

***Proceedings of the Council of the City of Joliet, Illinois
held on the 17th day of April, A.D. 2006***

PRE-COUNCIL MEETING of the Council of the City of Joliet, Illinois held on Monday, April 17, 2006 at 3:30 P.M. in the Council Chambers, Joliet Municipal Building, 150 W. Jefferson Street, Joliet, Illinois.

ROLL CALL

PRESENT: MAYOR PRO-TEM WARREN C. DORRIS, DISTRICT 2 COUNCILMAN TIMOTHY M. BROPHY, COUNCILMAN AT LARGE THOMAS C. GIARRANTE, DISTRICT 4 COUNCILMAN ALEX LEDESMA, DISTRICT 1 COUNCILMAN JOSEPH R. SHETINA, COUNCILMAN AT LARGE MICHAEL F. TURK and DISTRICT 3 COUNCILMAN ANTHONY UREMOVIC.

ABSENT: MAYOR ARTHUR SCHULTZ and COUNCILWOMAN AT LARGE JAN QUILLMAN.

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

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

The City Manager explained Council Memo #405-06 dealing with the Annexation and Preliminary Plat of Prairie View Estates Subdivision at 1687 Spencer Road.

Mr. Dave Oxley, the developer, was present on behalf of the petition.

The City Manager then explained Council Memo #410-06 dealing with the Preliminary PUD of Central Park Subdivision located at the intersection of I-55 and Caton Farm Road and a Development Agreement with Colony Builders for the purchase of the Van Horn Property from the City. He said that the Plan Commission recommended that the PUD be denied, and the Administration concurs with the recommendation of the Land Use Committee and recommends that the Council approve the petition.

Mr. Bob Rogina of Rogina and Associates and several representatives of Colony Real Estate Development were present to respond to questions.

COUNCILMAN UREMOVIC stated that there is a lot of density with this project even with the open space.

The City Manager stated that 75% of this property will be open space.

COUNCILMAN UREMOVIC said that when you calculate the units that will be on 19 acres you come up with 19.4 units per acre. He stated that there isn't anything close to that in the City.

The City Manager stated that is not the way density is calculated on any other projects. He said that all the projects are gross density.

COUNCILMAN SHETINA stated that Woodlawn Terrace is 10 acres with 288 units, which is 28 per acre, and it is one of the finest projects in the City.

The City Manager stated that this project is 4.9 units per acre.

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COUNCILMAN UREMOVIC stated that there will be a lot of buildings in a small area. He asked about the improvements to Caton Farm Road.

The City Manager stated that most of Caton Farm Road is improved, but they will have to widen it and put deceleration lanes and traffic signals in.

COUNCILMAN UREMOVIC asked when that will happen.

The City Manager stated that will happen right away as soon as the project starts, which will bring relief for all of the people who live across the street because they want to use that traffic signal.

COUNCILMAN UREMOVIC said in the budget there was funding for a traffic signal for Black Road and Bronk, and for Black Road and the library, and neither of those have been done yet. He asked how this can start right away when these other two projects have been in the works for two years.

The City Manager stated that they will start it right away because the City's requirements are that when they start their work, they have to start the traffic signal work.

COUNCILMAN UREMOVIC asked if they are going to be doing lights along Caton Farm Road.

The City Manager stated that they will put them in along their frontage, which is a requirement of the Subdivision Regulations.

COUNCILMAN UREMOVIC stated he wants to see it in writing pertaining to this subdivision. He asked about improvements to the Frontage Road.

The City Manager stated that the curb and gutter have already been done to the Frontage Road.

Mr. Rogina stated that the Preliminary Plat shows the street lighting that will be done along the Frontage Road.

COUNCILMAN UREMOVIC stated that he wants to see it specifically in writing in the document. He stated that there was a development done at Houbolt and McDonough and a lot of things that were supposed to have been done were not. He asked about the percentages of brick on the townhomes because it just states it will be substantial.

The City Manager stated they will be 100% masonry.

COUNCILMAN UREMOVIC asked for the names of the persons that the City is signing the development agreement with. He stated that out of consideration and respect for COUNCILWOMAN QUILLMAN, and the fact that MAYOR SCHULTZ probably won't be at the meeting, he thinks this should be tabled until everyone is able to be at the meeting since this has been turned down by the Plan Commission.

COUNCILMAN UREMOVIC made a motion to table this for at least two weeks.

There was no second to COUNCILMAN UREMOVIC'S motion.

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COUNCILMAN UREMOVIC asked when this subdivision would be reviewed by the Illinois Department of Natural Resources, Division of Water Resources, Corps of Engineers and FEMA as stated by the staff.

The City Manager stated that all of the permits that they will need will require them to go to those agencies.

Mr. Rogina stated that at the two neighborhood meetings there were questions asking how they know the engineering is right. He stated that the residents were told that this is rather unique because of all the floodplain on the property and that is why there is a concentration of buildings and all the open space so it compliments the land as it already is. He said all of the engineering will be ultimately reviewed by the City of Joliet, the State through its Illinois Department of Natural Resources, the Division of Water Resources and FEMA. He stated that will all occur with the final engineering and that will start after the approval of the Preliminary Plat. He stated that it will take a minimum of 9 months to get through that whole process.

COUNCILMAN BROPHY stated that since the City only received one bid for the property that the City is selling, were the specifications written either too detailed or too targeted for a certain bidder. He asked if there is anything showing what the specifications were.

