

***Proceedings of the Council of the City of Joliet, Illinois
held on the 3rd day of April, A.D. 2006***

PRE-COUNCIL MEETING of the Council of the City of Joliet, Illinois held on Monday, April 3, 2006 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, COUNCILWOMAN AT LARGE JAN QUILLMAN, DISTRICT 1 COUNCILMAN JOSEPH R. SHETINA, COUNCILMAN AT LARGE MICHAEL F. TURK and DISTRICT 3 COUNCILMAN ANTHONY UREMOVIC.

ABSENT: DISTRICT 5 COUNCILMAN WARREN C. DORRIS and DISTRICT 4 COUNCILMAN ALEX LEDESMA.

ALSO PRESENT: CITY MANAGER JOHN M. MEZERA and ASSISTANT CORPORATION COUNSEL MARY KUCHARZ.

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

He first explained Council Memo #342-06 dealing with the Annexation of 16265 Maple Road and the Final Plat of Weston Way Subdivision.

Attorney Jim Olguin was present on behalf of the petition.

The City Manager then explained Council Memo #346-06 dealing with the Final PUD and Recording Plat of Timber Oaks Subdivision Unit 2 and the Vacation of a Drainage and Utility Easement. He noted several modifications that were made to the development, including reducing the unit count from 240 to 219, reducing the density to 6.9 units per acre, saving 36 more mature trees to bring the saved tree count to 491, increasing the new trees to be installed to 775 and increasing the open space by replacing the community center with a ½ acre central park that includes a play area, benches, paths and lakeside patio overlooks.

Ms. Rita Renwick, Chairman of the Joliet Tree Advisory Board, stated that they have worked on several issues concerning trees in the City of Joliet. She said she has attended two Land Use Committee meetings concerning this project and she is here today to reaffirm the Tree Advisory Board's opposition to the development because of the loss of trees at the site. She stated that the developer has changed his current townhome/ condominium plan to reduce the density somewhat to save 36 mature trees and plant several hundred young trees. She stated that 47 significant trees over 12 inches in diameter will be cut down for the development as well as over 50 more large trees for the extension of McDonough Street. She said that any plans in the future should include a walking path at the edge of the trees to connect with the Rock Run Trail to the east.

COUNCILMAN UREMOVIC stated that there are some improvements, but basically this is the same development with high density. He said that the quality is not there. He questioned the brick requirement on this development.

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The Director of Community and Economic Development stated in this case because it is a multi-family PUD, it would require that every building have brick. He stated that every elevation in the front would have brick which would exceed the City's normal standard, and then the sides and back as well would also have brick, which would exceed the normal standards. He stated that they have committed to the percentages that are outlined in the Council memo.

COUNCILMAN UREMOVIC stated that the memo states that it will meet existing multi-family standards that the City has.

The Director of Community and Economic Development stated that the intent is that the buildings will be built to the outline they agreed upon.

COUNCILMAN UREMOVIC said this is too vague. He stated that when this development was first proposed for the apartments the interest rates were high and you couldn't sell condominiums. He said interest rates are going up again and condominiums aren't selling. He stated that the road improvements are really vague also. He questioned the overall quality of this project.

COUNCILMAN BROPHY asked who annexed this property.

The Director of Community and Economic Development stated that this was annexed when the Hassert family owned it in the early 1980's and it was zoned industrial. He said that when it was approved for the apartments there was always a commitment or a requirement for them to build half of McDonough Street from the Frontage Road all the way back down to McDonald Avenue and also all of the Frontage Road improvements including in front of the Elks Club, which they don't own. He stated that none of that has ever changed from that first proposal to what is being proposed now.

COUNCILMAN BROPHY stated that when this was approved the first time for the apartments it was probably a mistake for giving it such dense zoning without a plan or a commitment to build or a deadline. He said that he feels it could have been a development with larger ranch style single family homes or duplexes. He asked if there is a commitment this time with this builder to build this with a deadline on this plan or can it be sold or not started. He stated that there was a mention at one of the Land Use Committee meetings about a commercial site to be built here.

