

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, APRIL 1, 2003, AT 7:02 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, Taylor, Winfrey, Bennett and Mayor Harrison.

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

AGENDA CHANGES

It was moved by Commissioner Taylor, seconded by Commissioner Bennett to accept the Council agenda with amendments as follows:

- Adding a discussion pertaining to health insurance rates, item 9.a.a.
- Deleting to consider Façade Grant Program approval for Pitcher Insurance Agency, item 9.f.
- Adding a Closed Session for the purpose of discussing real estate and probable litigation, item 10.a.

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

CONSENT AGENDA

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

- (a) **MINUTES** of a Regular Meeting and Closed Session held on March 18, 2003 at 7:00 P.M., with all members having previously received copies.
- (b) **DEPARTMENTAL REPORTS:** City Clerk's Monthly Report, March, 2003
- (c) **BILLS:** Vouchers 82813 through 82938 drawn on National City Bank, \$869,518.81
- (d) **PAYMENTS:** Ancel, Glink, Diamond, Bush, DiCianni & Rolek, P.C., legal services, \$1,399.18, \$877.50, \$357.50, \$344.00, \$682.50, \$260.00, \$236.25, \$135.00, \$911.25, \$35.00, \$175.00, \$353.22, \$423.00, \$1,571.18, \$1,586.25, \$407.50, \$33.75, \$315.00, \$3,086.28; Total: \$13,189.36; Citigate Communications, consulting services, February, 2003, \$11,115.00; Illinois Environmental Protection Agency, services rendered on the Kaplan properties, \$3,880.26; Urban Innovations, façade program rendering for Carmel House, \$500.00; Sutter Architects, façade program rendering for Zion Gas, \$500.00; A Architects, façade program rendering for Subway, \$500.00; Rook's Restaurant, façade grant program reimbursement, \$50,000.00
- (e) **PROCLAMATIONS:** Support Our Troops; Building Safety Week – April 6-12, 2003; Fair Housing Month – April, 2003

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

CITIZEN COMMENTS

Melanie Madsen and Laurie Hatten requested the City meet with the Zion Grade School Board and offer any available financial assistance. Mayor Harrison stated the City is aware and concerned of this situation, and the Council will place this matter on a future agenda.

Jim Howard stated concerns regarding the security of the former Cookie and Candy Factory buildings. Mayor Harrison stated demolition proceedings are taking place for both buildings.

PURCHASE OF 1225 27TH STREET

It was moved by Commissioner Taylor, seconded by Commissioner Winfrey that a Resolution (03-R-13) be passed authorizing the purchase of 1225 27th Street, Zion, Illinois. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Winfrey, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried. Resolution passed.

SENATE BILL 0133/ENTERPRISE ZONES

Mayor Harrison stated Illinois Senate Bill 0133, introduced by Senator Garrett, would allow for the certification of new enterprise zones in economically distressed communities. The new enterprise zone designations could attract new industry to our area.

It was moved by Commissioner Bennett, seconded by Commissioner DeTienne that a Resolution (03-R-14) be passed supporting Senate Bill 0133, regarding certification of new Enterprise Zones. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Winfrey, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried. Resolution passed.

SPECIAL USE PERMIT/CHILD DAY CARE CENTER

It was moved by Commissioner Winfrey, seconded by Commissioner Taylor that an Ordinance (03-0-19) be passed granting a Special Use Permit establishing a child day care center at 2453 Sheridan Road. Commissioner DeTienne stated he is concerned about the safety of the children in a facility on Sheridan Road, and encouraged installation of proper fencing before opening. Mayor Harrison stated the play area would be on the east side of the building. Attorney Rolek noted it is a State licensing requirement for a child day care center to have a fenced play area. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Winfrey, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

EMPLOYEE HEALTH INSURANCE

Commissioner Bennett stated new health insurance rates, representing sizable increases, have been provided by the insurance consultant. The City's total cost for health insurance for 2003/04 will be approximately \$2,000,000. The proposed rates effective May 1, 2003 would be as follows:

<u>Monthly Payment for COBRA Coverage</u>	<u>Monthly Payment for Retirees with Medicare</u>
Single: \$ 717.71	Single: \$412.00
Single + One: \$1,323.72	Single + One: \$824.00
Family: \$1,929.72	

The proposed monthly rate for retirees' life insurance would be \$13.00.

The Council agreed to the proposed health and life insurance rates for 2003/04, allowing Commissioner Bennett to notify all retirees, and to take formal action during the April 15 Council meeting.

BICYCLE AUCTION

A memo (03-DOC-81) was received from Chief Malcolm, requesting permission to conduct a bicycle auction on Saturday, May 17, 2003 at 9:00 A.M. in the City garage facility at 24th Street and Hebron Avenue.

It was moved by Commissioner DeTienne, seconded by Commissioner Winfrey to grant permission to conduct a bicycle auction on Saturday, May 17, 2003 at 9:00 A.M. in the City garage facility at 24th Street and Hebron Avenue. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Winfrey, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

CHRISTMAS IN APRIL PROGRAM

A letter (03-DOC-82) was received from Frank Flammini, Christmas in April Coordinator and Board Director, requesting a donation and waiver of permit fees for the Christmas in April Program. This year's event will be held on Saturday, April 26. Frank Flammini stated this is the fourth year Zion has been involved in this program. In the past the City donated \$3,000 and waived any permit fees, and Mr. Flammini requested the City's continued support of this program.

