regional Medical Center at 10:00 A.M.
June 13	Trash to Treasure Community Lawn Sale fundraiser for Shiloh House & Zion Historical Society 9:00 A.M. – 5:00 P.M.
June 16	Town Board Meeting at 6:30 P.M. Regular City Council Meeting at 7:00 P.M.
June 18, 19 & 20	Nostalgia Days

**CLOSED SESSION**

It was moved by Commissioner DeTienne, seconded by Commissioner Shantal Taylor that the Council recess to Closed Session at 8:50 p.m. to discuss probable litigation. The vote on roll call was: Commissioners DeTienne, aye; Shantal Taylor, aye; Flammini, aye; Jim Taylor, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner Flammini, seconded by Commissioner Jim Taylor to reconvene the Regular Council meeting at 9:28 p.m. with all members present. The vote on roll call was: Commissioners DeTienne, aye; Shantal Taylor, aye; Flammini, aye; Jim Taylor, 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 Jim Taylor and unanimously approved the meeting be adjourned at 9:28 p.m. Motion carried.

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City Clerk

Approved June 16, 2009