The Director of Community and Economic Development stated that site is on the Frontage Road.

Mr. Ed Mattox of Kipling Development stated that their intent is to start construction as soon as this is approved.

The City Manager then explained Council Memo #347-06 dealing with the Final Plat of Autumn Crest Subdivision.

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

COUNCILMAN SHETINA asked if the staff knew about the situation that was mentioned in a newspaper article written recently about Montalbano Homes.

Mr. Fitz stated that was in reference to a subdivision that is in unincorporated Cook County and was recently approved unanimously by the Cook County

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Board. He stated that he was a Village Planner in Lemont when this project first came through. He said that the Village did not approve of the plan that was proposed. He said there were negotiations over several years, but the County ended up basically overruling the Village and approving the plan. He stated it has been going on for five to six years and right now it is in court.

COUNCILMAN SHETINA asked about the development behind Mirage Subdivision by Montalbano Homes and if there were any problems.

The City Manager stated that it has been a positive experience.

COUNCILMAN SHETINA asked for information from the staff with respect to the subdivision behind Mirage Subdivision. He asked about providing sewer and water to the site.

The Public Utilities Administrator stated that the sewer service will be available through the new wastewater plant and the interceptor is located right at the far west corner of this development. He stated that the water capacity is all part of the current development program with the new wells in the area and the main is located right there.

COUNCILMAN SHETINA asked if the wells were drilled yet.

The Public Utilities Administrator stated that they started drilling the last well this past week and well house construction is under way at all of the sites.

COUNCILMAN SHETINA asked when this development will start.

Mr. Fitz stated it will probably be in the spring or summer of 2007.

COUNCILMAN UREMOVIC stated that Joliet is really interested in quality and hopefully in the future in some of the ordinances the City can make sure that when a developer starts something that they just don't slap it together. He stated that all of us are concerned about water delivery this summer.

The City Manager stated that there will not be a problem with water delivery this summer.

COUNCILMAN UREMOVIC stated that if there is a problem, the Council needs to seriously look at the consultants and engineering staff to determine why there is a problem. He stated that a lot of new homes are going up and he doesn't know if the well capacity is there.

The City Manager stated that the well capacity is there and there won't be any homes here for one year. He said that all the wells that are planned will be operational by June of this year.

COUNCILMAN UREMOVIC asked if there will be restrictions.

The City Manager stated that there will be odd-even days for watering. He stated that the Council adopted that policy as a permanent policy that was taken last year. He stated that it is not necessary to water your lawn every day and even and odd is certainly enough for yard watering and water conservation is something that should be done.

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COUNCILMAN UREMOVIC asked about the Plainfield Park District asking to increase park donations from 7.5 acres to 10 acres per 1000 residents.

The City Manager stated that will be on the Land Use Committee agenda for the next meeting.

COUNCILMAN GIARRANTE stated that there is a letter from the Joliet Park District that they agreed to the land and cash donation that this developer was doing.

COUNCILMAN UREMOVIC stated that he would like the quality met of the surrounding communities.

Mr. Fitz stated that the quality of the developments coming into Joliet has increased dramatically. He said that they have agreed to increase landscaping, the density has gone down, there are increased brick requirements and other amenities. He stated that higher standards are fine as long as they are applied evenly. He stated that he has already negotiated the park with the Joliet Park District and they are not asking for additional park land.

COUNCILMAN UREMOVIC asked again if the City can ask the developer to increase this.

Mr. Fitz stated that at this point it would be a serious hardship considering that the plan has been approved and they are ready to go ahead with this.

COUNCILMAN UREMOVIC asked if this would be a big hardship.

Mr. Fitz stated that it would.

The City Manager stated that this developer has agreed to go above and beyond the standard brick requirement with brick on 100% of the houses.

COUNCILMAN UREMOVIC asked why they would do that.

The City Manager stated that they like to be above everybody else a little bit and they volunteered to do that.

COUNCILMAN UREMOVIC stated that he appreciates that.

COUNCILMAN BROPHY questioned the elevation that was shown in the pictures without windows on one side.

