

***Proceedings of the Council of the City of Joliet, Illinois
held on the 5th day of March, A.D. 2007***

PRE-COUNCIL MEETING of the Council of the City of Joliet, Illinois held on Monday, March 5, 2007 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 2 COUNCILMAN TIMOTHY M. BROPHY, COUNCILMAN AT LARGE THOMAS C. GIARRANTE, DISTRICT 4 COUNCILMAN ALEX LEDESMA, COUNCILWOMAN AT LARGE JAN QUILLMAN, DISTRICT 1 COUNCILMAN JOSEPH R. SHETINA and DISTRICT 3 COUNCILMAN ANTHONY UREMOVIC.

ABSENT: DISTRICT 5 COUNCILMAN WARREN C. DORRIS 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 explained Council Memo #237-07 dealing with the Revised Preliminary, Final and Recording Plats of Liberty Meadow Estates Subdivision Unit 1. He said the Housing Authority of Joliet is requesting approval of a mixed-density residential subdivision for property located on Briggs Street south of Rosalind Street. He said the purpose of the revision is to remove 10 single family lots from designated floodplain areas.

COUNCILMEN TURK arrived at the meeting during the explanation.

Mr. Jeff Allen of Geotech was present on behalf of the petition.

COUNCILMAN SHETINA asked what's going to happen to the 10 acre piece on the corner of Briggs and Rosalind that's not involved in this.

The City Manager said he thinks that was retained by the owners who are a group of doctors and he thinks they still own it. He said he thinks they kept it with the idea that maybe some day they would open up a medical facility there.

COUNCILMAN LEDESMA said there is a lot of wooded area behind Demmond Street and he asked if they are going to start first with the detention ponds.

The City Manager said yes, the detention pond for this will go in as a part of Unit 1.

COUNCILMAN BROPHY asked if there are common areas around the buildings or if they are going to own a lot similar to a single family lot.

The City Manager said every lot will have ownership and 13 out of the first 69 will be sold to the general public. He said the other ones will be owned by the Housing Authority with the residents having the ability to buy those lots as time goes on.

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COUNCILMAN BROPHY said he remembers in the discussions with them that their finances were rather tight and the loss of 10 lots is significant when finances are tight. He asked how many total lots there are in the whole development.

The City Manager said there are 128 lots.

COUNCILMAN BROPHY said so they lost 8% - 9% of the buildable land; that's a big chunk.

COUNCILMAN SHETINA asked who will be responsible for the common areas.

The City Manager said there will be a Homeowners Association that will take ownership of the common areas which will be the Housing Authority for a long time, probably until they turn a lot of it over.

The Director of Community and Economic Development said that on Thursday morning they had a conference call with all of the lenders and the state agency that's putting all of the money in. He said everybody was on board and they know what the unit count was. He said they were going to try to do the drainage one way and if it worked they would have gotten the 10 lots, but he doesn't think from the start that they counted on those 10 lots.

Mr. Jeff Allen of Geotech said even though the unit count went down by 10 lots there were some changes in the plan that reduced the overall infrastructure cost.

COUNCILMAN SHETINA asked if this was going to be considered a floodplain development.

Mr. Allen said no. He said the floodplain was previously designated in a map revision obtained from FEMA by a prior engineer that had done some land planning for the Housing Authority. He said so there's already a map revision that's been accepted by FEMA.

The City Manager then explained Council Memo #238-07 dealing with the Recording Plat of Autumn Crest Subdivision Unit 1.

Mr. Andy Fitz of Montalbano Homes was present on behalf of the petition.

COUNCILMAN GIARRANTE asked if the \$250,000 - \$350,000 sales price range included the options or are the options on top of those prices.

Mr. Fitz said the options very well could take them above \$350,000. He said nothing is set in stone until you put the final plans and all the option sheets together.

COUNCILMAN BROPHY asked if they were really getting requests for 6 bedrooms.

Mr. Fitz said right now they are not getting a lot of requests for anything so that's why they are only platting 10 lots. He said everyone's hoping the market improves.

COUNCILMAN SHETINA asked what's going to happen with the B-3 lot, is that still in play.

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Mr. Fitz said absolutely.

