

Council Questions/Comments and Staff Responses Report for April 28, 2014

as of April 28, 2014 at 3:50 p.m.

CONSENT AGENDA

Alderman: Rob Fazzini

Item 6A: Recognition

Question/Comment: For full disclosure, I graduated from Illinois Wesleyan University. If we are appropriately going to recognize the Central Catholic Saints for its prestigious state basketball championship, why are we not recognizing IWU for its equally prestigious national final four appearance in the NCAA Division III tournament?

Staff Response: Entities may request a Proclamation. The individual/group/business/organization states the reason why/title, and the various facts/statements which follow each Whereas.

Alderman: Rob Fazzini

Item 7H: Analysis of Bids for the Scheduled Replacement of a 60' Aerial Lift Truck with Chip Body and Installation on Chassis for the Parks, Recreation and Cultural Arts Department - Parks Maintenance Division

Comment: I concur with all of the items on the Consent Agenda with the comment that on Item 7H, Central Illinois Trucks was a customer of mine as President of Busey Bank prior to my retirement three (3) years ago, and I gain no financial benefit from supporting this item.

REGULAR AGENDA

Alderman: Rob Fazzini

Item 9A: Petition submitted by Dennis Pulliam, requesting approval of a Special Use Permit for a Two Family Residence for the property located at 611 S. Clayton St.

Question/Comment: Why does the comment in the Background section state “staff intended to recommend approval of the petition but mistakenly prepared a memo with a motion to deny”, while later in the same section it states, “Staff had little recourse but to recommend denial of the request”? Further, in the April 14, 2014 recommendation, it clearly states in the Background section that “staff evaluated the project and finds it to be an inappropriate use for the site.”

Staff Response: This involves a request to restore a special use permit to allow for two dwelling units at this property. Historically, the property was built as a two story structure, with most likely mercantile on the first floor and a dwelling unit above. At some point the first floor mercantile space was converted into a two unit building. A two unit residential structure is allowed as a special use in the neighborhood. However, most recently, the building had been vacant, and it lost its special use permit. The new owner acquired the property seeking to reinstate the special use.

Technically, the parcel lacked the necessary square footage as required under the zoning ordinance. The ordinance requires 6600 square feet per dwelling unit. The lot in question contains less than that. Also, the neighborhood contains buildings predominately designed for single family residences. For this reason, the staff took a narrow focus and recommended denial of the special use request.

Fortunately, we have a process, and the Zoning Board voted 7-0 to approve the request.

The building is unique in its footprint and its design. Consequently, if limited to a single family usage, most likely the building would remain vacant and present a negative impact on the neighborhood. The new owner is seeking to invest resources in the renovation of the structure. As a rental property, he will be required to register the property with the City.

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We can support the decision of the Zoning Board of Appeals and encourage the Council to favorably consider the request for the special use permit.

Alderman: Rob Fazzini

Item 9B: Text Amendment to Chapter 7. Taxation regarding proposed increases to the following Utility Taxes: Gas, Water, Telecommunication, Electric, and Municipal Gas Use Tax.

Question/Comment: In the Background section, it states that the City currently taxes at half the allowable rate and half that of the Town of Normal. My question is what is the tax rate of other nearby towns? Are we seeking to be an exception along with the Town of Normal, or would we be joining a majority of nearby towns?

Staff Response: See attached documents.

