

***Proceedings of the Council of the City of Joliet, Illinois
held on the 17th day of November, A.D. 2008***

PRE-COUNCIL MEETING of the Council of the City of Joliet, Illinois held on Monday, November 17, 2008 at 3:30 P.M. in the Council Chambers, Joliet Municipal Building, 150 W. Jefferson Street, Joliet, Illinois.

ROLL CALL

PRESENT: MAYOR ARTHUR SCHULTZ and DISTRICT 4 COUNCILWOMAN SUSIE A. BARBER, DISTRICT 2 COUNCILMAN TIMOTHY M. BROPHY, DISTRICT 5 COUNCILMAN WARREN C. DORRIS, COUNCILMAN AT LARGE THOMAS C. GIARRANTE, COUNCILWOMAN AT LARGE JAN QUILLMAN, DISTRICT 1 COUNCILMAN JOSEPH R. SHETINA and DISTRICT 3 COUNCILMAN ANTHONY UREMOVIC.

ABSENT: COUNCILMAN AT LARGE MICHAEL F. TURK.

ALSO PRESENT: CITY MANAGER THOMAS A. THANAS and CORPORATION COUNSEL JEFFREY S. PLYMAN.

The City Manager asked for the Mayor and Council's indulgence in moving several items up on the agenda due to the presence of interested individuals.

Deputy Liquor Commissioner Dan Campus explained Council Memo #1398-08 dealing with the Transfer of a Class "A" Liquor License at 1200 Elizabeth Street.

It was requested that this item be voted on today.

1. Transfer of a Class "A" Liquor License at 1200 Elizabeth Street
(Council Memo #1398-08)

A communication from the Liquor Commissioner regarding the application of Zobel's Tavern Inc. d/b/a Zobel's Tavern for the transfer of a Class "A" Liquor License at 1200 Elizabeth Street contained his recommendation that the transfer of this license is in the best interest of the City, and therefore, approval is recommended.

COUNCILMAN BROPHY moved that the recommendation of the Liquor Commissioner be concurred in.

Motion seconded by COUNCILMAN GIARRANTE.

Motion carried by the following vote:

AYES: COUNCILWOMAN BARBER, COUNCILMAN BROPHY, COUNCILMEN DORRIS, GIARRANTE, COUNCILWOMAN QUILLMAN, COUNCILMAN SHETINA, UREMOVIC and MAYOR SCHULTZ.

NAYS: NONE.

The City Manager explained Council Memo #1344-08 dealing with the Revised Preliminary Plat of Sable Ridge Subdivision. He also explained the addendum that indicated that there are four private cul-de-sacs that service the townhomes in Unit 7 which corrected the memo that indicated that all of the streets were public.

***Proceedings of the Council of the City of Joliet, Illinois
held on the 17th day of November, A.D. 2008***

Mr. James Berry of Corona Sable Ridge, LLC was present on behalf of the petition.

COUNCILMAN TURK arrived at the meeting during the discussion.

COUNCILMAN UREMOVIC asked what would be the negative side of changing the reconfiguration of the road layout and lot placement back to the original plat.

The City Manager said when they reviewed this with the developer they saw nothing on the negative side. He said we aren't adding any lots over and above what was originally approved, and are actually still down one from what was originally approved by the Council a few years ago. He said this is basically the realignment of the streets in Phase 3 and allows the developer to recapture those three single-family lots that were lost through the engineering process the first time through.

COUNCILMAN UREMOVIC said in other words we're not making a smaller cul-de-sac.

The City Manager said no, all of the roads and all of the cul-de-sacs will be as per City code and the size will continue to be what's been approved by the City Council. He said it's just a realignment of the street that allowed for the 3 lots to be regained.

COUNCILMAN SHETINA asked if this is a buy-out or is it just an assumption.

The City Manager said there was a buy-out of Centex and he asked the developer to explain.

Mr. Berry stated Centex sold the end of March and as of April 1st Corona became the owner of the undeveloped, unbuilt lots in Sable Ridge.

COUNCILMAN SHETINA said everything that was in place before this transfer still is in place with respect to the development.

Mr. Berry said yes it is.

COUNCILWOMAN QUILLMAN said at the Plan Commission meeting there were some issues about a park, weeds and some safety issues with children and she asked if those have been addressed.

Mr. Berry said yes they have. He said all of the weeds have been cut, all of the vacant lots have been graded so that they drain properly and all of the streets have been repaired so there are currently no potholes.

COUNCILWOMAN QUILLMAN asked about the site where the park is supposed to be developed.

