

MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, FEBRUARY 5, 2008, 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 Flammini, Bennett, Taylor, DeTienne and Mayor Harrison.

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

AGENDA CHANGES

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

- Tabling to consider passing an ordinance amending Section 6, regarding animal licensing, item 7.a.
- Tabling a request to hire next three candidates from the eligibility list for police officer, item 8.c.
- Amending item 8.d. to include 1124 27th Street in request to advertise for bids for demolitions

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

LAKE COUNTY BROWNFIELD GRANT

Lake County Board Representative Dr. Brent Paxton presented a Lake County Brownfield grant check in the amount of \$25,000 for the 2400 Sheridan Road remediation project. Mayor Harrison thanked Dr. Paxton for all of his efforts in obtaining various grants for the City.

CONSENT AGENDA

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

- (a) **APPROVAL OF MINUTES** of a Workshop/Special Meeting held on January 15, 2008 at 4:00 P.M.; a Regular Meeting held on January 15, 2008 at 7:04 P.M. and approval but not release of Closed Session minutes of a meeting held on January 15, 2008 at 7:19 P.M., with all members having previously received copies.
- (b) **DEPARTMENTAL REPORTS:** City Clerk's Monthly Report, January 2008; Public Works Monthly Report, December 2007
- (c) **BILLS:** Vouchers 100293 through 100563 drawn on National City Bank, \$1,757,087.99

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

CABLE/VIDEO SERVICE PROVIDER FEE & CUSTOMER SERVICE STANDARDS

The proposed ordinance establishes a service provider fee and customer service standards, wherein the cable operator would pay a franchise fee to the City equal to 5% of gross revenues. This percentage, also paid by Comcast Cable, is per State regulations. Ron Colangelo stated AT&T representatives would be meeting with key local people regarding establishing cable service in Zion. Mayor Harrison stated the Council would be appointing new members to a Cable Commission, including people with experience and background in the cable industry.

It was moved by Commissioner Taylor, seconded by Commissioner Flammini that an Ordinance (08-0-12) be passed establishing a cable/video provider fee and adopting customer service standards. The vote on roll call was: Commissioners Flammini, aye; Bennett, aye; Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

PURCHASE OF 3114 ELIM AVENUE

Mayor Harrison stated the City is in the process of purchasing severely distressed properties throughout the City with the intent to demolish the buildings. Attorney Randall stated the purchase price of 3114 Elim Avenue is \$30,000, noting an additional \$1,000 should cover closing costs.

It was moved by Commissioner Flammini, seconded by Commissioner Bennett to amend the budget in the amount of \$31,000 for the purchase of 3114 Elim Avenue and related closing costs. The vote on roll call was: Commissioners Flammini, aye; Bennett, aye; Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner Taylor, seconded by Commissioner Flammini that an Ordinance (08-0-13) be passed purchasing certain property within the City of Zion, Illinois, known as 3114 Elim Avenue for the amount of \$30,000. The vote on roll call was: Commissioners Flammini, aye; Bennett, aye; Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

ANNEXATION/200 GREEN BAY ROAD

It was moved by Commissioner Flammini, seconded by Commissioner DeTienne that an Ordinance (08-0-14) be passed annexing certain territory to the City of Zion currently known as 43440 Green Bay Road, and upon annexation to be commonly known as 200 Green Bay Road. The vote on roll call was: Commissioners Flammini, aye; Bennett, aye; Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

ANNEXATION/2517 GLENDALE AVENUE

It was moved by Commissioner Taylor, seconded by Commissioner Flammini that an Ordinance (08-0-15) be passed annexing certain territory to the City of Zion currently known as 40488 N. Glendale Avenue, and upon annexation to be commonly known as 2517 Glendale Avenue. The vote on roll call was: Commissioners Flammini, aye; Bennett, aye; Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

ASSISTANCE IN HEALTHCARE FOUNDATION/RAFFLE

The Assistance in Healthcare Foundation has submitted an application for a license to conduct a raffle in the City of Zion. The drawing would be held at the annual banquet fundraiser for the Foundation. The Foundation is also requesting waiver of the license fee. All of the funds are directed to help the patients and their families with every day needed expenses.