Prepared by: Tracey Covert, City Clerk

Utility Tax Peer Data

Municipality	¹ Electric Rate (cents per kilowatt hour)	Telecom Rate	Natural Gas Rate	² Water Rate
Alexis	.4292 / .2110	N/A	4.00%	N/A
Arlington	.5570 / .2738	3.25%	5.00%	N/A
Armington	.3951 / .1943	6.00%	5.00%	N/A
Atlanta	.3854 / .1895	6.00%	5.00%	N/A
Ava	.5169 / .2541	1.00%	3.00%	N/A
Baldwin	.5213 / .2563	6.00%	5.00%	N/A
Belleville	.5135 / .2524	6.00%	5.00%	N/A
Benld	.5463 / .2686	6.00%	5.00%	N/A
Bethalto	.4234 / .2081	1.00%	4.00%	N/A
Bloomington	.2777 / .1366	3.50%	3.00%	3%
Brooklyn	.5409 / .2659	N/A	5.00%	N/A
Buffalo	.5873 / .2887	N/A	5.00%	N/A
Bureau	.6100 / .3000	N/A	5.00%	N/A
Cahokia	.3990 / .1962	6.00%	5.00%	N/A
Cambridge	.2457 / .1208	4.00%	2.30%	N/A
Caseyville	.2958 / .1454	2.00%	3.00%	N/A
Central City	.5421 / .2665	N/A	5.00%	N/A
Centralia	.5202 / .2557	6.00%	5.00%	N/A
Centreville	.4210 / .2070	5.00%	5.00%	N/A
Cerro Gordo	.6100 / .3000	6.00%	5.00%	N/A
Champaign	.2845 / .1374	6.00%	2.75%	2.5%
Chapin	.5575 / .2741	3.50%	5.00%	N/A
Coffeen	.3156 / .1552	5.00%	3.00%	N/A
Curran	.6100 / .3000	N/A	5.00%	N/A
Decatur	.0767 / .0366	6.00%	1.25%	N/A
Delavan	.3922 / .1928	N/A	5.00%	N/A
Evansville	.5260 / .2586	5.00%	5.00%	N/A
Fayetteville	.5150 / .2532	6.00%	5.00%	N/A
Fithian	.3361 / .1652	5.00%	3.00%	N/A
Gillespie	.5457 / .2683	6.00%	5.00%	N/A
Grandview	.6100 / .3000	N/A	5.00%	N/A
Granville	.3220 / .1583	1.00%	3.00%	N/A
Greenville	.6100 / .3000	1.50%	5.00%	N/A
Hamel	.5524 / .2716	5.00%	5.00%	N/A
Hecker	.4810 / .2364	4.50%	5.00%	N/A
Heyworth	.3060 / .1504	6.00%	5.00%	N/A
Hillsboro	.5040 / .2478	6.00%	5.00%	N/A
Homer	.3790 / .1863	3.00%	3.00%	N/A
Hopedale	.4233 / .2081	6.00%	5.00%	N/A
Illioopolis	.5603 / .2754	6.00%	5.00%	N/A

Utility Tax Peer Data

Ivesdale	.6100 / .3000	5.00%	5.00%	N/A
Joy	.6100 / .3000	6.00%	1.50%	N/A
Kampsville	.1860 / .0914	N/A	2.00%	N/A
Kansas	.2010 / .0988	N/A	2.50%	N/A
Keithsburg	.5336 / .2623	6.00%	5.00%	N/A
Kewanee	.3416 / .1679	6.00%	3.00%	N/A
LaSalle	.4221 / .2075	N/A	5.00%	N/A
Lebanon	.4537 / .2230	5.00%	4.40%	N/A
Lenzburg	.5128 / .2521	4.50%	5.00%	N/A
Lincoln	.4880 / .2399	6.00%	4.00%	N/A
Livingston	.2585 / .1271	N/A	2.50%	N/A
Loami	.4080 / .2006	4.50%	5.00%	N/A
Madison	.5492 / .2700	6.00%	5.00%	N/A
Magnolia	.5441 / .2675	N/A	5.00%	N/A
Mahomet	.5458 / .2683	6.00%	5.00%	N/A
Mansfield	.2757 / .1355	3.00%	2.50%	N/A
Marion	.3050 / .1500	5.00%	5.00%	N/A
Marissa	.5108 / .2511	1.00%	5.00%	N/A
Maroa	.2158 / .1061	3.00%	2.00%	N/A
Marquette Hts	.3845 / .1890	6.00%	5.00%	N/A
Maryville	.4440 / .2183	6.00%	4.00%	N/A
Mascoutah	.4620 / .2271	6.00%	3.00%	N/A
Mattoon	.4520 / .2222	6.00%	5.00%	N/A
McNabb	.3050 / .1500	N/A	2.50%	N/A
Mechanicsburg	.6100 / .3000	N/A	5.00%	N/A
Milton	.3050 / .1500	N/A	3.00%	N/A
Minier	.4029 / .1981	6.00%	5.00%	N/A
Mt. Clare	.5171 / .2542	N/A	5.00%	N/A
Mt. Olive	.5170 / .2542	5.00%	5.00%	N/A
Mt. Sterling	.4380 / .2153	5.00%	5.00%	N/A
Mt. Zion	.3014 / .1481	3.25%	3.00%	N/A
Mulberry Grove	.2600 / .1278	N/A	2.50%	N/A
Murrayville	.4250 / .2090	N/A	5.00%	N/A
Nebo	.3050 / .1500	3.00%	3.00%	N/A
Neoga	.4280 / .2104	6.00%	5.00%	N/A
New Athens	.3069 / .1509	3.50%	2.75%	N/A
Newman	.4150 / .2040	6.00%	5.00%	N/A
Nokomis	.4350 / .2139	6.00%	5.00%	N/A
3 Normal	.5274 / .2595	6.00%	\$0.038	N/A
North Henderson	.4534 / .2229	N/A	4.00%	N/A
North Utica	.5073 / .2494	5.00%	5.00%	N/A
O'Fallon	.5112 / .2513	5.00%	5.00%	N/A