Mr. Berry said the issues that came up were with regard to the two park sites that are in Phase 2 and have been built. He said one of those parks is adjacent to the clubhouse and that was transferred by Centex to the Park District in April and the second park is along Sable Ridge Drive and that was retained by Centex. He said they are in the process of working with the Park District to turn it over to them. He said it has been graded and it's just a question of whether or not the plantings have grown in sufficiently for the Park District. He said what happened

***Proceedings of the Council of the City of Joliet, Illinois
held on the 17th day of November, A.D. 2008***

with this change is that there is a park proposed for Phase 3 and that park remains in Phase 3 and is about 800 sq. ft. bigger. He said in the original plan it was a park with horseshoe shaped lots around it and it is now a park that is accessible by streets on three sides which was an improvement to the design and has been reviewed and approved by the Park District.

COUNCILWOMAN QUILLMAN asked if the second park that was just graded is the one that the Sable Ridge resident was concerned about at the Plan Commission meeting.

Mr. Berry said he's not sure but he thinks it is. He said he talked to her about both that park and the one next to the clubhouse area because although it's owned by the Park District they haven't done anything with it yet and that was really where the question came from.

COUNCILWOMAN QUILLMAN asked if we are working with the Park District on that.

The Director of Community and Economic Development said yes we are.

COUNCILMAN BROPHY said we have private streets in there and he thought we were getting away from that as far as snowplowing and other reasons. He asked if that is townhome type stuff or what.

The City Manager said the only private streets are on the townhome portion of the project and there are four private streets that service the townhomes. He explained the location of the streets on the plat.

Mr. Berry said those are in Unit 7 which have been final platted and approved.

COUNCILMAN SHETINA asked if they did any survey of any sort with inventory and when they will start to do something there.

Mr. Berry said we are still negotiating with Centex and we have an interest in buying about 60 townhome lots and approximately 30 single-family home lots that are finished. He said we are currently trying to reach an agreement to buy those so they would finish with the vacant lots that are out there.

The City Manager then explained Council Memo #1338-08 dealing with the Annexation of 1910 S. Briggs Street. He said Commonwealth Edison wants to annex the balance of their property there and to connect to City services.

Mr. Jeff Hettrick, External Affairs Manager for Commonwealth Edison Company, appeared on behalf of the petition. He said they have two different types of facilities that are on the same piece of property. He said the one that fronts Briggs Street is their Southern Division Headquarters and is the operation that does the maintenance work of the distribution lines. He said they handle their engineering and meter reading out of that facility. He said it also has a small training area where they train new linemen and it has the fleet maintenance building in the back of that parcel. He said there is another building that is accessed off of Spencer Road which is their distribution operation center. He said that is the 24 hour a day center that handles all of the dispatch of the trucks all across northern Illinois. He said it is staffed 24 hours a day and there are

***Proceedings of the Council of the City of Joliet, Illinois
held on the 17th day of November, A.D. 2008***

typically 60 people on shift at any given time in that part of the operation and there is a smaller building that holds the ComEd computers and all of the information technology. He said their concern is the operations; they have been there for years and normally most people work a daylight shift. He said the dispatch center is open 24 hours a day and the only concern they have is if there are storms or anything they do go to a 24 hour operation and obviously it can get kind of hectic if it's a major summer storm. He said so their concern was they simply want to be able to operate the property the same as they have operated it for years and they have reached an agreement for an annexation agreement which they think spells that out. He said they have no plans for anything as far as sub-stations or any kind of generation. He said all they want to do is continue to operate in the same manner that they have been operating.

COUNCILWOMAN QUILLMAN asked if the nearby City and County residents have been notified about this.

The City Manager said everyone in the general vicinity of the proposed annexation was notified and a public hearing was held and no one appeared.

The City Manager then explained Council Memo #1343-08 dealing with the Vacation of Laraway Road West from Brandon Road approximately 3,148 ft. toward Patterson Road and approximately 220 ft. east of Brandon Road east 1,152 ft. toward the Union Pacific Railroad. He said this is a continuation of their discussion with CenterPoint and part of the project involves the relocation of Laraway and this is the formal vacation that was presented to the Mayor and City Council in July when we first discussed the formal approval of the CenterPoint project. He said staff has approved this and it is consistent with what was approved by the Council in July and staff is recommending its approval.

Attorney Mike Hansen was present on behalf of the petitioner, CenterPoint Joliet Terminal Railroad, LLC.

COUNCILMAN GIARRANTE asked if this happened because they had to move the whole railroad north because of the underground pipeline.

The City Manager said yes, the original proposal that was presented to the City Council this spring showed the rail yard being south of Laraway. He said because of the location of some pipeline easements to the south the entire 950 acre rail yard had to be moved north to avoid a conflict with the pipeline so that's why we ended up with a process of trying to relocate Laraway Road. He said all of the properties that were part of that corner at Laraway and Brandon have been acquired and there is still one parcel to the south that hasn't been acquired yet but is in negotiation.

COUNCILMAN GIARRANTE said the three parcels on the northeast corner have all been acquired.

The City Manager said he believes so.

COUNCILMAN GIARRANTE said he knows they had one holdout.

Mr. Hansen said a contract has been signed.

