

**MINUTES OF A WORKSHOP/SPECIAL MEETING OF THE ZION CITY COUNCIL
HELD ON TUESDAY, JULY 20, 2004, AT 5:06 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 Bennett, Taylor, Flammini, DeTienne and Mayor Harrison.

IMPACT FEES

Mayor Harrison stated, while the Council does not want to increase residential taxes, it also recognizes the need to have funds available for impacted taxing bodies. Mayor Harrison noted the City of Zion has a finite number of homes and space left in which to build homes, and adding costs to construction impacts whether or not citizens can afford homes. Mayor Harrison thanked the representatives from the various taxing bodies for their attendance. Attorney Rolek stated impact fees could only be used for capital expenditures or pledging for bonds for capital expenditures.

Attorney Puma presented revised Impact Fee charts:

- Cash in lieu of land fees and capital improvement fees based upon current ordinance
- Impact Fee requests from taxing bodies, including school districts, park district, library, fire, and city
- Comparison of current fees with proposed requests:
 - Detached Single Family:
 - 2 bedroom @\$5,734
 - 3 bedroom @\$14,174
 - 4 bedroom @\$15,107
 - 5 bedroom @\$15,110
 - Attached Single Family:
 - 1 bedroom @\$1,821
 - 2 bedroom @\$5,307
 - 3 bedroom @\$7,802
 - 4 bedroom @\$10,275
 - Apartments:
 - Efficiency @\$1,872
 - 1 bedroom @\$2,173
 - 2 bedroom @\$5,257
 - 3 bedroom @\$10,447

Chris Clark, Business Manager of Zion-Benton Township High School (ZBTHS), stated enrollment trends are steadily increasing and the building will soon be at capacity. According to the 2002-03 audit, it costs \$9,793 per student for operating expenses. Don Robinson, Business Manager of Zion Elementary Grade School District, stated impact fees fill a small portion of the funding gap, noting he has found that impact fees are not a deterrence to development. Grade School District 6 is working on a small bond issue to help with maintenance and repairs for their older buildings. Attorney Ficarelli stated developer fees allow for a cycle, maintaining a quality of life throughout the community.

Mayor Harrison questioned whether or not impact fees had been implemented in surrounding communities. Ms. Clark stated ZBTHS is currently working with other municipalities, but hoped that Zion would set the standard. Commissioner DeTienne stated the burden shouldn't be placed on Zion to decide what other communities will do. Mayor Harrison noted Beach Park and Winthrop Harbor both have large developments taking place, which will have an enormous impact on ZBTHS. Ms. Clark stated ZBTHS has conducted meetings with individual developers, and has been able to secure fees for these projects, however they are looking for a model ordinance.

Al Hill, Director of the Zion Park District, stated park property in Zion is currently at 31 acres per 1,000 people, noting the national standard is 10 acres per 1,000 people. Most of the park land is east of Lewis Avenue, which does not accommodate the new subdivisions. Mr. Hill stated the Park Board has agreed to support the national standard of 10 acres per 1,000 in determining its impact fees.

Delaine Rogers stated current fees have not deterred developers. Attorney Rolek noted the decisions on impact fees will affect the Comprehensive Plan and future land use. Impact fees can encourage growth, limit growth, or limit types of growth. Mayor Harrison stated impact fees have no affect on the tax rate or senior citizens on fixed incomes. The taxes assessed on seniors are frozen. Whether or not tax levies are placed at maximum rates affects taxes for seniors. Commissioner Taylor noted a concern that impact fees would raise the price of the home, thereby increasing the value and resale price. Attorney Rolek stated if the Council wishes to approve the new fee schedule, the language would need certain housekeeping changes prior to adopting a revised ordinance.

It was moved by Commissioner Bennett, seconded by Commissioner Flammini to adopt the proposed impact fee schedule, as presented, directing the City Attorney to prepare an ordinance accordingly. Attorney Rolek proposed holding another workshop for the purpose of discussing in-fill lots and waiver procedures. The vote on roll call was: Commissioners Bennett, aye; Taylor, aye; Flammini, aye; DeTienne, nay; 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 Bennett, seconded by Commissioner Taylor and unanimously approved the meeting be adjourned at 6:28 p.m. Motion carried.

City Clerk