

MINUTES OF A SPECIAL MEETING OF THE ZION CITY COUNCIL HELD ON THURSDAY, FEBRUARY 11, 2010, AT 9:08 A.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 Shantal Taylor, Flammini, Jim Taylor, DeTienne and Mayor Harrison.

CITY'S ECONOMIC DEVELOPMENT

Delaine Rogers presented strategic planning proposals for the City's economic development as follows:

Considering the expansion of the Liquor Ordinance

Ms. Rogers stated there are potential projects, as well as existing businesses, requesting changes to the criteria for liquor licenses, including Exceed Development, Citgo, Walgreens, CVS and Aldi. Ms. Rogers suggested considering bistro or café licensing, as well as licensing for stadium concerts and events. Convenience stores are replacing traditional gas stations, and people want the convenience of one stop, quick shopping.

Mayor Harrison stated Walgreens' and CVS Pharmacy now have national policies including the sale of alcohol, noting Zion is in competition with neighboring communities, who have become aggressive in their development. Mayor Harrison stated, however, that the City is wrestling with this issue, as limited licensing was promised in the previous referendum. Fire Chief Lewis stated there has been no negative impact regarding liquor sales at current stores or restaurants. Commissioner DeTienne stated people aren't going to close their businesses if they can't sell liquor, noting he is particularly opposed to allowing liquor to be sold at gas stations. Ms. Rogers stated criteria could be set to only involve national franchise convenience stores or plaza licensing. Commissioner Flammini stated he wouldn't want every gas station to have liquor licensing, however, he personally utilizes the convenience of one-stop stores.

Commissioner Jim Taylor stated the community should have the opportunity to decide this issue through community forums. Mayor Harrison recommended placing a non-binding referendum on the November ballot, providing the public with facts only in advance.

The Council agreed:

- to review all proposed ideas for liquor licensing,
- to place this issue as a non-binding referendum on the November 2010 ballot,
- to provide factual information to the public in advance, and
- to conduct public forums prior to the November election

The Council agreed to continue the discussion regarding economic development immediately after Closed Session.

CLOSED SESSION

It was moved by Commissioner Jim Taylor, seconded by Commissioner Flammini that the Council recess to Closed Session at 10:14 a.m. to discuss personnel and collective bargaining. The vote on roll call was: Commissioners Shantal Taylor, aye; Flammini, aye; Jim Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

It was moved by Commissioner Jim Taylor, seconded by Commissioner Flammini to reconvene the Special Council meeting at 11:25 a.m. with all members present. The vote on roll call was: Commissioners Shantal Taylor, aye; Flammini, aye; Jim Taylor, aye; DeTienne, aye; and Mayor Harrison, aye. Motion carried.

CITY'S ECONOMIC DEVELOPMENT

Transfer Station Options

Commissioner Flammini stated upon closure of a landfill, a transfer station is required to be opened in the immediate area. The transfer station emits zero emissions, and has the same siting requirements as a landfill. Communities willing to consider the station in advance of a landfill's closure can dictate the criteria, which can include tipping fees. Commissioner Flammini recommended pursuing a transfer station now, so the City can determine the site, noting the building can look like any other business structure. Commissioner Flammini stated garbage becomes a fuel and a valuable commodity.

The Council agreed for Commissioner Flammini to arrange for a presentation at a future meeting.

Veolia Landfill

On Monday February 8, Veolia filed their application for their landfill expansion siting. Hearings will be scheduled in May.

Hotel/Motel Tax

The hotel/motel tax now must be paid for all residents staying at a hotel/motel within Zion, as it no longer allows for exempting long-term residents. Mayor Harrison stated he has received a request to exempt certain current businesses.

The Council agreed not to allow this requested exemption for the hotel/motel tax.

Garbage Rates

The Council noted they are considering a future garbage rate increase to include new recycling and leaf pickup. Mayor Harrison stated Zion has one of the lowest garbage rates for its residents in Lake County.

Market Square

Ms. Rogers stated she will be presenting a clarification of the TIF note regarding Market Square in the next few weeks, as well as an amendment to the TIF budget. Demolition of the former Auto Zone is slated for February 12 to make way for construction of Market Square.

Energy Solutions

Energy Solution's demolition of the power plant is proposed to begin between May 1 and July 1.

ADJOURN

There being no further business to come before the Council at this time, it was moved by Commissioner Shantal Taylor, seconded by Commissioner Flammini and unanimously approved the meeting be adjourned at 12:05 p.m. Motion carried.

City Clerk

Approved February 16, 2010