

MINUTES OF A WORKSHOP/SPECIAL MEETING OF THE ZION CITY COUNCIL HELD ON MONDAY, OCTOBER 26, 2009, AT 4:04 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 Shantal Taylor, Flammini, Jim Taylor, DeTienne and Mayor Harrison.

CLOSED SESSION

It was moved by Commissioner Flammini, seconded by Commissioner Shantal Taylor that the Council recess to Closed Session at 4:05 p.m. to discuss purchase and sale of real estate. The vote on roll call was: Commissioners Shantal Taylor, aye; Flammini, aye; Jim Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner Flammini, seconded by Commissioner Jim Taylor to reconvene the Special Council meeting at 4:31 p.m. with all members present. The vote on roll call was: Commissioners Shantal Taylor, aye; Flammini, aye; Jim Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

MARKET SQUARE PROJECT

Delaine Rogers gave an overview of Phase 1 of the Market Square project:

- 60 to 100 room hotel
- Restaurant and banquet facility
- Retail shops on first floor

Ms. Rogers stated project costs have risen; noting the anticipated EAV value of the project has also increased. Project costs have increased by \$300,000 from the original draft agreement in part due to changes being negotiated with Cancer Treatment Centers of America (CTCA).

Dave Delach stated a new contract is being considered with CTCA, so anticipated returns have been revised. Rick Delisle stated the project is 30% funded by the SBA, noting all documentation has been submitted to this agency. The demolition of the former Auto Zone would be anticipated within two to four weeks after SBA's review and approval. Mr. Delach stated a newly established hotel typically has lower returns, therefore the payment schedule was structured accordingly. Attorney Bruce Goodman stated a revised TIF note and payment schedule has the final payment in 2017. The City would receive the required hotel/motel tax. Ms. Rogers stated the first two payments in this schedule were already made in 2007 and 2008. The 2009 payment request will be placed on the November 3 Council meeting.

Larry Pannell stated the payment obligation is only through TIF funding, noting this fund cannot be co-mingled with General Funds. Mr. Pannell stated he conducted an analysis of funds in TIF District #1 and TIF District #3, noting funds are available for this project, but that the City must be cautious about future projects. Mayor Harrison stated new projects are providing the increase in the EAV in the TIF districts.

It was moved by Commissioner Jim Taylor, seconded by Shantal Taylor to approve the Economic Incentive and Tax Increment Allocation Financing Development Agreement and First Amendment for the Market Square Mixed Use Development-Sheridan Road TIF between the City of Zion and Zion Sheridan Partners, LLC, subject to attorney review and final approval. The vote on roll call was: Commissioners Shantal Taylor, aye; Flammini, aye; Jim Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

TIF GRANT/MARTHA’S DAY CARE/2678 SHERIDAN ROAD

A memo (09-DOC-70) was received from Delaine Rogers requesting consideration of a TIF grant for Martha’s Day Care at 2678 Sheridan Road. The TIF Review Board supports assistance in an amount of \$35,134 for construction costs in order to conform to DCFS requirements for a childcare center. The improvements would include an office, kitchen, bathrooms and increased fire protection.

Ms. Rogers stated there has been a long-term vacancy at this location on the northwest corner of Sheridan Road and 27th Street. Ms. Martha Salazar stated she has already been in contact with MRMC and the Zion Elementary Schools regarding a client base, as well as the Zion Park District for utilizing Shiloh Park as a playground area. This project was approved by the Planning and Zoning Commission for a special use permit, which will come before the City Council on November 3.

Commissioner Jim Taylor stated concerns regarding parking and safety issues. Ms. Salazar stated DCFS has approved her overall plan, including walking the children between the center and Shiloh Park, noting she has obtained a 5-year lease on the building. Commissioner Shantal Taylor stated it would be unsafe to cross the alley and the streets with small children, noting she can’t support a childcare center at this location. Ms. Rogers stated parents drop off their children early in the morning starting at 6:00 a.m. before businesses open, and parents can use the parking spaces in front of the building as well as the parking lot in back. Commissioner DeTienne stated he would like to talk with the Police Chief to see if the Police Department has any concerns before considering any approval. Commissioner Flammini stated the three parking spaces in front of this building are often filled by other businesses, noting these spaces would need to be designated as a loading/unloading zone only. Commissioner Jim Taylor recommended this issue be tabled until November 3, when the special use permit comes before the Council.

It was moved by Commissioner Jim Taylor, seconded by Commissioner Shantal Taylor to table the request for a TIF grant for Martha’s Day Care at 2678 Sheridan Road until the November 3 Council meeting. The vote on roll call was: Commissioners Shantal Taylor, aye; Flammini, aye; Jim Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

TIF GRANT/LEADER HARDWARE BUILDING

A memo (09-DOC-71) was received from Delaine Rogers requesting consideration of a TIF grant for preliminary architectural services for the Leader Hardware building in the 2700 block of Sheridan Road. The TIF Review Board supports assistance in an amount not to exceed \$2,500 through Sutter Day Architects.

Ms. Rogers stated two potential operations have shown interest. The first is a museum and retail operation and the second is a restaurant, as this building used to be two separate businesses several years ago. Commissioner Flammini questioned available parking, requesting that a parking study be included, as parking is limited. Ms. Rogers stated the architectural analysis did not include a parking study. Commissioner Jim Taylor suggested perhaps the Police Department could conduct a parking analysis.

It was moved by Commissioner Flammini, seconded by Commissioner Jim Taylor to approve the TIF grant for preliminary architectural services for the Leader Hardware building in the 2700 block of Sheridan Road for an amount not to exceed \$2,500 through Sutter Day Architects. The vote on roll call was: Commissioners Shantal Taylor, nay; Flammini, aye; Jim Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

TIF GRANT/1st CLASS FIREARMS

A memo (09-DOC-72) was received from Delaine Rogers requesting consideration of a TIF grant for preliminary architectural services for the relocation of 1st Class Firearms to the out lot near Country Inn and Suites. The TIF Review Board supports assistance in an amount not to exceed \$3,000. The developer would be responsible for all costs in excess of this amount. The next facility would include a full gun range and training facility in response to needs of local law enforcement agencies.

It was moved by Commissioner Jim Taylor, seconded by Commissioner Flammini to approve the TIF grant for preliminary architectural services for the relocation of 1st Class Firearms, as requested, for an amount not to exceed \$3,000. The vote on roll call was: Commissioners Shantal Taylor, aye; Flammini, aye; Jim Taylor, aye; DeTienne, 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 Shantal Taylor and unanimously approved the meeting be adjourned at 6:13 p.m. Motion carried.

City Clerk

Approved November 3, 2009