

# Council Minutes

**March 8, 2001**

MINUTES OF A SPECIAL MEETING OF THE ZION CITY COUNCIL  
HELD ON THURSDAY, MARCH 8, 2001, AT 5:17 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 Rogers, Taylor, Monk, and Mayor Harrison. Commissioner Bennett was absent.

## **ZION DOWNTOWN REDEVELOPMENT PROJECT**

Paul Bouchard, Chairman of the Business Development Council (BDC), introduced the members of the BDC and the Downtown Redevelopment Project. Downtown Redevelopment Project is for the enhancement of the downtown with façade improvements as the primary focus. A grant-like package is proposed to aid the façade improvements costs. This would entail a 75% grant with a 25% match from the business owner or tenant. Downtown Revitalization Action Plan has been put together by Business Districts, Inc (BDI). Terry Jenkins of BDI conducted a situation and site analysis, in order to present an action plan. Mr. Bouchard recommended contracting with BDI for the Downtown Redevelopment Project.

Terry Jenkins, BDI, stated the Downtown Revitalization Action Plan has been compiled, using the following steps: 1) Situation Audit 2) Strategic Plan 3) Detailed Action Plan 4) Community Introduction - to take place on March 12 5) Implementation Action Plan Components - Organization - objectives and steps to be taken with recommended dates for completion - Financing - to identify funding sources and to secure necessary the funding - Appearance - physical objectives to be accomplished; establishing urban design and façade improvement plans with ongoing maintenance plans - Business Development - to encourage filling vacancies and encourage existing businesses to improve; recruitment of franchises and local chains - Marketing - to establish inviting atmosphere; to increase visibility to Illinois State Park visitors; to understand importance of events - Redevelopment - developer recruitment process

Jeff Bergfeld, Teska Associates, presented conceptual façade illustrations, focusing on the 2700 and 2800 blocks of Sheridan Road. Mr. Bergfeld matched photographs of structures and vacant property with drawings of recommended improvements, indicating how to accomplish an overall pleasing and inviting appearance.

Paul Bouchard requested adoption of the Downtown Revitalization Action Plan with a commitment of funds. Implementation of the program should be ready to start in April 2001. Mr. Bouchard stated the façade program would require approximately \$1,000,000 as of February 2002 with an additional \$1,000,000 needed every 6 months thereafter during the program. Subcommittees would be formed. Mayor Harrison noted subcommittee appointments are very important, in order to involve individuals, businesses and entities, not only in Zion, but also throughout the area. The BDC also recommends hiring a downtown manager. Mr. Bouchard recommended utilizing Terry Jenkins to fill this position on an interim basis. A Downtown Association is recommended, and once formed, Association fees would pay for the salary of the manager. Sean McManamy, MSI Strategic Communications, stated MSI would be responsible for informing the community of the project and its progress. The March 12 event has been scheduled to introduce this program. Mr. Bouchard requested adoption of the conceptual downtown redevelopment plans; with allocation of \$1,000,000 as of February 2002; \$100,000 for current BDI expenses and \$100,000 each year for implementation of the action plan; and \$1,000,000 every 6 months thereafter for the façade program.

Attorney Rolek noted a conceptual plan could be amended as needed and would be subject to the annual Appropriation Ordinance. It was moved by Commissioner Monk, seconded by Commissioner Rogers to approve the concept plan for the Zion Downtown Redevelopment Project, as presented. The vote on roll call was: Commissioners Rogers, aye; Taylor, aye; Monk, 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 Monk, seconded by Commissioner Taylor and unanimously approved the meeting be adjourned at 6:44 p.m. Motion carried.