The Director of Community and Economic Development stated they have to have a window on every elevation.

COUNCILMAN GIARRANTE stated that he agrees with COUNCILMAN UREMOVIC, but he thinks it has to go to the Land Use Committee so it is fair for everybody rather than imposing this on one developer.

COUNCILMAN SHETINA stated that the Joliet Park District has not even asked for 10 acres yet. He stated that sometimes you get too much space and not enough money to handle the space. He said that he can set a meeting next week for the Land Use Committee and that can be put on the agenda. He stated that the park districts need to have input in this discussion. He stated

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that he would like an explanation why the Plainfield Park District wants more land before it is approved. He said that the City has been very generous to the Plainfield Park District in the past.

The City Manager then explained Council Memo #348-06 dealing with the Final and Recording Plats of the Villas at Cedar Creek Subdivision Unit 1.

Attorney Mike Martin was present on behalf of the petition.

COUNCILMAN BROPHY stated that there are a lot of unknowns listed on the disclosure form and he would like that filled out as completely as possible by tomorrow's meeting.

Mr. Martin stated that he will do the best he can about getting the rest of the information needed.

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

He explained Council Memo #341-06 dealing with the Annexation of 78.89 Acres Located at the Northeast Corner of Jones and Arbeiter and the Preliminary Plat of Hunters Ridge West Subdivision.

COUNCILMAN BROPHY stated if a preliminary plat is approved at this point, any changes to the Subdivision Regulations would not apply to it. He stated that with the amount of vinyl on some of these units, possibly this should be tabled so if changes are made to the regulations it would apply to this subdivision also.

The Director of Community and Economic Development stated that the pictures are of units that look similar, but the ones that are built in Joliet will have brick on them in compliance with the ordinance.

The City Manager explained Council Memo #349-06 dealing with Amending the Subdivision Regulations regarding Perpetual Care and Control of Common Areas and Improvements which would require that all common areas, landscape easements, outlots, detention ponds and other common improvements and grounds be operated and maintained by the applicant or a homeowners association.

COUNCILMAN SHETINA stated that he has received some requests from Wesmere Subdivision where they are concerned that some sidewalks have fallen in. He said that this is a 12 year old area. He asked what responsibility the City has with a request from the homeowners to do these.

The City Manager stated that if there are 12 year old sidewalks settling then the City should go in and take care of those.

COUNCILMAN SHETINA stated that some of them don't appear to have anything wrong with them and he would like somebody else to look at them.

COUNCILMAN GIARRANTE asked about the 50/50 program. He stated that there are citizens who have their sidewalks repaired and they are paying 50% and the City wants to do these for nothing.

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The City Manager suggested that the Public Service Committee discuss the policy.

COUNCILMAN GIARRANTE stated he thinks they should talk about it because there are people who have paid the 50%.

COUNCILMAN SHETINA stated that the specific request is that the City waive the 50/50 portion of it.

COUNCILMAN BROPHY stated that in cases where the builder is still active, should the City look back to the builder and ask him to remedy that kind of thing. He stated that it seems the City didn't get what they paid for.

COUNCILMAN SHETINA asked how many years does the City normally give them.

The City Manager stated that they are usually in a subdivision for three or four years at a minimum and then there is a two year maintenance period after that. He stated that the City could notify the builder and see what they say about it.

COUNCILMAN BROPHY stated that possibly the inspections should be stepped up on the concrete work they are doing to see that it is done properly.

The City Manager stated that sometimes there are odd things that happen such as the drought that occurred last summer.

COUNCILMAN SHETINA asked what the City has in terms of liability if someone falls on the sidewalk.

The City Manager stated that the City does have liability with that. He stated that this could be looked at and brought back to the Committee.

MAYOR SCHULTZ stated that he had his sidewalk repaired and it cost him 50/50.

The City Manager explained the remaining items.

He advised there was no need to go into closed session.

The meeting adjourned.

ARTHUR SCHULTZ
Mayor

JANET K. TRAVEN
City Clerk

Recorded on Tape