

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, OCTOBER 4, 2005, AT 7:00 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 Bennett, DeTienne, Taylor, Flammini, and Mayor Harrison.

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

CONSENT AGENDA

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

- (a) **APPROVAL OF MINUTES** of a Regular Meeting held on September 20, 2005 at 7:00 p.m. and approval but not release of Closed Session Minutes of a meeting held on September 20, 2005 at 8:27 p.m.
- (b) **DEPARTMENTAL REPORTS:** Detailed Balance Sheet and Revenue & Expense Report, period ending August 31, 2005; City Clerk's Monthly Report, September 2005; Public Works Monthly Report, July 2005 & August 2005
- (c) **BILLS:** Vouchers 91733 through 91859 drawn on National City Bank, Total: \$726,516.69; Add back voided check, \$2,285.00; Net Total: \$728,801.69

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

REZONING/NE CORNER OF RT. 173 & GREEN BAY ROAD

It was moved by Commissioner Flammini, seconded by Commissioner DeTienne that an Ordinance (05-0-38) be passed rezoning the property at the northeast corner of State Route 173 and Green Bay Road from R-30 Residential to HB Highway Business. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

ABOLISHING TIF DISTRICT #2/KENOSHA ROAD & 21ST STREET

It was moved by Commissioner Bennett, seconded by Commissioner Taylor that an Ordinance (05-0-39) be passed abolishing the Kenosha Road and 21st Street Tax Increment Allocation Redevelopment Project Area. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

ESTABLISHING DEVELOPER DONATIONS FOR HEALTH & ELDER CARE HOUSING FACILITIES

It was moved by Commissioner Taylor, seconded by Commissioner Flammini that an Ordinance (05-0-40) be passed creating Zion Municipal Code Section 82-163 establishing developer donations for health and elder care housing facilities. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

INTERGOVERNMENTAL AGREEMENT/BEACH PARK/29th STREET ROADWAY REPAIRS

It was moved by Commissioner Taylor, seconded by Commissioner DeTienne that an Ordinance (05-0-41) be passed approving an intergovernmental agreement between the City of Zion and the Village of Beach Park for roadway repairs on 29th Street west of the city limits to the intersection of Glendale Avenue, subject to final attorney approval. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

CITIZENS LAW ENFORCEMENT ADVISORY COMMISSION

It was moved by Commissioner DeTienne, seconded by Commissioner Bennett to appoint Kevin Parker to the Citizens Law Enforcement Advisory Commission. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

REIMBURSEMENT FOR EXPENSES/ZION CITY OF MIRACLES FESTIVAL

A memo (05-DOC-142) was received from Chief Malcolm requesting approval of reimbursement of expenses incurred by Mr. Todd Gordon, Zion City of Miracles Festival Coordinator, for the 2005 City of Miracles Festival held on August 27th in the amount of \$1,739.04. Financial support was offered by the Citizens Law Enforcement Advisory Commission prior to the event.

It was moved by Commissioner DeTienne, seconded by Commissioner to approve the reimbursement of Zion City of Miracles Festival expenses in the amount of \$1,739.04. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

CITY WEBSITE QUARTERLY MAINTENANCE FEE

A memo (05-DOC-143) was received from Larry Pannell requesting approval of the quarterly maintenance fee for the City's website. Payment of a recently received website maintenance fee invoice in the amount of \$3,500 will exceed funds available in the line item total budgeted for this expense. It was recommended by Mayor Harrison and Delaine Rogers that payment be made from the Cable Fund's promotional line item. It was also recommended that funds be transferred to the promotional line item to pay the current invoice, the next two invoices, and also to accommodate future expected expenses.

It was moved by Commissioner DeTienne, seconded by Commissioner Flammini to approve payment of the \$3,500 quarterly website maintenance fee invoice from the Cable Fund's Promotional line item (73-00-1-02-125) and to transfer \$60,000 to this line item to accommodate future expected expenses. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

CYPRUS PARK SUBDIVISION

A memo (05-DOC-144) was received from John Jones requesting approval of Phase I of Cyprus Park Subdivision (formerly Thunderhawk Estates). Pulte Homes is the new developer of this subdivision. Phase I has been altered from the previously improved plan by the addition of 13 homes due to movement of phase lines and the addition of one point of ingress/egress at the north end of the subdivision. No new lots have been created.

It was moved by Commissioner Bennett, seconded by Commissioner Flammini, that Phase I of Cyprus Park Subdivision be approved. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

TAB OF BIDS/29TH STREET ROADWAY PROJECT

A Tabulation of Bids (05-DOC-145) was received from Brian Usher for the pulverization and repaving of 29th Street from Lewis Avenue west to the city limits and 26th Street from Lewis Avenue to Galilee Avenue. Mr. Usher recommended awarding the contract to the lowest qualified bidder, Peter Baker & Son Co., in the amount of \$113,284.50. This is a budgeted item and is part of the 2006 Street Maintenance Program.

