

The Seneca Village Council held a quarterly budget meeting on October 15, 2013 at the Seneca Village Hall.

Council Budget meeting was called to order at 6:00pm

A motion was made by Comm. Lamb and seconded by Comm. Sears that the Council approves Gayla Barla as recording secretary for the October 15th budget meeting.

Roll Call: Ayes: Lamb, Sears, Timmons, Hamilton, Spicer
Nays: none

Village Treasurer Gayla Barla gave a budget presentation stating that the general fund is currently operating as a balanced budget; Ms. Barla also shared a brief presentation on the Shipyard Road project, the Grundy County Consolidation project as well as TIF 1 & 2 activity. Discussion was held by Village Council and it was determined to place on the November 5, 2013 meeting agenda a transfer of \$100,000.00 from the Fire Fund to the Grundy County Consolidation Fund.

A motion was made by Comm. Hamilton and seconded by Comm. Lamb that the October 15, 2013 budget meeting is adjourned at 6:41pm.

Roll Call: Ayes: Hamilton, Lamb, Timmons, Sears, Spicer
Nays: none

The Seneca Village Council held a regularly scheduled Council meeting on October 15, 2013 at the Seneca Village Hall.

Council meeting was called to order at 7:00pm

Roll Call: Present: Lamb, Sears, Timmons, Hamilton, Spicer
Absent: none

A motion was made by Comm. Timmons and seconded by Comm. Sears that the Council approves the October 1, 2013 Council meeting minutes as presented.

Roll Call: Ayes: Timmons, Sears, Hamilton, Lamb, Spicer
Nays: none

A motion was made by Comm. Hamilton and seconded by Comm. Timmons that the Council approves the September Treasurer's Report, Payroll and Payment of Bills as presented.

Roll Call: Ayes: Hamilton, Timmons, Lamb, Sears, Spicer
Nays: none

No Seneca Business Spotlight presentation

Communications, Petitions, Reports, Additional Agenda Items & Public Comments

Mr. Frank Hall, Zoning Enforcement Officer announced the findings of the October 9, 2013 Zoning Board of Appeals Public Hearing relating to two variance requests. First Variance request covered was for property owned by the Seneca Public Library for the 20' rear yard setback for Lot 20, which is a part of 214 and 216 Main Street as well as a request for a change of zoning for 118 Scott Street, from R-4 to B-1. Mr. Hall stated several items were reviewed during the Public Hearing including the following:

A. Whether the reclassification would be consistent with the intent and purpose of our Zoning Ordinance; and,

Yes, current zoning supports B-1 district

B. Whether every use that would be permitted on the property if it were reclassified would be compatible with the uses permitted on other property in the vicinity; and,

Yes, the current land use is an extension of permitted use with adjacent property

C. Whether adequate public school facilities, sewer and water lines, and all other needed public services exist or can be provided to serve the uses that would be permitted on the property if it were reclassified; and,

Yes, there are infrastructure improvements that will improve storm and sewer deficiencies and as part of this project

D. The amount of vacant land that is currently zoned for similar development in the village, and particularly in the vicinity of the property that would be reclassified, and any special circumstances that make a substantial part of such vacant land unavailable for development; and,

See Zoning District Map

E. In the event that the property, after reclassification, would be available for use by business or industry, whether additional land is needed in the village, and particularly in the area in question, to provide business services or employment for residents of the Village; and,

Reclassification supports construction project for building expansion, provides additional services for the public

F. Whether the amendment under consideration would correct an error in the zoning ordinance as originally adopted; and,

In the case of the R-4 to B-1 Zoning change there needs to be off street parking available to support additional square footage

G. Whether amendment under consideration is made necessary because of changed or changing conditions in the area affected or in the village generally, and, if so, the nature of such changed or changing conditions.

N/A

Mr. Hall stated on behalf of the Zoning Board of Appeals, the recommendation was to approve the entire variance request from the Seneca Public Library. In addition, an additional variance request for a change of zoning for a strip of land 24 feet wide by 100 feet long lying immediately East of the South 24 feet of the North 47.5 feet of Lot 6 in Block 3 in Crotty's Addition to the Village of Seneca, which lies along Crotty Avenue South of Armour Street, from a B-1 to a B-2 by the property owner, Mr. Tom David. Mr. Hall stated several items were reviewed during the public hearing including:

A. Whether the reclassification would be consistent with the intent and purpose of our Zoning Ordinance; and,

No, current zoning supports B-1 district

B. Whether every use that would be permitted on the property if it were reclassified would be compatible with the uses permitted on other property in the vicinity; and,

No, land use is limited based on geographical limitations

C. Whether adequate public school facilities, sewer and water lines, and all other needed public services exist or can be provided to serve the uses that would be permitted on the property if it were reclassified; and,

No, infrastructure could be less than adequate based on future land use

D. The amount of vacant land that is currently zoned for similar development in the village, and particularly in the vicinity of the property that would be reclassified, and any special circumstances that make a substantial part of such vacant land unavailable for development; and,

See Zoning District Map

E. In the event that the property, after reclassification, would be available for use by business or industry, whether additional land is needed in the village, and particularly in the area in question, to provide business services or employment for residents of the Village; and,

The Comprehensive Plan future land use, has allocated a transitional use from B-1 district to B-2/B-3 districts that do not abut residential districts

F. Whether the amendment under consideration would correct an error in the zoning ordinance as originally adopted; and,

N/A

G. Whether amendment under consideration is made necessary because of changed or changing conditions in the area affected or in the village generally, and, if so, the nature of such changed or changing conditions.

