

MINUTES OF A WORKSHOP/SPECIAL MEETING OF THE ZION CITY COUNCIL HELD ON MONDAY, DECEMBER 17, 2007, AT 4:13 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, Bennett and Mayor Harrison. Commissioner DeTienne arrived at 4:15 P.M.

TRUMPET PARK

Rick DeLisle stated that Panattoni, also known as Zion Land Holdings, LLC, has closed on property located on Green Bay Road. A couple of national companies, who are interested in rail access, are considering Trumpet Park. Due to the interest of these companies, possible funding may be available from the Illinois Department of Commerce and Community Affairs. The first "spec" building would be 155,000 square feet with ground breaking anticipated in March or April. The building could be used by one company or divided between two businesses. Trumpet Business Park monument signs are proposed at Russell and Trumpet Road and also at 9th Street and Green Bay Road. The City is diligently working with the county to clean up the Cleveland Corporation property, in order to better entice more developers.

It was agreed for continued updates to be provided to staff every 90 days with updates to the Council every 6 months.

NUISANCE ABATEMENT PROGRAM

Deputy Chief Dwight Ower presented a proposed Nuisance Abatement and Landlord Licensing Program as follows:

- Requiring landlords to attend training before receiving a rental certificate of compliance
- Requiring landlords to obtain and maintain licenses to operate
- Requiring inspection of every rental unit
- Requiring that every landlord enters into a Crime Free Lease Addendum with every tenant
- Allowing revocation of rental certificates for properties that become nuisance residential rental properties

The Village of Round Lake Beach adopted these requirements, and the village experienced an immediate decline in their crime rate and an increase in owner-occupied residences. The Police Department would provide training, and a police officer is assigned to act as a liaison. Landlords are provided with skills and information, as well as background check resources they can use with applicants. The Building Department would be responsible for an inspection program.

For the Crime Free Lease Addendum:

- It must be used in all rental contracts
- Criminal activity becomes a breach of contract and grounds for eviction

Commissioner Bennett questioned what gives the City the authority to determine the right or refusal to rent. Attorney Puma stated the State, per the Health, Safety and Welfare provisions, gives the City the ability to enforce these regulations. Commissioner Flammini noted reduced criminal statistics could help increase investment opportunities. Commissioner Taylor questioned what happens if the landlord refuses to be trained. Attorney Puma stated the training would be a requirement in the ordinance, so the landlord can't rent until properly trained.

Mayor Harrison requested that Deputy Chief Ower give this presentation again during a regular Council meeting after the final ordinance is prepared. The Council agreed to move forward with the Nuisance Abatement and Landlord Licensing Program.

CLOSED SESSION

It was moved by Commissioner DeTienne, seconded by Commissioner Bennett that the Council recess to Closed Session at 5:40 p.m. to discuss purchase and 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 Flammini, seconded by Commissioner Taylor to reconvene the Special Council meeting at 5:45 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. Motion carried.

MARKET SQUARE

Rick DeLisle stated there are contracts pending on various properties related to the Market Square project. They are continuing to negotiate with the owner of Shiloh Mall. Terms are being negotiated on various aspects related to the development of the hotel, although the hotel's brand is yet to be determined.

It was agreed for ongoing written updates to be provided to staff and Council as often as needed.

ADJOURN

There being no further business to come before the Council at this time, it was moved by Commissioner DeTienne, seconded by Commissioner Taylor and unanimously approved the meeting be adjourned at 6:36 p.m. Motion carried.

City Clerk

Approved January 2, 2008