It was moved by Commissioner DeTienne, seconded by Commissioner Taylor to award the contract for the pulverization and repaving of 29th Street from Lewis Avenue west to the city limits and 26th Street from Lewis Avenue to Galilee Avenue to Peter Baker & Son Co. in the amount of \$113,284.50. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

THE BIG AMERICAN ART BOOK PROJECT

A memo (05-DOC-146) was received from Delaine Rogers regarding the City's participation in The Big American Art Book. This book focuses on public art and the publisher is intrigued by the City's Adopt-a-Bee Project. There is no fee to participate, however, the City must provide high quality photos of the bees. The publisher reserves the right to make the final photo selections for inclusion in the book. Villalobos Photography has agreed to provide the photos in the required format at a cost estimated at \$500.

It was moved by Commissioner Taylor, seconded by Commissioner Flammini to approve the expenditure of up to \$500 for photos of the bees to be taken by Villalobos Photography as part of The Big American Art Book Project. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

TIF GRANT/BARTON MANAGEMENT SENIOR PROJECT

A memo (05-DOC-147) was received from Delaine Rogers requesting approval of a TIF Grant in the amount of \$100,000 on behalf of Barton Management for the development of a senior assisted living residence at 3500 Sheridan Road. This project will provide 127 individual residences, on-site medical staff, library, recreation facilities, salon, pharmacy and therapeutic spa. This \$19 million facility is only the second of its type in the State of Illinois and is being directed through the Illinois Department of Housing Authority to provide quality, affordable elder care for area residents. The TIF Review Board considered the project and recommends that TIF District #3 assist with land acquisition costs by providing \$100,000 with an annual \$20,000 payment to Barton Management for five years.

It was moved by Commissioner DeTienne, seconded by Commissioner Taylor to approve a TIF #3 Grant in the amount of \$100,000, payable in five annual installments of \$20,000, on behalf of Barton Management. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

TIF GRANT/MECCA ENTERTAINMENT

A memo (05-DOC-148) was received from Delaine Rogers requesting approval of a TIF Grant in the amount of \$100,000 on behalf of Mecca Entertainment/Kustom Theater Group, Inc. for proposed multi-plex theater complex. The TIF Review Board considered this project and recommends that TIF District #3 assist with architectural design costs and buying down the overall financing rate for the entire project through a \$100,000 grant. Design costs are estimated at \$7,500 which would be payable immediately to TK Architects. The balance of the \$100,000, if necessary, would be payable to the lending institution upon closing of the mortgage.

It was moved by Commissioner Bennett, seconded by Commissioner Taylor to approve a TIF #3 Grant in the amount of \$100,000 to assist with architectural design costs and buying down the overall financing rate for the entire theater complex project. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

ANNOUNCEMENTS

Mayor Harrison read a letter from Cancer Treatment Centers of America/Midwestern Regional Medical Center which stated that a donation in the amount of \$10,000 was enclosed in support of the Beeline Trolley in the City of Zion.

Mayor Harrison introduced Yvette Mull. Ms. Mull will be appointed to the Zion Liquor Control Commission at the next regular meeting.

October 13	2:00 to 7:00 p.m.	Last day of Farmers’ Market – 28 th & Sheridan Road
October 18	6:30 p.m.	Next Zion Township Board Meeting
October 18	7:00 p.m.	Next regular City Council Meeting
October 21	4:00 to 7:00 p.m.	Festival of Lights Annual “Spaghetti Dinner” at ZBTHS South Cafeteria
October 29	10:00 a.m. to 1:00 p.m.	Mayor’s Safe Halloween Walk – 26 th & Sheridan Road
October 29	2:00 p.m. to 5:00 p.m.	Trick or Treat in Zion

CLOSED SESSION

It was moved by Commissioner DeTienne, seconded by Commissioner Bennett that the Council recess to Closed Session at 7:48 p.m. to discuss personnel, purchase and sale of real estate, probable and pending litigation. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner Bennett, seconded by Commissioner Taylor to reconvene the Regular Council meeting at 8:41 p.m. with all members present. The vote on roll call was: Commissioners Bennett, aye; DeTienne, aye; Taylor, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

LEASE OF CITY-OWNED PROPERTY ON 27TH STREET

This item was tabled until the City Council meeting of October 18, 2005.

ADJOURN

There being no further business to come before the Council at this time, it was moved by Commissioner Bennett, seconded by Commissioner Taylor and unanimously approved the meeting be adjourned at 8:41 p.m. Motion carried.

Deputy City Clerk

Approved October 18, 2005