N/A

Mr. Hall stated on behalf of the Zoning Board of Appeals, the recommendation was to deny the entire variance request from Mr. Tom David.

Mr. Brian Scowden, representative of Mr. Tom David asked to speak to the Council regarding the denial; he stated he felt that the Village's Comprehensive Plan should be updated and/or revised and that the lot in question was once used for a B2 purpose and therefore this variance request should be granted. Mayor Spicer thanked him for his comments on this subject.

Mr. Benjamin Wilson, Community Development Director with North Central Illinois Council of Governments gave a presentation on a request by the State of Illinois to amend four ordinances relating to the five jurisdictional enterprise zone. The first change involves a text amendment to amend an extension of timeframe 30 days from June 1, 2016 to July 1, 2016; the second amendment involves certain additional territory all contiguous to the existing enterprise Zone totaling up to 217.74 acres which includes a potential development in Ottawa, Illinois. The third amendment involves certain additional territory all contiguous to the existing enterprise zone and totaling up to 540.9 acres which includes a potential development in Marseilles, Illinois; the final ordinance amendment involves the correction of the scrivener's error which will include the addition of 299.56 acres and the removal of 532.57 acres, net-233.01 acres. It was announced that the four ordinances will be placed on the November 5, 2013 agenda for vote.

Ms. Jennifer Bilyeu, Founder of "Spay It Forward" NFP group announced that since its inception, the group has spayed 1,050 animals and continues to provide neuter and spay to citizens in the LaSalle County area. She further stated that on behalf of the group, she would like permission to host a "Fill the Boot" fundraiser to take place October 26, 2013 from 9am-1pm with a rain date of October 27, 2013. Consensus of Village Council was to allow the fundraiser.

Old Business

Streets Lamb:

Commissioner Lamb gave an update on the Shipyard Road project stating that the final payment to D Construction is being held due to work not being completed; grading and drainage as well as seeding. Comm. Lamb stated he is currently working with Village Engineer Guy Christensen to have contractor complete work prior to final payment being released.

New Business:

Public Property Hamilton:

Commissioner Hamilton stated that currently the Village is accepting bids from fencing contractors to install a fence at the Village water tower location; it was announced that interested parties should contact Village Clerk Therese Russell to obtain specifications and in addition, there will be a pre-bid meeting at 10:00am on October 16, 2013 at the water tower location. This item will be placed on the November 5, 2013 agenda for release of bid results.

Accounts and Finance Timmons:

Comm. Timmons referred to Attorney Mason to discuss proposed annual tax levy; Attorney Mason stated that a draft has been created and released to each Council member as well as Tawyna Mack, Village Auditor. After review it had been brought to his attention that an increase to the garbage fund should occur. Attorney Mason stated that the increase to the garbage fund would be less than 5% and therefore it would not cause increase to property tax. This item will be amended and placed on the November 5, 2013 for vote.

Streets Lamb:

Commissioner Lamb announced that an outstanding bill from D Construction in the amount of \$3,358.75 needed to be broken down when payment is made into correct department funds. Comm. Lamb stated that the amount of \$645.00 was to be paid out of the Water Department due to water repair work and the remainder of the billing of \$2,713.75 is to be paid out of the Public Benefit fund because it was in relation to the installation of the New Street school crossing.

A motion was made by Comm. Lamb and seconded by Comm. Sears that the Council approves an expenditure of \$2,713.75 to D Construction for New Street School crossing out of the public benefit fund.

Roll Call: Ayes: Lamb, Sears, Timmons, Hamilton, Spicer
Nays: none

Public Health & Safety Sears:

Commissioner Sears stated the Village Trick-or-Treat hours will be from 5:00pm to 7:00pm on Thursday, October 31, 2013.

Public Affairs Mayor Spicer:

Mayor Spicer announced his appreciation for Emergency Management staff Kathleen Angelakos and Jim Fiedler for their work during the 2013 flood as well as the following FEMA paperwork.

An announcement was made on behalf of the Seneca H.S. Video Class who is asking for photos and information of any veterans in our community for a Veteran's Day project. Mayor Spicer also reviewed information given previously by Village ZEO Frank Hall relating to two variance requests.

A motion was made by Comm. Hamilton and seconded by Comm. Timmons that the Council approve an amendment as presented by the Plan Commission. Attorney Mason to prepare Ordinance and have amended notice and hearing completed.

Roll Call: Ayes: Hamilton, Timmons, Lamb, Sears, Spicer
Nays: none

A motion was made by Comm. Hamilton and seconded by Comm. Timmons that the Council approves the recommendation of denial by the Zoning Board of Appeals on Lot 6 in Block 3 in Crotty's Addition from B-1 to B-2.

Roll Call: Ayes: Hamilton, Timmons, Lamb, Sears, Spicer
Nays: none

A motion was made by Comm. Lamb and seconded by Comm. Timmons that the Council enters into executive session to discuss personnel.

Roll Call: Ayes: Lamb, Timmons, Sears, Hamilton, Spicer
Nays none

A motion was made by Hamilton and seconded by Timmons that the Council returns to regular session.

Roll Call: Ayes: Hamilton, Timmons, Sears, Lamb, Spicer
Nays: none

A motion was made by Comm. Sears that seconded by Comm. Hamilton that the October 15, 2013 Council meeting is adjourned at 8:15pm.

Roll Call: Ayes: Sears, Hamilton, Lamb, Timmons, Spicer
Nays: none

Theresa L. Russell, Seneca Village Clerk