It was moved by Commissioner Taylor, seconded by Commissioner DeTienne to approve a \$3,000 donation and waiver of any permit fees for the 2003 Christmas in April Program. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Winfrey, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

DREYER'S AUTO SERVICE

A memo (03-DOC-83) was received from Delaine Rogers, requesting to revise the lease agreement with Dreyer's Auto Service, Inc. This lease allows Dreyer's Auto to use the city-owned property in the 3000 block of Sheridan Road for parking. Should the City have an offer to develop this parcel, Dreyer's Auto is requesting a first option on the property. Dreyer's Auto is also requesting to be reimbursed for any improvement costs they incur, should they choose to waive this option to purchase. Commissioner Bennett stated he is opposed to reimbursing Dreyer's Auto, given the assistance the City has already provided. Attorney Rolek stated Dreyer's Auto should not be able to make any improvements without first notifying the City. Commissioner Bennett stated the agreement should contain a clause that allows termination of this agreement within 90 days. Ms. Rogers stated a remediation grant is being pursued. It was noted that Exhibit A, the legal description, needed to be revised. Mayor Harrison stated this agreement needs further review, and recommended this issue be tabled. It was agreed to table this item.

DEMOLITION OF 1900 SHERIDAN ROAD

A memo (03-DOC-84) was received from Delaine Rogers, requesting permission to advertise for bids for the demolition of 1900 Sheridan Road. Property owner Jerry Emerzian has entered into a contract with Enterprise Rental. Demolition of the existing building would prepare the site for construction of a new facility.

It was moved by Commissioner Taylor, seconded by Commissioner Bennett to grant permission, on behalf of property owner Jerry Emerzian, to advertise for bids for the demolition of 1900 Sheridan Road. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Winfrey, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

FAÇADE GRANT PROGRAM/FAMILY VISION CARE

A memo (03-DOC-85) was received from Delaine Rogers, regarding a façade grant application for Family Vision Care at 2625 Elisha Avenue. This property would qualify for a grant up to \$60,750. The property has been inspected by the Fire/Rescue and Building Departments. Mayor Harrison noted the corner unit of this building is owned by Peter Vlasis, and the two remaining units are owned by other individuals. Dr. Vlasis has applied for the façade grant, however the other owners are not interested in the project. The Council noted concerns regarding the appearance of the building. No action was taken on this item.

FAÇADE GRANT PROGRAM/APPLICATION APPROVALS

Mayor Harrison stated TIF District funds could be utilized to reimburse façade grant applicants, as needed, and funds may also be available as the City sells properties it has purchased. Commissioner Bennett recommended utilizing a total of \$2,000,000 from economic development funds for the façade grant program, and then paying off the remainder with available TIF District #1 funds. Mayor Harrison noted when the TIF District is paid in full, all of the EAV will go to the taxing bodies, including the school districts. Commissioner Bennett stated business owners should have submitted their applications for approval prior to April 1.

It was moved by Commissioner Taylor, seconded by Commissioner DeTienne to approve the Façade Grant Program applications, subject to the approval of the Appearance Committee, as follows:

- Marathon Service Station (Document 03-DOC-86) at 2500 Sheridan Road in an amount not to exceed \$60,500
- Second Chance Enterprises (Document 03-DOC-87) at 2926 Sheridan Road in an amount not to exceed \$50,000
- Paperwate Stationers (Document 03-DOC-88) at 2640 Sheridan Road in an amount not to exceed \$62,500
- R Music Store (Document 03-DOC-89) at 2638 Sheridan Road for a total amount not to exceed \$32,500
- Leader Hardware Store (Document 03-DOC-90) at 2708 Sheridan Road in an amount not to exceed \$93,750
- Zion Antiques (Document 03-DOC-91) at 2661 Sheridan Road in an amount not to exceed \$41,500, subject to meeting all Code requirements including the removal of a first floor apartment
- Zion Gas Station (Document 03-DOC-92) at 2301 Sheridan Road in an amount not to exceed \$50,000, subject to coordinating this project with the re-opening and complimenting façade of Starlite Restaurant
- Vacant building owned by Gary Klebe (Document 03-DOC-93) at 2269 Sheridan Road in an amount not to exceed \$50,000
- Subway Restaurant, fka Terry's Restaurant, (Document 03-DOC-94) at 3325 Sheridan Road in an amount not to exceed \$50,000
- Zion Auto Body (Document 03-DOC-95) at 2013 Hebron Avenue in an amount not to exceed \$41,250

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

ANNOUNCEMENTS

Brian Usher presented the Mayor and Council with the following recognitions:

- Tree City USA – 7th Year Award
- APWA-Chicago Chapter – Project of the Year Award for Transportation between \$2 - \$10 million for Sheridan Road Streetscape

April 6	Daylight Savings Time Begins
April 9	Senior Resource Day
April 9	Secretary of State Mobile Unit at Zion Park District Leisure Center
April 15	Zion Township Board Meeting
April 15	Zion City Council Meeting
April 30	City of Zion Blood Drive at City Hall

Summer Student Work Program applications are available through the Township office.
Community Garden Plot rentals are also available through the Township office.

CLOSED SESSION

It was moved by Commissioner Taylor, seconded by Commissioner DeTienne that the Council recess to Closed Session at 8:12 p.m. to discuss real estate and probable litigation. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Winfrey, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner DeTienne, seconded by Commissioner Bennett to reconvene the Regular Council meeting at 9:00 p.m. with all members present. The vote on roll call was: Commissioners DeTienne, aye; Taylor, aye; Winfrey, 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 Winfrey, seconded by Commissioner Taylor and unanimously approved the meeting be adjourned at 9:00 p.m. Motion carried.

City Clerk

Approved April 15, 2003