

**MINUTES OF A SPECIAL MEETING OF THE ZION CITY COUNCIL HELD ON THURSDAY, JANUARY 8, 2004 AT 4:00 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, DeTienne, Bennett and Mayor Harrison. Commissioner Taylor arrived at 4:08 P.M.

This meeting was held as a joint meeting between the Zion City Council and the Zion Park District Board, so the following individuals were also present:

Park District Board Commissioners Dave LaBelle, Gordie Ohmstead, President Dick LaBelle, and Executive Director Al Hill.

**IMPACT FEES & DEVELOPMENT GOALS**

Mayor Harrison stated this meeting was called in order to discuss and alleviate any misinformation pertaining to Zion developments, and related impact fees, documents and ordinances.

Al Hill stated the Park Board found inconsistencies in the documents, noting the City may not be aware of the Park Board's policy statement and philosophy. The District wishes to accomplish the following:

1. An understanding of the District's land transfer policy statement,
2. An understanding of the principles for application to future residential developments,
3. Identification of future subdivisions and conceptual park planning principles,
4. District input during the pre-development review process, and
5. A joint development philosophy for both the City and District.

Mr. Hill stated the District would like the City to consider incorporating their planning policy into the City's developments, so that the District's philosophies don't hinder any developments. The District recognizes that the City makes the decisions.

Mayor Harrison stated it is not the City's philosophy to just add single family homes, but to include commercial, light manufacturing and light industrial development when possible for the City's revenue stream. Mayor Harrison stated the City recognizes the importance of working with all of the taxing bodies, noting the City itself receives no impact fees. Attorney Rolek noted the Deerpointe Homes/Shepherd's Crossing had a previous agreement with the City, which might have caused a conflict, wherein Kennedy Homes did not have such agreement. Brian Usher stated the City asks developers for no less than 20% open space, and then also asks for monetary donations. Mr. Hill stated the District does not consider the Kennedy Homes drainage area as open space. Mayor Harrison stated the Army Corps of Engineers wasn't going to allow any further developments unless a growing body of water on Route 173 east of Green Bay Road was alleviated. The waterway behind the homes in the Kennedy development will help this situation, as well as create an attractive amenity for the homeowners. Kennedy Homes' plans incorporate \$700,000 worth of property for this amenity, which they would have wanted for home sites, all of which factored into negotiations. Mayor Harrison stated someone from the District should be available to meet with City staff and developers during pre-planning.

District Commissioner Dave LaBelle stated open space to the District is usable space, and a developer sees open space as any open space. Mr. Hill suggested reviewing all properties as a unit, in order to establish a plan and direction. Mr. Hill stated the District's perspective on park land development may be different than the City's perspective, and would welcome being part of planning. Attorney Rolek noted if neither the District nor the City assumes responsibility and ownership of the property, a homeowners association must be established. Mayor Harrison stated new developments have plans in place to protect this issue.

Mr. Hill stated the District would like to see developments join together their usable open space areas. Mr. Usher stated there is only the possibility of joining Kennedy's development to the north, as Countrywood Hills is to the east, and the Commonwealth Edison power line is to the south. Mr. Usher stated the City is looking at continuation of trails for any development north of Kennedy Homes. Mayor Harrison stated a major part of the development on the west side of Green Bay Road would incorporate trails, paths and park areas. Delaine Rogers stated other potential developments would possibly incorporate single-family homes, with upscale owner-occupied town homes and commercial development. Mayor Harrison noted the City is also reviewing the possibility of eliminating the western TIF District. Mr. Hill questioned whether or not the City has a plan for the property north of Shepherd's Crook Golf Course. Ms. Rogers stated this property is not in Zion city limits, but the property has been identified as commercial.

Attorney Rolek stated developers are required to sign reimbursement agreements for costs, and suggested hiring a development planner for these agreements. Mayor Harrison stated he would rather the District and City meet without involving an outside party. Mr. Hill noted the District's policy states that developers should transfer 15 acres of usable parkland per 1,000 of population. Commissioner Flammini stated a Park District member should be part of the pre-development committee, so developers hear this information at the on-set of negotiations.

Ms. Rogers stated the City is also pursuing the development of property on the eastside of the City, east of the railway tracks. Mr. Hill stated the demand for parkland there would probably be less than on the west side. Mayor Harrison noted a large portion of the property on the eastside is not available, as it is owned by Commonwealth Edison. The State is also pursuing legislation regarding this property. Mr. Hill suggested placing a tax on spent fuel rods or developing other revenue ideas, since the ramp-down period with Commonwealth Edison will end in 2005.

Mayor Harrison stated there may only be a potential maximum of five new residential development areas remaining in Zion.

Mayor Harrison recommended, and it was agreed, that City staff and District representatives set a meeting, in order to define what everyone considers open space.

The City Council and the Park District Board agreed to coordinate efforts, and to include a District representative in future pre-development committee meetings for new Zion developments.

### **ADJOURN**

There being no further business to come before the Council at this time, it was moved by Commissioner Taylor, seconded by Commissioner Flammini and unanimously approved the meeting be adjourned at 5:30 p.m. Motion carried.

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City Clerk

Approved January 20, 2004