Utility Tax Peer Data

Orient	.1670 / .0821	5.00%	2.00%	N/A
Ottawa	.5880 / .2890	N/A	5.00%	N/A
Pana	.2600 / .1278	3.00%	3.00%	N/A
Panama	.2898 / .1425	6.00%	2.50%	N/A
Paris	.4840 / .2379	1.00%	5.00%	N/A
Peoria	.3757 / .1743	6.00%	3.50%	N/A
Percy	.5072 / .2493	6.00%	5.00%	N/A
Perry	.1630 / .0801	2.50%	2.00%	N/A
Pesotum	.4160 / .2045	5.00%	5.00%	N/A
Pontoon Beach	.4994 / .2455	3.50%	5.00%	N/A
Prairie Du	.5316 / .2613	5.00%	5.00%	N/A
Richview	.5219 / .2566	6.00%	5.00%	N/A
Rochester	.3864 / .1900	6.00%	5.00%	N/A
Royalton	.3980 / .1956	6.00%	5.00%	N/A
Ruma	.4855 / .2387	6.00%	3.00%	N/A
Sadorus	.3030 / .1490	2.75%	4.00%	N/A
San Jose	.3738 / .1838	1.00%	5.00%	N/A
Sawyer ville	.5495 / .2701	6.00%	5.00%	N/A
Schram City	.5361 / .2636	N/A	5.00%	N/A
Seatonville	.4390 / .2158	N/A	4.00%	N/A
Sesser	.3990 / .1962	6.00%	5.00%	N/A
Shiloh	.5130 / .2522	1.00%	5.00%	N/A
Smithton	.5188 / .2551	6.00%	5.00%	N/A
South Pekin	.3680 / .1809	6.00%	5.00%	N/A
South Roxana	.6100 / .3000	3.50%	5.00%	N/A
Spaulding	.3050 / .1500	N/A	3.00%	N/A
4 Springfield	N/A	4.00%	N/A	N/A
Spring Valley	.5541 / .2724	2.00%	5.00%	N/A
St. Jacob	.5274 / .2593	N/A	5.00%	N/A
Stanford	.5388 / .2649	6.00%	5.00%	N/A
Staunton	.5556 / .2732	6.00%	5.00%	N/A
Steeleville	.6100 / .3000	6.00%	5.00%	N/A
Strasburg	.1700 / .0836	6.00%	2.00%	N/A
Summerfield	.5482 / .2695	6.00%	5.00%	N/A
Swansea	.4080 / .2006	3.00%	5.00%	N/A
Taylorville	.3660 / .1799	6.00%	3.00%	N/A
Tilden	.5258 / .2585	6.00%	5.00%	N/A
Tilton	.5488 / .2698	5.00%	5.00%	N/A
Towanda	.5744 / .2824	1.00%	5.00%	N/A
Trenton	.2176 / .1070	3.00%	2.00%	N/A
Troy	.3099 / .1524	6.00%	3.00%	N/A
Urbana	.5223 / .2511	6.00%	5.00%	N/A

Utility Tax Peer Data

Valier	.3810 / .1873	2.00%	5.00%	N/A
Valmeyer	.5198 / .2555	6.00%	5.00%	N/A
Varna	.4078 / .2005	1.00%	5.00%	N/A
Venice	.5188 / .2551	3.50%	5.00%	N/A
Versailles	.2630 / .1293	N/A	3.00%	N/A
Villa Grove	.4120 / .2026	6.00%	4.85%	N/A
Wamac	.5338 / .2624	N/A	5.00%	N/A
Wapella	.5534 / .2721	6.00%	5.00%	N/A
Washington Park	.4070 / .2001	3.50%	5.00%	N/A
Westfield	.4290 / .2109	5.00%	5.00%	N/A
Willisville	.5036 / .2476	5.75%	5.00%	N/A
Witt	.5513 / .2710	N/A	5.00%	N/A
Wood River	.3414 / .1678	5.00%	3.00%	N/A
Woodson	.4360 / .2143	6.00%	5.00%	N/A
Worden	.5304 / .2607	5.00%	5.00%	N/A
Yates City	.3854 / .1895	1.00%	5.00%	N/A
Zeigler	.4020 / .1976	5.00%	5.00%	N/A
Statutory Max	.6100 / .3000	6%	5%	5%

1 The electric rates listed are the high/low range of the sliding scale.

2 Bloomington is one of the few municipalities that own their own water facility.

3 Normal charges on a cents per therm basis.

4 Springfield owns all of its own utilities