The Corporation Counsel stated that the advertisement is in the packet and it is the standard RFP type of advertisement where you have to tell the developer what to include in the submittal and that information was basically the City's PUD requirements that any developer would have to satisfy.

COUNCILMAN BROPHY stated that he likes the western half of the development. He asked who decides how many units to put in and if staff has a say in that.

Mr. Rogina stated that this property was originally annexed so the City could get out on Caton Farm Road with sewer and water. He stated that the zoning was done at that time.

COUNCILMAN BROPHY asked if this parcel of land had its fees frozen from when it was originally annexed.

The Director of Community and Economic Development stated that he is paying the fees that are current. He stated that since this property was annexed such a long time ago the two newer school fees would not apply. He said they are just subject to the school site contributions at this time.

The City Manager stated that they are going to pay the transition fee to the schools anyway because there won't be that many kids with this development.

Mr. Rogina stated that the conservation design on this project was praised and this is the hot button right now for land planners. He said that the County created a County master plan four years ago that received many awards and it talks about conservation design. He stated that generally with any land that has floodplain on it, they try to push the idea of conservation design and that is so you end up creating green corridors through the property following the floodplain, and then you take whatever density you are entitled to and you concentrate it all in one corner of the property on the higher ground. He said that it does create

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some beautiful greenway type subdivisions. He stated that a big issue for Fidayview residents is flooding -- it always has been and always will be. He said that this project will create more flood water storage on the property than is required by the ordinance. He stated that it will be better for those residents after this project is built than it is now. He said that right now there are 40 million gallons of flood water storage on the property and when the project is finished there will be 48 million gallons of storage. He stated that in most storm events that will make it better for the folks in that area. He stated that they are going to lower the groundwater table because there will be ponds put in that will pull that table down, so there are positive aspects to this project and there is a logical reason for the concentration of the density that COUNCILMAN UREMOVIC was talking about and that is to allow them to provide 50 acres out of 70 acres as open space.

COUNCILMAN UREMOVIC asked about the existing pond.

Mr. Rogina stated that the Plainfield Park District will own the existing pond that you see off the Frontage Road and it will be dug out to 10 feet deep or so to allow fishing. He stated that the other smaller ponds will be maintained by the homeowner's association.

COUNCILMAN UREMOVIC stated that it doesn't show in the pictures that it is 100% brick.

The City Manager stated that it is 100% masonry.

The developer showed pictures of the brick and masonry on the buildings.

COUNCILMAN UREMOVIC stated that he wants to see exactly what it will be in writing.

The Deputy Liquor Commissioner Jim Greenan then explained Council Memo #458-06 dealing with the Transfer of a Class "B" Liquor License at 1101 N. Hickory Street.

It was requested that this item be voted on today.

1. Transfer of a Class "B" Liquor License at 1101 N. Hickory Street
(Council Memo #458-06)

A communication from the Liquor Commissioner regarding the application of Los Gavenos, Inc. d/b/a/ Los Gavenos for the transfer of a Class "B" Liquor License at 1101 N. Hickory Street contained his recommendation that the transfer of this license is in the best interest of the City, and therefore, approval is recommended.

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

Motion seconded by COUNCILMAN SHETINA.

Motion carried by the following vote:

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

NAYS: NONE.

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2. Presentation by Museum Executive Director Susan English re: State of the Museum

Ms. English gave the Council an update on the state of the museum. She stated that the tour group numbers are very good and there has been a dramatic increase in school and scout programming. She said that they now go into the schools which is becoming very popular. She explained their various exhibits and upcoming events.

Mr. Russ Slinkard, Joliet Region Chamber of Commerce, showed the Council a Monopoly board that will be called "Joliet On Board". He stated that this has been done in various other cities across the nation. He said that the Chamber has purchased the rights to this for a five year period and they are selling the properties on the board to Joliet businesses and landmarks. He asked the City if they wanted to participate by purchasing a space on the game and have the City of Joliet advertised. He stated that the board will be in the stores in September and they have negotiated with local stores to sell them.

COUNCILMAN BROPHY stated that he thinks the City should do something, but he would like to discuss this with the Finance Committee first.

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

COUNCILMAN SHETINA asked what the City's official position is on the real estate signage on Route 59, Caton Farm Road and Theodore Street on the weekends.

The City Manager stated that there isn't an official position and the City has through the years recognized that it is a violation of the sign ordinance to have the signs in the right-of-ways. He stated that much of the right-of-way on Rte. 59 is not under the control of the City. He said that the right-of-way on County highways are also not under the control of the City.

COUNCILMAN TURK asked if the signs are just restricted to weekends.

The Corporation Counsel stated that there is no ordinance to that effect and any sign in any right-of-way would have a potential for a compliance ticket.

The City Manager stated that the staff has had meetings with the companies and they have been informed to put them out either late Friday night or early Saturday morning and then they pick them up Sunday night. He stated that it is in everybody's best interest that the homes get sold so nobody really does anything about it. He stated that there have been proposals about renting or buying positions on a sign posts that would have an arrow, but the other signs would probably still be put up.

COUNCILMAN BROPHY asked that the City's population sign on Larkin near Thomas Toyota be replaced.

The City Manager stated that the staff did get an update on the population from IDOT and it is officially at 145,000.

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

COUNCILMAN BROPHY moved that the Council recess to closed session to discuss personnel after which the meeting will be adjourned.

Motion seconded by COUNCILMAN GIARRANTE.

Motion carried by the following vote:

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

NAYS: NONE.

ARTHUR SCHULTZ
Mayor

JUDITH K. STROHMAN
Deputy City Clerk

Recorded on Tape