COUNCILMAN SHETINA asked if there are going to be any restrictions on the B-3 like for liquor and that kind of thing.

The City Manager said no, not on the B-3. He said we don't have any restrictions on any of the commercial out there.

The City Manager then explained Council Memo #239-07 dealing with a Special Use Permit to Allow an Increase in Occupancy of a Community Residential Home (Cornerstone) from 6 to 8 Persons at 7708 Briarcliff Road.

It was requested that this item be voted on today.

1. AN ORDINANCE Approving a Special Use Permit to Allow an Increase in Occupancy of a Community Residential Home (Cornerstone Services) from 6 to 8 Persons at 7708 Briarcliff Drive as recommended by the Zoning Board of Appeals subject to the following conditions was presented and read: 1) That the new basement level bedrooms each have an escape window; 2) That the structure have a sprinkler system throughout the building; 3) That a rear walk-out exit from the basement be installed with a drain; 4) That if the above conditions are not completed within the specified time period or adhered to, this matter shall be scheduled for an administrative hearing; and 5) Should the property be declared a public nuisance, it shall be subject to a rehearing and a possible revocation of the Special Use.
(#2007-14/Dist. #3)
(Council Memo #239-07)

COUNCILMAN LEDESMA moved that said Ordinance be adopted as recommended.

Motion seconded by COUNCILMAN UREMOVIC.

Motion carried by the following vote:

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

NAYS: NONE.

(ORDINANCE NO. 15797)

The City Manager then explained Council Memo #240-07 dealing with a Special Use Permit to Allow an Increase in Occupancy of a Community Residential Home (Cornerstone) from 6 to 7 Persons at 1226 N. Center Street.

It was requested that this item be voted on today.

2. AN ORDINANCE Approving a Special Use Permit to Allow an Increase in Occupancy of a Community Residential Home (Cornerstone Services) from 6 to 7 Persons at 1226 N. Center Street as recommended by the Zoning Board of Appeals subject to the following condition was presented and read: 1) Should the property be

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declared a public nuisance, it shall be subject to a rehearing and a possible revocation of the Special Use.
(#2007-15/Dist. #4)
(Council Memo #240-07)

COUNCILMAN LEDESMA moved that said Ordinance be adopted as recommended.

Motion seconded by COUNCILMAN UREMOVIC.

Motion carried by the following vote:

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

NAYS: NONE.

(ORDINANCE NO. 15798)

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

The City Manager explained Council Memo #241-07 dealing with the Acquisition of Right of Way for Improvements to the Intersection of Caton Farm Road and West Frontage Road.

COUNCILMAN GIARRANTE asked if that's going to be widened.

The Director of Public Works said we are going to widen it to the south and add an opposing left turn lane on Caton Farm Road as you approach the West Frontage Road intersection. He said we're going to continue that widening to the west so there will be a designated left turn lane going into Old Oaks Townhomes and to Riverside Townes at Ole Caton Farm to the south. He said we're going to put a permanent traffic signal at the intersection with the West Frontage Road and Caton Farm Road where there is a temporary one right now.

The City Manager asked if the frontage roads will be widened also.

The Director of Public Works said just a little bit, not too much. He said there are limited left turns off the frontage roads.

The City Manager said so you won't have a separate left turn lane on the frontage roads.

The Director of Public Works said he's going to have to double check that. He said they might have to stack a car or two because they are very tight radiuses there.

COUNCILMAN GIARRANTE asked how the lights at Bronk Road and Black Road are coming along.

The Director of Public Works said the County is working on that and they tell us that they are still planning on awarding a contract maybe in late summer or early fall. He said that's their project; we're just going to participate financially.

The City Manager asked the Director of Public Works if he could check and see how they are doing on their right-of-way acquisition. He said there was only one parcel that was required which was from the Joliet Township High School District

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and we put the County in touch with their Business Manager and he said they would cooperate, which should get that thing moving.

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

COUNCILMAN GIARRANTE 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 BROPHY.

Motion carried by the following vote:

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

NAYS: NONE.

ARTHUR SCHULTZ
Mayor

JANET K. TRAVEN
City Clerk

Recorded on Tape