

***Proceedings of the Council of the City of Joliet, Illinois  
held on the 3rd day of December, A.D. 2007***

PRE-COUNCIL MEETING of the Council of the City of Joliet, Illinois held on Monday, December 3, 2007 at 3:30 P.M. in the Council Chambers, Joliet Municipal Building, 150 W. Jefferson Street, Joliet, Illinois.

ROLL CALL

PRESENT: MAYOR PRO-TEM ANTHONY UREMOVIC and DISTRICT 4 COUNCILWOMAN SUSIE A. BARBER, DISTRICT 5 COUNCILMAN WARREN C. DORRIS, COUNCILMAN AT LARGE THOMAS C. GIARRANTE, COUNCILWOMAN AT LARGE JAN QUILLMAN and DISTRICT 1 COUNCILMAN JOSEPH R. SHETINA.

ABSENT: MAYOR ARTHUR SCHULTZ, DISTRICT 2 COUNCILMAN TIMOTHY M. BROPHY and COUNCILMAN AT LARGE MICHAEL F. TURK.

ALSO PRESENT: CITY MANAGER JOHN M. MEZERA and CORPORATION COUNSEL JEFFREY S. PLYMAN.

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

The City Manager first explained Council Memo #1429-07 dealing with the Preliminary, Final and Recording Plats of Drauden Pointe Center, a Planned Unit Development. He said the 7.5 acre site, located at the southwest corner of Drauden and Caton Farm Roads, includes a CVS Pharmacy which will have limited hours of operation from 6 a.m. to 11 p.m.

COUNCILMEN BROPHY and TURK arrived at the meeting at this point.

COUNCILMAN SHETINA asked why the pharmacy can't have a 24 hour drive-thru.

The City Manager stated in their discussions it was decided that everything would close at 11 p.m.

COUNCILMAN SHETINA asked why can't they have a 24 hour drive-thru like all their competitors. He said generally pharmacies are not open 24 hours, but they have a 24 hour drive-thru.

The City Manager said you can do whatever you like, but the property owners were told at all of the meetings that it would close at 11 p.m. He said if we extend it past 11 p.m. then they would not have received notice.

COUNCILMAN SHETINA said they can always ask for the drive-thru later. He said he would like to see how it correlates with the lights with respect to the subdivisions and a 24-hour drive-thru. He said he hasn't talked to these people and they may not even be interested in it, but if in fact they are he would like to see them come back and ask for it if it's something they would like to do. He said Walgreen's usually has at least a 24 hour drive-thru, and these people are way out in the boondocks and it may not be a bad idea.

COUNCILMAN GIARRANTE asked if that came up in discussion.

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The City Manager said the discussions were that everything would be closed at 11 p.m. He said he thinks the way to do it would be as COUNCILMAN SHETINA recommended and at least start construction and then come through with a request and give the neighbors notice of that change and see what they say.

COUNCILMAN SHETINA said they may not even be interested, but if they are he would at least like to see them have the opportunity.

Attorney Michael Hansen, representing the petitioner, stated they did not ask for that to begin with so if they really want it they will come back properly and request a 24 hour drive-thru. He said that is certainly fair because they didn't bargain for that in the first place. He said present today are Mr. and Mrs. Mark Goodwin along with Ron Schelling who are the owners of the property, David Shaw from CVS and architect Mark Henning. He said they have worked very hard on this and this will be a very classy presentation out there and will bring some needed services to the area. He said they did request drive-in permits for CVS and one other drive-in permit.

The City Manager said we usually take separate action on drive-in permits and he asked the Director of Public Works if that was already done.

The Director of Public Works said he doesn't think it was done yet.

COUNCILMAN GIARRANTE said they usually come to the Public Service Committee and he doesn't remember seeing anything.

Mr. Hansen said that can be done at the next meeting; that's no problem. He said we reaffirmed the hours of restriction and also a liquor restriction which was fine but there was one that he didn't get a chance to ask about which was a restriction on fitness centers being in the shopping center. He said he didn't know where that had come from because that was not included in their covenants, and they may be entertaining a fitness center out there.

The City Manager said he thinks the only concern they have on fitness centers is generally it's a non-sales tax producing item. He said they have not restricted it in most of our facilities and he asked Planner Barb Newberg about the restriction.

Ms. Newberg said that restriction was included in their covenants.

Mr. Hansen said then we'll just take those out of our covenants.

COUNCILWOMAN BARBER left the meeting at this point.

It was requested that these items be voted on today.

