

***Proceedings of the Council of the City of Joliet, Illinois
held on the 15th day of May, A.D. 2006***

PRE-COUNCIL MEETING of the Council of the City of Joliet, Illinois held on Monday, May 15, 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 and DISTRICT 3 COUNCILMAN ANTHONY UREMOVIC.

ABSENT: DISTRICT 5 COUNCILMAN WARREN C. DORRIS, DISTRICT 4 COUNCILMAN ALEX LEDESMA and COUNCILMAN AT LARGE MICHAEL F. TURK.

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

The City Manager advised that an informational meeting is being held tomorrow in the Council Chambers at 3:00 p.m. by the developers who are proposing to develop an ethanol plant on Route 6. He said this property is being proposed for the Centerpoint property near Caterpillar which has not been annexed yet.

The City Manager then 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 #528-06 dealing with the Northwest Corner of Route 59 and Theodore Street and the Preliminary PUD of Bronk's Corners Subdivision. He said this parcel will be developed into an upscale mixed use retail, office and commercial project and will allow the subdivision of the existing Bronk Farm into 7 commercial lots.

COUNCILMAN SHETINA asked what the anchor store will encompass in terms of square footage.

Attorney Gary Davidson, representing the developer, stated that he doesn't know if any of the users are identified at this point.

Mr. Steve Caton of ACP Development stated they are not at liberty at this time to discuss or mention tenants that are in negotiations for their final leases.

Mr. Chris Johnson, architect for the project, stated that the largest tenant right now will have about 45,000 sq. ft. and a couple of the smaller tenants are in the mid-20,000 sq. ft. range.

COUNCILMAN SHETINA asked what they project for the second floor.

Mr. Johnson stated that they are proposing a second level with the mixed use buildings which will be used for office space.

Mr. Davidson stated that this development is going to be a high end retail establishment with businesses above and then the outlots will probably be restaurants and they will be high end also. He stated that they are proud to

***Proceedings of the Council of the City of Joliet, Illinois
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bring this development to the City. He said the reason the clock tower will be there is to be an identifying characteristic for the City of Joliet. He stated there will be cameras and other security measures in the clock tower for public safety.

COUNCILMAN SHETINA stated that this is probably one of the best corners, if not the best corner, left in the City. He said that they should do well there and he looks forward to a good project. He asked if they understand the planned unit development concept and that it has to be followed to the letter.

Mr. Davidson stated that they do know that. He said that they have had a lot of meetings with the staff on this and they think they have worked out an agreement that is going to work for everybody involved.

COUNCILMAN BROPHY asked if the outlots will definitely be restaurants.

Mr. Johnson stated that he believes they will be eating establishments. He stated that they want to use that specific corner for outdoor dining.

COUNCILMAN BROPHY asked what would happen if they wanted to put in a restaurant that didn't look like the rendering on the PUD.

The Director of Community and Economic Development stated that they would have to come back and get a re-approval for a variance of what was originally approved.

Mr. Caton stated that as a developer they feel confident that in order to make the center work they will need to have those as dining establishments. He stated they are targeting "white tablecloth" restaurants.

COUNCILMAN GIARRANTE stated that one of the renderings shows dining by the retention pond. He asked if it would be up to the restaurant owner to design it that way.

Mr. Caton stated that their design is going to show a walkway so each of those particular users can have space where people can dine outside overlooking the water.

COUNCILWOMAN QUILLMAN asked how long the sign has been up advertising this property.

Mr. Davidson stated it has been up for a few weeks. He stated that with land acquisition, this is probably in the range of a \$50 million project.

The City Manager stated that it is a good project and very high quality and the staff has reviewed it in great detail. He stated that the front is all stone, brick and glass. He said that the sides are all brick or masonry products.

The City Manager then explained Council Memo #529-06 dealing with the Annexation of 80 Acres Located South of Van Dyke Road and West of County Line Road, and the Preliminary Plat of Forestside Subdivision.

The City Manager then explained Council Memo #532-06 dealing with the Annexation of 9 Parcels totaling 899.40 Acres Southeast of Joliet. He said the owners are requesting I-1 zoning on 232.48 acres, R-1B zoning on 398.5 acres and R-4 zoning on 38.10 acres.

