

**MINUTES OF A REGULAR MEETING OF THE ZION CITY COUNCIL HELD ON TUESDAY, JANUARY 20, 2009, 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, Bennett 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 Taylor to accept the Council agenda with amendments as follows:

- Moving item 8.c. to 8.a.

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

**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 Special Meeting held on January 5, 2009 at 1:00 P.M. and approval but not release of Closed Session Minutes of a meeting held on January 5, 2009 at 1:01 P.M.; a Regular Meeting held on January 6, 2009 at 7:03 P.M. and approval but not release of Closed Session minutes of a meeting held on January 6, 2009 at 7:18 P.M., with all members having previously received copies.
- (b) **DEPARTMENTAL REPORTS:** Building Department Monthly Report, December 2008; Public Works Department Monthly Report, December 2008
- (c) **BILLS:** Vouchers 103565 through 103755 drawn on National City Bank, \$2,023,720.59
- (d) **PAYMENT:** Lake County Municipal League, membership dues, \$2,633.90

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

**AMEND PERSONNEL AUTHORIZATION/VARIOUS DEPARTMENTS**

It was moved by Commissioner DeTienne, seconded by Commissioner Flammini that a Resolution (09-R-2) be passed amending the Personnel Authorization deleting positions in Public Works, Building & Zoning and the Police Department. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; DeTienne, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried. Resolution passed.

**ABATING TAX/SOUTH SHERIDAN ROAD**

It was moved by Commissioner Bennett, seconded by Commissioner Flammini that an Ordinance (09-0-1) be passed abating the tax levied for the year 2008 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; Bennett, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

**ABATING TAX/ROAD IMPROVEMENTS**

It was moved by Commissioner Taylor, seconded by Commissioner DeTienne that an Ordinance (09-0-2) be passed abating the tax levied for the year 2008 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; Bennett, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

**ABATING TAX/SHERIDAN ROAD STREETScape**

It was moved by Commissioner Bennett, seconded by Commissioner Taylor that an Ordinance (09-0-3) be passed abating the tax levied for the year 2008 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; Bennett, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

It was moved by Commissioner Flammini, seconded by Commissioner Taylor that an Ordinance (09-0-4) be passed abating the tax levied for the year 2008 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; Bennett, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

**ABATING TAX/MIDWESTERN REGIONAL MEDICAL CENTER**

It was moved by Commissioner DeTienne, seconded by Commissioner Bennett that an Ordinance (09-0-5) be passed abating the tax levied for the year 2008 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; Bennett, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

**ABATING TAX/WATERWORKS & SEWERAGE SYSTEM**

It was moved by Commissioner Taylor, seconded by Commissioner Bennett that an Ordinance (09-0-6) be passed abating the tax levied for the year 2008 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; Bennett, aye; and Mayor Harrison, aye. Motion carried. Ordinance passed.

### **CRANE MEADOWS/TIF DISTRICT FORMATION**

A memo (09-DOC-1) was received from Delaine Rogers, requesting approval for a project study for the creation of a Tax Increment Financing (TIF) District for Crane Meadows Apartments. Mayor Harrison stated all taxing bodies are in favor of this TIF formation, as it is for a single parcel and doesn't affect any other properties.

Daniel Kotcher, President of DKI, Inc., stated Crane Meadows has had ongoing safety and compliance issues for many years. DKI, Inc. is pursuing the purchase of this property, proposing to reduce the number of units from 288 to 264. DKI is the owner of Horizon Village, as well as other Lake County properties. DKI has successfully worked with the Illinois Department of Housing Administration (IDHA) in the past to fund its projects, however, there is a need for additional assistance. The Crane Meadows project would meet state statute TIF requirements. The City and other taxing bodies would continue to receive their current portions of the annual tax bill, and new capital would be directed to the developer for a five to ten year period. TIF proceeds, capped at \$1.5 million, would be used to fund the gap between IDHA funds, Lake County funds and the \$27 million project cost, and would also be used for reimbursing the City and developer for legal and consulting costs estimated between \$10,000 and \$20,000. The county funding would come from federal monies allocated for CDBG low interest loan programs. Financing commitments are conditional upon closing and commencing rehabilitation in the Spring 2009. The TIF would be retired upon repayment. Ms. Rogers requested approval to work with the city attorney and DKI, Inc. for the preparation and creation of a TIF District for Crane Meadows.

Commissioner Bennett questioned whether or not this project would continue to require residents with restricted incomes. Mr. Kotcher stated the development was originally created with rent restrictions, which would still be required, noting rents would be equal to current market rent payments. Renters would be responsible for paying full amounts, as rents are not subsidized. Commissioner Taylor questioned whether or not management would be on site. Mr. Kotcher stated there would be on site management and security. Commissioner Bennett questioned if the project would require vacating the buildings. Mr. Kotcher stated there is only 65% occupancy, so some tenants may just be relocated to other buildings during the 14-month construction period.

It was moved by Commissioner Flammini, seconded by Commissioner Taylor to approve the preparation of the required project study and subsequent ordinances with the City Attorney and DKI, Inc. for the creation of a Tax Increment Financing District for the Crane Meadows property. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; DeTienne, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

### **CONDOMINIUM CONVERSIONS**

A memo (09-DOC-2) was received from John Jones, requesting that any conversion of apartment buildings to condominiums require compliance with all codes and regulations for a new construction condominium development. The Council previously approved a moratorium on conversions, however, should a project later be granted, these regulations would guarantee the quality of the structure as well as life safety concerns and expectations.

It was moved by Commissioner Flammini, seconded by Commissioner Taylor to approve requiring any conversion of apartment buildings to condominiums to comply with all codes and regulations for a new construction condominium development, and for an ordinance to be prepared accordingly. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; DeTienne, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

**ILLINOIS ELEVATOR SAFETY PROGRAM AGREEMENT**

A memo (09-DOC-3) was received from John Jones, regarding the Illinois Elevator Safety Act and Municipality Agreement. The elevator inspection policies have been created by the State Fire Marshal and placed in State Statutes requiring notification, inspection and registration procedures. Mr. Jones stated Thompson Elevator Inspection Service would continue performing the necessary duties, and recommended approving the Illinois Elevator Safety Program Agreement.

It was moved by Commissioner Flammini, seconded by Commissioner Taylor to approve the Illinois Elevator Safety Program Agreement with the State Fire Marshal, permitting the City to operate a program in compliance with the Illinois Elevator Safety Act. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; DeTienne, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

**ANNOUNCEMENTS**

February 3                      Regular City Council Meeting

February 17                     Town Board Meeting

**CLOSED SESSION**

It was moved by Commissioner Taylor, seconded by Commissioner Flammini that the Council recess to Closed Session at 8:03 p.m. to discuss personnel and pending litigation. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; DeTienne, aye; Bennett, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner Bennett, seconded by Commissioner DeTienne to reconvene the Regular Council meeting at 9:00 p.m. with all members present. The vote on roll call was: Commissioners Flammini, aye; Taylor, aye; DeTienne, aye; Bennett, 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 Flammini, seconded by Commissioner Taylor and unanimously approved the meeting be adjourned at 9:00 p.m. Motion carried.

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City Clerk

Approved February 3, 2009