It was moved by Commissioner DeTienne, seconded by Commissioner Bennett to approve the license to conduct a raffle for the Assistance in Healthcare Foundation, waiving the license fee. The vote on roll call was: Commissioners Flammini, aye; Bennett, aye; Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

WATER MAIN CONNECTION/11787 W. 29TH STREET, BEACH PARK

A memo (08-DOC-2) was received from Ron Colangelo, regarding a request that 11787 W. 29th Street, Beach Park, Illinois be allowed to connect to the Zion water main. The Village of Beach Park has no objection to this property receiving water from Zion, as it is not available through the Village of Beach Park.

It was moved by Commissioner Taylor, seconded by Commissioner Flammini to grant permission for 11787 W. 29th Street, Beach Park, Illinois to connect to the Zion water main. The vote on roll call was: Commissioners Flammini, aye; Bennett, aye; Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

DEMOLITIONS/5 PARCELS

A memo (08-DOC-3) was received from John Jones, requesting permission to advertise for bids for the demolition of property at 3103 and 3116 Gideon Avenue, 3114 Elim Avenue and 3002 Gabriel Avenue. Mr. Jones requested that this demolition bid also include 1124 27th Street.

It was moved by Commissioner Flammini, seconded by Commissioner Taylor to grant permission to advertise for bids for the demolition of 3103 Gideon Avenue, 3116 Gideon Avenue, 3114 Elim Avenue, 3002 Gabriel Avenue and 1124 27th Street. The vote on roll call was: Commissioners Flammini, aye; Bennett, aye; Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

REAL ESTATE TAX REDISTRIBUTION

A memo (08-DOC-4) was received from Delaine Rogers, requesting approval to redistribute \$70,000 to Lake County from TIF District #1, line item 20-01-2-02-290. Ms. Rogers stated this is the annual rebate to taxing bodies. Commissioner Bennett noted, as he has stated in past years, he is opposed to rebating these real estate taxes.

It was moved by Commissioner Taylor, seconded by Commissioner Flammini to approve the real estate tax redistribution of \$70,000 to Lake County from TIF District #1, line item 20-01-2-02-290. The vote on roll call was: Commissioners Flammini, aye; Bennett, nay; Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

SALE OF 2800 SHERIDAN ROAD

A memo (08-DOC-5) was received from Delaine Rogers regarding the sale of city owned property at 2800 Sheridan Road. An appraisal was conducted with a market value of \$960,000. The developer, Michael Franks, LLC, has offered \$1,000,000 for a vacant site. The proposed project includes retail space and possibly a hotel. Ms. Rogers recommended approval of the contract for sale, subject to final city attorney review. Ms. Rogers stated a proposed developer’s agreement was presented to the Council in November of 2007. Mayor Harrison noted that the Council considered a concept plan and that the final development agreement should be discussed at a workshop.

The Council agreed for the City Attorney to prepare the final Developer’s Agreement, which would be discussed and considered at a special meeting/workshop.

It was moved by Commissioner Taylor, seconded by Commissioner Flammini to authorize the City Attorney to finalize the Contract for the Sale of Vacant Land at 2800 Sheridan Road with Michael Franks, LLC in the amount of \$1,000,000. The vote on roll call was: Commissioners Flammini, aye; Bennett, aye; Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

ANNOUNCEMENTS

- February 10 First Lady’s Hearts & Flowers Art Show
- February 19 Town Board Meeting – 6:30 p.m.
- February 19 City Council Meeting – 7:00 p.m.

CLOSED SESSION

It was moved by Commissioner Taylor, seconded by Commissioner Flammini that the Council recess to Closed Session at 7:50 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; Bennett, aye; Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner Bennett, seconded by Commissioner DeTienne to reconvene the Regular Council meeting at 9:33 p.m. with all members present. The vote on roll call was: Commissioners Flammini, aye; Bennett, 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 9:33 p.m. Motion carried.

City Clerk

Approved February 19, 2008