***Proceedings of the Council of the City of Joliet, Illinois
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COUNCILMAN SHETINA stated that nothing is addressed in this with respect to the product or quality of the development.

The City Manager stated that the product will come to the Council at subdivision time.

COUNCILMAN SHETINA stated that is still on the table then.

The City Manager stated that is correct. He said this involves the annexation, zoning and annexation agreements which require that they follow all of the City's guidelines and comprehensive plans that the City has. He stated that this has to be of the same quality and same protections as were provided in the Aux Sable Creek area.

COUNCILMAN UREMOVIC stated he wanted to make sure that the City is not tied to anything with the developer at this time. He said we can tell them that we want a higher quality development.

The City Manager stated that generally when the developer comes in with his subdivision plat he will have to adhere to whatever the Council's policies are for subdivisions at that time. He stated that if between now and when the developer comes in with his subdivision the Council changes the subdivision requirements, he will have to meet whatever is current. He stated that this is just the annexation and the zoning.

The City Manager said there will be one change in the zoning for the residential portion of the project which shows two multi-family areas. He said that the southern one is actually going to be moved up so it is adjacent to the industrial zoning to the north so that it is not adjacent to any of the property that is already developed as single family housing along Spangler Road. He stated that the zoning descriptions are being changed right now and they will be ready for the meeting tomorrow.

COUNCILMAN SHETINA asked about buffering between the existing subdivision and the new development.

The City Manager stated that there will be requirements for berming along the whole front of the subdivision. He said that normally there is a 30 foot landscape easement and that is on the private property side so you have all the right-of-way dedication. He stated that behind the right-of-way dedication you have another 30 foot landscape easement and in that there would be a berm, any fencing and all of the landscaping.

COUNCILMAN SHETINA stated that at the Plan Commission meeting there were several people with some concerns and he wants to make sure the City works with everybody in the subdivision and tries to look at their demands within reason.

COUNCILWOMAN QUILLMAN asked if there are developers already interested in this property.

The City Manager stated that he doesn't believe so. He stated an investment group has purchased the land and they need to go through this process so they can track developers.

***Proceedings of the Council of the City of Joliet, Illinois
held on the 15th day of May, A.D. 2006***

COUNCILMAN BROPHY asked about the residential zoning that the City has now.

The Corporation Counsel stated that the City has been zoning the new annexations R-1B. He stated that there is another classification called R-1 which is 900 square feet larger, but that doesn't have subdivision wide minimum averages.

COUNCILMAN BROPHY stated that as far as he knows the City communicated with all of the school districts and the Elwood School District's concerns seem unfounded.

The City Manager stated that the City did talk with everyone. He said the Manhattan School District Superintendent talked with the Director of Community and Economic Development, and the superintendent appreciated the way the City handled it. He said that the City met with the Superintendent of the Elwood School District when the process started and their concern was trying to get a little more money into the Facilities Impact Fee so the City did the Transition Fee, which added that component. He stated that they were invited to the meetings but he doesn't know if any of them showed up or not.

Mr. Howard Butters, Superintendent of Manhattan School District 114, stated they have had one meeting about this development and their concern is that they will most likely receive between 900 and 1,000 students. He stated that they are very interested in securing land for a school site.

The City Manager stated that they will be required to provide that site to the school district in the subdivision.

Mr. Butters stated that they have also had conversations with representatives from Lincoln-Way High School and they have indicated that they would also seek some land in this development and would like for that to be adjacent to the elementary district.

Attorney Cass Wennlund, representing the developer, stated that the school site for the elementary school is about 22 acres and once the area is identified the developer will certainly do that for them.

Police Sergeant John Albrecht, President of the Joliet FOP Supervisors Association, thanked the Mayor and Council for the opportunity to address them. He stated that two weeks ago he sent each of the members on the Council a letter asking to meet with them individually and discuss ongoing contract negotiations. He said that after he sent that letter he received a call from the FOP attorney that the Corporation Counsel had sent a letter to the FOP stating that the Association must cease and desist any communication with the Council and there was possibly also a notice of an unfair labor practice. He stated that the letter that he sent out to the Council was a request to meet individually so they could explain and educate the Council on contract issues and not to negotiate with them. He stated that he has been involved in contract talks with the City for over two decades and never has the City attempted to block the unions from contacting their elected officials. He said that the City's negotiating team has always stated that their marching orders come from the Council and if in fact this true, the Council should hear all sides of the contract issue. He stated that the City can speak with the Council at any time, and he asked if it is