***Proceedings of the Council of the City of Joliet, Illinois
held on the 17th day of November, A.D. 2008***

COUNCILMAN GIARRANTE asked if all of the ones on the west side of Brandon Road have been acquired.

Mr. Hansen said there are contracts on five of the eight and they're still talking with the other three with offers.

The City Manager then explained Council Memo #1345-08 dealing with a Special Use Permit to Allow Construction of a One-Bay Car Wash at a Vacant Gas Station Located at 1805 W. Jefferson Street.

Mr. Bob Gabel of United Architects and Mr. Roman Rajchel of Aurora Petroleum were present on behalf of the petition.

COUNCILMAN GIARRANTE said it will be good to get something there as it looks like heck now.

The City Manager said it has been a long wait. He asked if the entire facility is coming down or not.

Mr. Gabel said they are going to renovate the outside of the existing gas station and build an addition for the car wash which will be all new brick.

COUNCILMAN SHETINA asked how much land is involved in this purchase, is it an outlot or is it fee simple land.

Mr. Rajchel said they purchased the property and the land itself, and the adjacent space for the car wash is a lease.

COUNCILMAN SHETINA asked Mr. Rajchel why he has to have a car wash.

Mr. Rajchel said as you may imagine it's a little difficult to run a car wash by itself so it's an incentive for people to come in and use the store and along with that have the option of using the car wash. He said it's always been proven that a car wash is very enticing to people when getting gas.

COUNCILMAN BROPHY said you will run the gas station.

Mr. Rajchel said yes.

COUNCILMAN BROPHY said there will be a gas station and food mart.

Mr. Rajchel said correct.

COUNCILMAN SHETINA asked who owns the land where the lease is going to be.

Mr. Rajchel said K-Mart is going to be the sub-lease.

COUNCILMAN BROPHY asked if there are any standard exceptions to the new commercial guidelines we've set including the dumpster fencing.

***Proceedings of the Council of the City of Joliet, Illinois
held on the 17th day of November, A.D. 2008***

The City Manager said he doesn't believe so, everything's in compliance with the guidelines that the Council has approved.

COUNCILMAN GIARRANTE said two months ago we approved a tire shop at the northeast corner of May and Jefferson Streets, and he asked if it wasn't part of the agreement that they had to put in a stockade fence at the rear of the facility.

The City Manager said we will check into it and we'll have someone from our Planning Department visit them. He said he knows they're open for business but he hasn't looked at the back of the property.

The City Manager then went to the beginning of the agenda to explain the remaining items.

Ms. Laurie Shelby of 612 Water Street requested that she be allowed to address the Mayor and Council at this time.

COUNCILWOMAN QUILLMAN moved that Ms. Shelby be allowed to address the Mayor and Council.

Motion seconded by COUNCILMAN TURK.

Motion carried by the following vote:

AYES: COUNCILMEN BROPHY, DORRIS, GIARRANTE, COUNCILWOMAN QUILLMAN, COUNCILMEN SHETINA, TURK, UREMOVIC, COUNCILWOMAN BARBER and MAYOR SCHULTZ.

NAYS: NONE.

Ms. Shelby stated they have a carport that they have had since April of 2007. She said it's a nice one and has anchors for a mobile home. She said they made a big mistake and didn't get a permit because they were told by the dealer that they didn't need one. She said she submitted a bunch of information to the City on November 5th as to the specs from the company and she hasn't heard anything yet. She said she submitted them to the Building Department and was waiting to hear back because they did receive a letter stating that they had to have it down by today.

The City Manager said he would have someone from the Planning Department meet with Ms. Shelby and review her particular situation. He said he thinks the direction we received from the Council was to pursue the removal of carports if they were constructed without a building permit and if they don't meet the criteria that have been approved for carports.

COUNCILMAN SHETINA said part of the instruction was to be gentle and to be judicious and hopefully we'll do that. He said he hasn't seen that carport and he doesn't know what it looks like. He said he's assuming that it is nice and he hopes that staff is reasonable.

COUNCILWOMAN QUILLMAN said she did go by it on Saturday and it is very nice and we do have criteria in place, but she's sure the City will be able to work with her.

***Proceedings of the Council of the City of Joliet, Illinois
held on the 17th day of November, A.D. 2008***

COUNCILMAN TURK moved that the Council adjourn at 4:00 p.m.

Motion seconded by COUNCILMAN GIARRANTE.

Motion carried by the following vote:

AYES: COUNCILMEN DORRIS, GIARRANTE, COUNCILWOMAN
QUILLMAN, COUNCILMEN SHETINA, TURK, UREMOVIC,
COUNCILWOMAN BARBER, COUNCILMAN BROPHY and MAYOR
SCHULTZ.

NAYS: NONE.

ARTHUR SCHULTZ
Mayor

JANET K. TRAVEN
City Clerk

Recorded on Tape