

Council Minutes

DECEMBER 18, 2001

MINUTES OF A ZION CITY COUNCIL SPECIAL MEETING/WORKSHOP
TUESDAY, DECEMBER 18, 2001, AT 5:10 P.M. IN THE CITY COUNCIL
CHAMBERS, CITY HALL, ZION, ILLINOIS

Mayor Harrison called the meeting to order at 5:10 P.M.

On call of the roll the following answered present: Commissioners Taylor, Rogers, DeTienne, Bennett and Mayor Harrison.

BUSINESS DEVELOPMENT COUNCIL

Peter Cioni stated the Downtown Redevelopment Grant Program is made up of two business areas:

1. Central business district from 25th Street to 29th Street - maximum grant available is \$100,000 Formula for grant: \$1,000/front foot plus extra amounts depending on secondary street location or multi-entrances
2. Remaining commercial area along Sheridan Road - maximum grant available is \$50,000 Formula for grant: \$500/front foot plus extra amounts depending on secondary street location or multi-entrances

This is a 75/25% matching grant program, plus the City pays up to \$500 for the conceptual design plan, and up to \$500 for financing fees and charges, not to include interest costs.

Approval Process:

Business owners need to:

- Provide conceptual design plan
- Conform to design guidelines
- Present plan to Appearance Committee
- Submit final documents, upon approval, for final review, including final design plans and cost estimates

Appearance Committee reviews final documents, then submits recommendation to Council.

Mayor Harrison recommended developing a contractors' pool, which might help reduce costs for individual projects. Mayor Harrison also stated all building codes should be met with violations rectified, although this

program shouldn't be used as an enforcement program. Commissioner Rogers stated inspections are needed, so a list of corrections can be provided to the owners. Commissioner Bennett stated repair expenses should be borne by the building owner for code violations, and grants should not be approved if violations exist. Commissioner Rogers noted, even if businesses don't participate in this grant program, building and fire inspections will be done anyway within the next two years. Commissioner Bennett stated it was the Council's intent that participants in this program be told of code requirements. Mr. Cioni stated businesses in this program are under the impression façade improvements would have to be done to code, but would not involve general inspections or code updates.

The Predevelopment Committee, comprised of Chief LaBelle, Brian Usher, Peter Cioni and John Jones, presented a list of items, which should be incorporated in a code compliance inspection:

1. Requirement of a Knox Box
2. Requirement of a basic alarm system
3. Installation and annual maintenance of fire extinguishers
4. Emergency lighting should be in place per fire code
5. Requirement of exit lighting to identify means of egress
6. Requirement of unblocked paths and correct widths at exits
7. Electrical system should be grounded, with secured wiring, accessible and identified
8. Requirement of proper backflow prevention of public water system
9. Requirement of sump pump discharge
10. No illegal uses allowed Workshop/Special Meeting

Chief LaBelle stated, even if the owner needed to make repairs based on every item on this list, it would not take a lot of money to correct everything. Commissioner Rogers stated a building assessment is needed. Mr. Jones stated if an existing building has been maintained, meeting the building codes under which it was built, a new code would not apply. Chief LaBelle stated existing buildings would need to meet today's fire and life safety codes.

George Swade, Chairman of the Appearance Committee, stated there are currently up to 18 businesses involved in this program. Mr. Swade stated these business owners should be informed of any inspection program as soon as possible, as it was not included in the original paperwork. Commissioner Rogers suggested that the Council be notified of each applicant, prior to coming to the Council for final approval and funding. Mayor Harrison recommended that the \$500 grant for conceptual drawings be granted after the Appearance Committee approves the drawings. Mayor Harrison stated all retail/commercial businesses outside the central business district, with highway business or light business zoning, and within the corporate city limits should be included, and would like to open up the grants to any businesses on a first come, first serve basis with the elimination of time limits. Commissioner Bennett stated the

program should have a close date. Commissioner Bennett questioned whether or not this program includes either parking lots or signs. Mayor Harrison stated the program would include both, noting no new construction is included. Mayor Harrison stated TIF District money would no longer be available for the façade improvement project, as TIF funding will be utilized for the downtown streetscape project. Mr. Cioni stated the Appearance Committee is considering conducting a workshop with contractors to inform them of the project and the formation of a contractors' pool.

The Council agreed that all applicants should be informed of the need to do building assessments. Mr. Cioni will notify the businesses of the fire and life safety requirements.

The Council also agreed that a final document regarding the Downtown Redevelopment Façade Program should be prepared and presented to the Council for the January 2 meeting including:

- Retail/commercial business definition
- Zoning requirements of either HB or LB with a list of eligible businesses
- Final required list of inspection items
- Businesses within the corporate city limits with up to \$500/front foot grant formula
- Offering program on a first come, first serve basis
- Payment of up to \$500 to businesses upon submittal of conceptual drawings
- Notification to Council of approval of conceptual drawings and list of inspection notice
- Other program details, which are currently utilized, as presented by Peter Cioni

There being no further business to come before the Council at this time, it was moved by Commissioner Taylor, seconded by Commissioner DeTienne and unanimously approved the meeting be adjourned at 6:40 p.m. Motion carried.