

**MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, JANUARY 16, 2007, AT 7:03 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 Flammini, Taylor, DeTienne and Mayor Harrison. Commissioner Bennett was absent.

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

**CONSENT AGENDA**

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

- (a) **APPROVAL OF MINUTES** of a Regular Meeting held on January 3, 2007 at 7:00 P.M. and approval but not release of Closed Session minutes of a meeting held on January 3, 2007 at 8:03 P.M., with all members having previously received copies.
- (b) **DEPARTMENTAL REPORTS:** Building Department Report, December 2006; Public Works Department Report, November 2006
- (c) **BILLS:** Vouchers 96442 through 96715 drawn on National City Bank, \$216,044.73 & \$335,896.07; Total: \$551,940.80
- (d) **PAYMENTS:** Lake County Municipal League, membership dues, \$2,604.57

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

**ABATING TAX/SOUTH SHERIDAN ROAD**

It was moved by Commissioner Flammini, seconded by Commissioner DeTienne that an Ordinance (07-0-2) be passed abating the tax levied for the year 2006 to pay the principal of and interest on \$2,200,000 general obligation bonds, series 2004A, (Area 3 South Sheridan Road Special Tax Allocation Fund Alternate Revenue Source) of the City of Zion, Lake County, Illinois. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

**ABATING TAX/ROAD IMPROVEMENTS**

It was moved by Commissioner Taylor, seconded by Commissioner Flammini that an Ordinance (07-0-3) be passed abating the tax levied for the year 2006 to pay the principal of and interest on \$3,000,000 general obligation bonds, series 2003, (Combined Zion Energy LLC Agreement Fees and Motor Fuel Tax Receipts Alternate Revenue Source) of the City of Zion, Lake County, Illinois. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

**ABATING TAX/SHERIDAN ROAD STREETSCAPE**

It was moved by Commissioner DeTienne, seconded by Commissioner Taylor that an Ordinance (07-0-4) be passed abating the tax levied for the year 2006 to pay the principal of and interest on \$5,000,000 general obligation bonds, series 2002-B, (Combined Zion Energy LLC Agreement Fees and Motor Fuel Tax Receipts Alternate Revenue Source) of the City of Zion, Lake County, Illinois. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

It was moved by Commissioner Flammini, seconded by Commissioner Taylor that an Ordinance (07-0-5) be passed abating the tax levied for the year 2006 to pay the principal of and interest on \$4,975,000 general obligation bonds, series 2002-A, (Special Tax Allocation Fund Alternate Revenue Source) of the City of Zion, Lake County, Illinois. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

**ABATING TAX/MIDWESTERN REGIONAL MEDICAL CENTER**

It was moved by Commissioner Flammini, seconded by Commissioner Taylor that an Ordinance (07-O-6) be passed abating the tax levied for the year 2006 to pay the principal of and interest on \$30,000,000 taxable general obligation bonds (Alternate Revenue Source), series 2002 (Midwestern Regional Medical Center Project), of the City of Zion, Lake County, Illinois. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

**ABATING TAX/WATERWORKS & SEWERAGE SYSTEM**

It was moved by Commissioner DeTienne, seconded by Commissioner Flammini that an Ordinance (07-0-7) be passed abating the tax levied for the year 2006 to pay the principal of and interest on \$3,500,000 taxable general obligation bonds (Waterworks & Sewerage System Alternate Revenue Source), series 2001, of the City of Zion, Lake County, Illinois. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

It was moved by Commissioner Taylor, seconded by Commissioner Flammini that an Ordinance (07-0-8) be passed abating the tax levied for the year 2006 to pay the principal of and interest on \$2,480,000 taxable general obligation bonds (Waterworks & Sewerage System Alternate Revenue Source), series 2006, of the City of Zion, Lake County, Illinois. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

**3100 20<sup>TH</sup> STREET/SETBACK VARIANCE**

The Planning and Zoning Commission considered a request for approval of a frontage setback variance for the building formerly occupied by Marengo River Mills at 3100 20<sup>th</sup> Street, as petitioned by S B Realty, Inc. and David Baston – Zoning Docket 07-Z-1. The Planning/Zoning Commission recommended approval of this setback from 35 feet to 25 feet. The building was constructed in nonconformance to the setback requirement, and the owner believes this discrepancy was probably due to improperly placed survey stakes. This building is for sale, and the discrepancy needs to be resolved to complete the sale.

It was moved by Commissioner Flammini, seconded by Commissioner Taylor to grant approval for a frontage setback variance for 3100 20<sup>th</sup> Street, as requested, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

**2007 STREET IMPROVEMENT PROGRAM/ENGINEERING SERVICES**

A memo (07-DOC-2) was received from Ron Colangelo, regarding engineering services for the 2007 Street Improvement Program. A work proposal has been received from Baxter & Woodman Consulting Engineers at a cost not to exceed \$80,000. Commissioner Taylor stated the engineering services for this project were approved in the current fiscal year budget.

It was moved by Commissioner Taylor, seconded by Commissioner DeTienne to approve engineering services for the 2007 Street Improvement Program from Baxter & Woodman Consulting Engineers at a cost not to exceed \$80,000. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

**GREAT LAKES CROSSING**

Great Lakes Crossing is a retail/commercial development on the north side of Route 173, east of Green Bay Road. Delaine Rogers stated a recapture agreement is currently being reviewed by the City Attorney, and will be brought before the Council at the February 6 regular meeting.

**MARKET SQUARE PROJECT**

Rick Delisle and Jim Louthen, Zion Sheridan Group LLC, gave an overview presentation on the Market Square Project. This project has evolved since its original inception. The current plan, to be built in phases, includes a 60 to 70-room hotel, 7,500 square feet of retail shops, 52 one and two bedroom condominium units, office space and parking and pedestrian areas. The hotel and retail section would front Sheridan Road between 27<sup>th</sup> and 28<sup>th</sup> Streets. The condominium portions of the project would be in the upper floors above the retail and along Elim Avenue with parking and pedestrian areas in-between. The entire block would be included, except for the existing Century 21 property. Mr. Delisle requested the City's acceptance of a Letter of Intent including:

- Tax Increment Financing (TIF) agreement,
- Infrastructure improvements, and
- Provision for due diligence expenses up to an amount not to exceed \$100,000; an amount, which should be reimbursed to the City from the Regional Transportation Authority Grant Program.

The Council agreed they are in support of this project, which should even further the growth of the downtown area and the entire city.

It was moved by Commissioner Flammini, seconded by Commissioner DeTienne to accept the Letter of Intent to joint venture on the Market Square Project with Zion Sheridan Group LLC, subject to the City Attorney's review. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

**ANNOUNCEMENTS**

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| January 27  | Chamber of Commerce Annual Installation Dinner             |
| February 6  | Regular City Council Meeting                               |
| February 11 | First Lady's "Hearts and Flowers" Art Show at Shiloh House |
| February 20 | Township Board Meeting                                     |

**CLOSED SESSION**

It was moved by Commissioner DeTienne, seconded by Commissioner Taylor that the Council recess to Closed Session at 8:00 p.m. to discuss personnel, purchase and sale of real estate, and probable and pending litigation. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner Taylor, seconded by Commissioner Flammini to reconvene the Regular Council meeting at 8:24 p.m. with same members present. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; DeTienne, 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 DeTienne, seconded by Commissioner Flammini and unanimously approved the meeting be adjourned at 8:24 p.m. Motion carried.

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City Clerk

Approved February 6, 2007