1. AN ORDINANCE Approving the Preliminary Plat of Drauden Pointe Center, a Planned Unit Development, as recommended by the Plan Commission subject to the conditions and prohibited uses as contained in the Council Memo was presented and read. (#P-13-07/Dist. #1)  
(Council Memo #1429-07)  
(ORDINANCE NO. 15986)

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2. AN ORDINANCE Approving the Final Plat of Drauden Pointe Center, a Planned Unit Development, as recommended by the Plan Commission subject to the conditions and prohibited uses as contained in the Council Memo was presented and read. (#FP-9-07/Dist. #1)  
(Council Memo #1429-07)  
(ORDINANCE NO. 15987)
  
3. AN ORDINANCE Approving the Recording Plat of Drauden Pointe Center, a Planned Unit Development, as recommended by the Administration subject to the conditions and prohibited uses as contained in the Council Memo and the receipt of the following fees and documentation within 60 days was presented and read:  
1) A Letter of Credit or Performance Bond for public improvements in the amount of \$646,404.00 2) A 1 ¼% inspection fee in the amount of \$8,080.05; and 3) An Irrevocable Offer of Dedication for public improvements.  
(#RP-20-07/Dist. #1)  
(Council Memo #1429-07)  
(ORDINANCE NO. 15988)

COUNCILMAN DORRIS moved that said Ordinances be adopted as recommended with the removal of the Fitness Center exceeding 5,000 sq. ft prohibited use restriction.

Motion seconded by COUNCILMAN GIARRANTE.

Motion carried by the following vote:

AYES: COUNCILMEN BROPHY, DORRIS, GIARRANTE, COUNCILWOMAN QUILLMAN, COUNCILMEN SHETINA, TURK and MAYOR PRO-TEM UREMOVIC.

NAYS: NONE.

Deputy Liquor Commissioner Dan Campus then explained Council Memo #1467-07 dealing with the Issuance of a Class "B" Liquor License at 201 N. Ottawa Street.

It was requested that this license be voted on today.

4. Issuance of a Class "B" Liquor License at 201 N. Ottawa Street  
(Council Memo #1467-07)

A communication from the Liquor Commissioner regarding the application of Vertigo, LLC d/b/a Vertigo Lounge for the issuance of a Class "B" Liquor License at 201 N. Ottawa Street which contained his recommendation that the issuance of this license is in the best interest of the City, and therefore, approval is recommended.

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

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Motion seconded by COUNCILMAN SHETINA.

Motion carried by the following vote:

AYES: COUNCILMAN GIARRANTE, COUNCILWOMAN QUILLMAN,  
COUNCILMAN SHETINA, TURK, BROPHY and MAYOR PRO-TEM  
UREMOVIC.

NAYS: COUNCILMAN DORRIS.

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

The City Manager explained Council Memo #1424-07 dealing with Adoption of the 2007 Tax Levy and the Abatement of the General Bond and Interest section relating to bond indebtedness for the year 2007.

COUNCILMAN SHETINA asked what is the projected overall assessed valuation.

The Director of Management and Budget said the estimated assessed valuation (EAV) should be about \$2.9 billion which is just a little less than \$9 billion in market value, and that compares to an EAV last year of about \$2.6 billion.

COUNCILMAN SHETINA asked what the increase in assessed valuation is attributed to, is it all commercial/industrial or what.

The City Manager said some of it is growth of the base assessed valuation which grew maybe 4% or 5%, and then there is the addition of probably another 6% or 7% on top of that for new construction including industrial, commercial and residential.

COUNCILMAN SHETINA asked if we could somehow try to come up with what is attributable to increased assessed valuation by the assessor versus what came on line as a result of actual development.

The Director of Management and Budget said he would put something together on that.

MAYOR PRO-TEM UREMOVIC said with regards to the Police and Fire actuarials, the net increase will be \$1,154,000.00.

The City Manager said it's actually a little bit higher than what it would initially be, but the Council had asked us to take a look at these pension funds and in the past the actuarial used 7.75% as the interest that would most likely be returned, and that's turning out to be a little too high. He said we're looking at gradually reducing that a little bit and we've reduced it this time to 7.5%, and that's the amount that has been reached by IMRF on a regular basis. He said it does require that we put a little bit more money away to do that so we have adjusted that this year.

MAYOR PRO-TEM UREMOVIC asked what the difference is between the state numbers and our actuarial.

The Director of Management and Budget said he doesn't have that available right now.

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The City Manager said we've always used the actuarial.

MAYOR PRO-TEM UREMOVIC asked if he could get that difference so at least we know how far off we are from the state.

COUNCILMAN SHETINA said we need to set a budget session this month. He said when we have the first session he would like to have the actuaries here with respect to the pensions and the long-term effects of the pensions, so whoever does that we'd like to have them here.

MAYOR PRO-TEM UREMOVIC said the budget is a blueprint until March 31<sup>st</sup> so we do have enough time.

The City Manager said we do have to keep in mind that we start spending this money January 1<sup>st</sup>, so although we can go to March 31<sup>st</sup>, it really is not advisable.

The City Manager advised that there was a need to go into closed session to discuss personnel and pending litigation.

COUNCILMAN DORRIS moved that the Council recess to closed session to discuss personnel and pending litigation after which the meeting will be adjourned.

Motion seconded by COUNCILMAN GIARRANTE.

Motion carried by the following vote:

AYES: COUNCILMAN GIARRANTE, COUNCILWOMAN QUILLMAN,  
COUNCILMEN SHETINA, TURK, BROPHY, DORRIS and MAYOR  
PRO-TEM UREMOVIC.

NAYS: NONE.

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ARTHUR SCHULTZ  
Mayor

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JANET K. TRAVEN  
City Clerk

Recorded on Tape