

MINUTES OF A SPECIAL MEETING OF THE ZION CITY COUNCIL HELD ON MONDAY, MARCH 8, 2004 AT 7:01 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 Taylor, Bennett, Flammini, and Mayor Harrison. Commissioner DeTienne was absent.

The City of Zion Predevelopment Staff was present: Dave LaBelle, John Jones, Brian Usher, Delaine Rogers. City Attorney Scott Puma was also present.

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

Zion Benton Township High School Board Members: Brian Golwitzer, Terri Poulsen, Frank Walker, Leroy Cliff, Bill Hosken, David Padfield, Bill Bassler

Zion Benton Township High School Administrative Staff: Dr. Bud Marks, Superintendent, and Chris Clark, Business Manager

Zion Benton Township High School Legal Counsel: Tony Ficarelli

Mayor Harrison stated this meeting was called in order to discuss and alleviate any misinformation pertaining to Zion development, impact fees, and the Pearce Campus project.

SUPPORT OF FACILITY PLANNING AREA AMENDMENT APPLICATION

It was moved by Commissioner Taylor, seconded by Commissioner Flammini that a Resolution (04-R-5) be passed supporting the City of Zion's Facility Planning Area amendment application. The vote on roll call was: Commissioners Taylor, aye; Bennett, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried. Resolution passed.

IMPACT FEES

Brian Golwitzer inquired about the current impact fee structure. Delaine Rogers distributed Impact Fee Donation Tables and Impact Fee Schedules, as prepared by Attorney Scott Puma. She stated that the impact fees and capital improvement fees were covered in an ordinance passed by the City Council in May, 2003. Both Kennedy Homes and Deerpoint Homes must comply with the newly enacted ordinance. Mayor Harrison stated that Frank Blazeovich, Thunderhawk Estates developer, is negotiating individually with the taxing bodies and has a mid-June deadline to complete the negotiations. ZBTHS has the flexibility to negotiate based on its own requirements. The City Council granted the ZBTHS Board full authority to negotiate with Frank Blazeovich for impact fees for Thunderhawk Estates. Mr. Ficarelli stated that the ZBTHS Board is not interested in gouging developers and will negotiate for what it believes are appropriate and fair fees. Mr. Ficarelli stated that the Board would like the opportunity to review the current ordinance in effect and the Council agreed to address any issues that might arise. Chris Clark asked if the Council would address the issue of developers who build infill homes paying impact fees. Delaine Rogers explained that the Council has taken the matter under advisement and that the recently approved Flament Subdivision, which consists of only 5 homes, will pay impact fees. Brian Golwitzer asked if the Zion City Council could do anything to bring the fee schedules of neighboring communities closer together. Mayor Harrison stated that fee schedules are set by the individual village boards. The City of

Zion has inquired about the broad difference in the fees, but has received no answers. The ZBTHS Board members ask if the Council is aware of any potential large residential developments that would effect enrollment at ZBTHS. Delaine Rogers explained that there are no large land tracts remaining within the City limits that could accommodate a large subdivision, but plans are underway for construction of an age 55 and over development. This developer will pay impact fees (District 6) to offset the impact of residents with children moving into homes vacated by seniors moving to the new development. Mayor Harrison stated that the City would not enter into any new negotiations with new developers until ZBTHS has reviewed and agreed to the previously negotiated fees. Mr. Ficarelli stated that an intergovernmental agreement had been approved by the City Council in April, 2003 regarding fees. Mayor Harrison stated that the City Council would be agreeable to amending the agreement if it became necessary following the ZBTHS Board's review of the current ordinance.

PEARCE CAMPUS PROJECT

Mayor Harrison stated that the City has been approached by developers with varying and conflicting statements regarding potential projects at Pearce Campus. The City Council and staff are unaware of projects or issues regarding the campus and feel the need to clarify how the ZBTHS Board would like City staff to proceed when dealing with developers.

Brian Golwitzer stated that the ZBTHS Board will maintain the west building for possible student use. With the projected increase in enrollment due to new residential development, the Board feels utilization of this space is imminent.

The ZBTHS Board recessed to Closed Session at 8:10 p.m.

CLOSED SESSION

It was moved by Commissioner Flammini, seconded by Commissioner Taylor that the Council recess to Closed Session at 8:20 p.m. to discuss purchase of real estate. The vote on roll call was: Commissioners Taylor, aye; Bennett, aye; Flammini, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner Taylor, seconded by Commissioner Bennett to reconvene the Regular Council meeting at 9:10 p.m. with all members present. The vote on roll call was: Commissioners Taylor, aye; Bennett, 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 Taylor, seconded by Commissioner Bennett and unanimously approved the meeting be adjourned at 9:11 p.m. Motion carried.

Approved March 16, 2004

Deputy City Clerk