

**MINUTES OF A WORKSHOP/SPECIAL MEETING OF THE ZION CITY COUNCIL HELD ON FRIDAY, APRIL 9, 2010, AT 10:07 A.M. IN THE CITY COUNCIL CHAMBERS, CITY HALL, ZION, ILLINOIS**

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Mayor Pro-Tem Jim Taylor called the meeting to order.

On call of the roll the following answered present: Commissioners Shantal Taylor, DeTienne, Flammini and Mayor Pro-Tem Jim Taylor. Mayor Harrison arrived at 11:50 a.m.

**ECONOMIC DEVELOPMENT/BASEBALL STADIUM**

Delaine Rogers stated without State assistance the 9<sup>th</sup> Street and Green Bay Road site for the Lake County Fielders baseball stadium will not be possible, therefore, developers and staff have been reviewing alternate sites for the baseball stadium. Ms. Rogers introduced Jason Rosenburg, Panattoni, Rick DeLisle, Lee and Associates, Rick Ehrenreich, President of Grand Slam Sports and Entertainment, and Warner Briske and Andrea Ceclia, Partners in Design with the following proposal:

- Locating the baseball stadium on the northeast corner of Route 173 and Green Bay Road, directly northeast of CVS Pharmacy
- Over \$1 million in improvements are at this site, including zoning, permitting infrastructure, etc
- The site plan would include retail stores along Route 173, as well as a retail corridor and possible theater on Green Bay Road
- A press release is being prepared by the developers

Rich Ehrenreich stated the aggressive plan includes groundwork starting next week involving a private landowners partnership. Mr. Ehrenreich stated, because of the added retail attraction, private investors are interested. The construction plan would include bleacher seating this year with the building by next season.

Ms. Rogers stated the Illinois Department of Commerce and Community Affairs did provide some funding, which can be used at this site. Ron Colangelo stated he has a meeting with Lake County Stormwater Management next week for permitting and discussing the multi-phase construction. Ms. Rogers stated the plan includes a 25-year lease with a property agreement. The City would lease the property from the partnership, in order to control the project and allow it to remain tax-exempt from real estate taxes until such time as retail is added. This plan would allow the project to start as soon as possible. Mr. Ehrenreich stated it is a 6 – 8 week process to build the field. Rick DeLisle stated he is meeting with Veolia regarding a plan to help provide the material for the berming. Commissioner Jim Taylor questioned the impact on the residents to the north of this property. Mr. Ehrenreich stated he would be meeting with the homeowners association, noting plans have already been discussed to make sure the area is kept clean and noise doesn't become a factor. Commissioner Flammini questioned when they would actually move dirt. Warner Briske stated activity would start next week.

Commissioner DeTienne questioned what would happen with season ticket holders. Mr. Ehrenreich stated there would be various options depending on exactly what date the field opens. The best case is that the field can still open on June 11, with July 15 as the last anticipated opening date. Possible options for season ticket holders include 1) keeping the season ticket and giving free general admission for 2010, or 2) offering a complete refund with the ticket holder releasing the seat, or 3) something in between these two options. Mr. Ehrenreich stated if the June 11 opening can't be met, an alternative site for one month could be the Schaumburg stadium, noting Simmons Field in Kenosha would take several thousand dollars to bring it up to a semi-pro level for the safety of the ballplayers.

Mr. DeLisle stated the 25-year lease between the City and Grand Slam Sports has a termination clause and property agreement, and will be forwarded to the attorneys for review. Mr. Colangelo stated site work done on the original site at 9<sup>th</sup> Street and Green Bay Road can still be utilized for future commercial use.

There was Council consensus to support the concept of the Lake County Fielders baseball stadium's location at Route 173 and Green Bay Road, with agreement to place this issue on the April 20 Council meeting.

**CLOSED SESSION**

It was moved by Commissioner DeTienne, seconded by Commissioner Shantal Taylor that the Council recess to Closed Session at 11:02 a.m. to discuss personnel and collective bargaining. The vote on roll call was: Commissioners Shantal Taylor, aye; DeTienne, aye; Flammini, aye; and Mayor Pro-Tem Jim Taylor, aye. Motion carried.

It was moved by Commissioner Shantal Taylor, seconded by Commissioner Flammini to reconvene the Special Council meeting at 12:15 p.m. with Commissioners Shantal Taylor, DeTienne, Flammini and Mayor Harrison present. The vote on roll call was: Commissioners Shantal Taylor, aye; DeTienne, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

**POLICE CHIEF**

It was moved by Commissioner DeTienne, seconded by Commissioner Flammini to approve Wayne Brooks' salary as Police Chief at \$98,556 effective April 12, 2010. The vote on roll call was: Commissioners Shantal Taylor, aye; DeTienne, aye; Flammini, 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 DeTienne and unanimously approved the meeting be adjourned at 1:00 p.m. Motion carried.

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City Clerk

Approved April 20, 2010