

**MINUTES OF A WORKSHOP/SPECIAL MEETING OF THE ZION CITY COUNCIL  
HELD ON THURSDAY, APRIL 13, 2006, AT 4:00 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 Taylor, Flammini, DeTienne, Bennett and Mayor Harrison.

**YOUTH BUILD PROJECT/2534 EDINA BLVD.**

Youth Build Lake County estimated it would cost up to \$180,000 to construct the proposed home for 2534 Edina Blvd. This home is proposed to be an owner-occupied 2,500 square foot, 2-story home. If Youth Build receives any grants, the costs could be lower. John Jones stated the City currently has \$46,700 invested in this property, including legal fees. Mr. Jones requested permission for Youth Build to advertise for bids, serving as the general contractor, noting that bids could reduce the project's costs. Delaine Rogers stated, per Youth Build's requirements, this home would have to be owner-occupied for a minimum of 10 years, noting there is a program through Lake County to help with an Affordable Housing mortgage. Commissioner Taylor stated, since January 2004, 71 homes were sold in the 60099 zip code for over \$220,000, with only a small number of these east of Sheridan Road. Commissioner Bennett noted concerns regarding the City's risks and costs.

It was moved by Commissioner Taylor, seconded by Commissioner Bennett to approve proceeding with an agreement with Youth Build Lake County, in order to advertise for bids for the construction of a home at 2534 Edina Blvd., as proposed by the City of Zion. The vote on roll call was: Commissioners Taylor, aye; Flammini, aye; DeTienne, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

**2900 BLOCK OF SHERIDAN ROAD/PLAT CONSOLIDATION**

A memo (06-DOC-41) was received from John Jones, regarding a request to consolidate all of the lots on the west side of Sheridan Road from 29<sup>th</sup> Street to the Congdon Funeral Home parking lot north of 30<sup>th</sup> Street. National City Bank is requesting the consolidation of these lots in the Sheridan Subdivision for construction of a new bank. The Predevelopment Team recommends approval.

It was moved by Commissioner Flammini, seconded by Commissioner Taylor to approve the consolidation of all of the lots on the west side of Sheridan Road from 29<sup>th</sup> Street south to the Congdon Funeral Home parking lot north of 30<sup>th</sup> Street. The vote on roll call was: Commissioners Taylor, aye; Flammini, aye; DeTienne, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

**CLOSED SESSION**

It was moved by Commissioner DeTienne, seconded by Commissioner Bennett that the Council recess to Closed Session at 4:27 p.m. to discuss sale of real estate and personnel. The vote on roll call was: Commissioners Taylor, aye; Flammini, aye; DeTienne, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner Bennett, seconded by Commissioner DeTienne to reconvene the Special Council meeting at 4:39 p.m. with all members present. The vote on roll call was: Commissioners Taylor, aye; Flammini, aye; DeTienne, aye; Bennett, aye; and Mayor Harrison, aye.

**2655 SHERIDAN ROAD**

Mr. Gersham requested an extension on his agreement with the City for the purchase of 2655 Sheridan Road. The current tenants have not yet vacated the building. Mr. Gersham stated, if an extension could be granted, he could agree to the following:

- Increase earnest money,
- Give the City an additional \$2,000 earnest money per month for first year,
- Obtain financing within one year, making a balloon payment to the City for the balance owed, and
- Agree, if financing does not occur, to forfeit the earnest money and relinquish the building.

Mayor Harrison questioned the City’s liability, if this project is allowed to proceed with a payment contract. Attorney Puma stated the City would have liability as the landlord for anything that happens.

The Council agreed to return to Closed Session to discuss sale of real estate.

**CLOSED SESSION**

It was moved by Commissioner Bennett, seconded by Commissioner Taylor that the Council recess to Closed Session at 5:02 p.m. to discuss sale of real estate. The vote on roll call was: Commissioners Taylor, aye; Flammini, aye; DeTienne, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner Taylor, seconded by Commissioner DeTienne to reconvene the Special Council meeting at 5:27 p.m. with all members present. The vote on roll call was: Commissioners Taylor, aye; Flammini, aye; DeTienne, aye; Bennett, aye; and Mayor Harrison, aye.

**ADJOURN**

There being no further business to come before the Council at this time, it was moved by Commissioner DeTienne, seconded by Commissioner Flammini and unanimously approved the meeting be adjourned at 5:27. Motion carried.

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City Clerk

Approved May 2, 2006