***Proceedings of the Council of the City of Joliet, Illinois
held on the 15th day of May, A.D. 2006***

fair that the union has no access to their elected officials. He stated that it appears that the City's Corporation Counsel wants to limit the elected officials in who they can talk to. He stated that if the Corporation Counsel is attempting to intimidate him, the Executive Board or the Association, it is not going to happen. He said that if anything their resolve is even higher for the elected officials to hear both sides of the contract issue. He stated that after speaking with the FOP attorneys, they felt it was not an unfair labor practice for the Association to reach out to the elected officials to inform and educate them on the issues.

Sgt. Albrecht stated that in reference to the contract talks, there has been a high level of frustration by the rank and file through the 1 ½ years they have been negotiating a contract with the City. He said that in contract talks they are treated as second class employees to other public safety labor unions in the City. He said he would challenge the Mayor and Council to look into the eyes of every officer in this room and tell them they do not deserve the same pay as other public safety unions do. He said that on May 23rd the union will again meet with the City and a federal mediator, and the union hopes that the Council can give the City's negotiating team marching orders that will lead to a settlement of this contract. He stated that they are looking for a contract that is fair to both sides and will bring them in line with other public safety unions in the City. He said that a fair and equal contract is what this association is asking for and deserves. He thanked the Mayor and Council for their time and stated he wants everyone to get along.

The City Manager then explained Council Memo #539-06 dealing with the Detachment of 615 Howard Street. He said the owner of this property desires to detach from the City of Joliet in order to become part of the Village of Rockdale. He said this property was incorporated to the City of Joliet before I-80 was constructed and remains in the City limits, but is surrounded by the Village of Rockdale. He said not until after permits were secured from Rockdale to construct a single family home, and the home was constructed and sold, was it discovered that the property was in fact in the City of Joliet.

Attorney Don Gould was present on behalf of the petition.

The City Manager then explained Council Memo #538-06 dealing with the Vacation of a 33' x 95' Portion of Jasper Street southwest of the South Chicago Street/Fifth Street intersection in order for the Milano Bakery to create a parking area for their employees.

It was requested that this item be voted on today.

1. AN ORDINANCE Approving the Vacation of a 33' x 95' Portion of Jasper Street as recommended by the Plan Commission subject to the retention of a 78.5' wide easement along the west property line and the payment of the appraised value in the amount of \$7,250.00 was presented and read. (#V-1-06/Dist. #5)
(Council Memo #538-06)

COUNCILMAN GIARRANTE moved that said Ordinance be adopted.

Motion seconded by COUNCILWOMAN QUILLMAN.

Motion carried by the following vote:

***Proceedings of the Council of the City of Joliet, Illinois
held on the 15th day of May, A.D. 2006***

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

NAYS: NONE.

(ORDINANCE NO. 15525)

The City Manager then explained Council Memo #534-06 dealing with the Final Plat of Sable Ridge Subdivision Phase II, Units 5, 6 and 7.

COUNCILMAN GIARRANTE said on the drawings, a lot of the houses don't have brick on the front.

The City Manager stated that they don't draw all the brick in, but it is still the requirement.

COUNCILMAN SHETINA stated that on some of the elevations they have one window.

The City Manager stated that is the minimum, but they might end up with more.

COUNCILMAN SHETINA stated that he doesn't want to see that happen. He stated that one window on an entire side is not acceptable.

The City Manager stated that possibly the Land Use Committee could review this and give the staff some guidance on how many windows they would like.

COUNCILWOMAN QUILLMAN suggested that the ordinance be revised after being discussed at the Land Use Committee.

COUNCILMAN SHETINA stated that there is a Land Use Committee meeting Wednesday and there is an item on there for general comments, so it could be brought up then.

The City Manager stated that possibly one or two developers could be invited to come in and tell their side of it and then the Committee can decide what they want to do.

The City Manager then explained Council Memo #537-06 dealing with the Preliminary PUD of Campus Center Subdivision Phase IV which will include 3 one-story office buildings, 1 two-story office building and 1 one-story office building.

COUNCILMAN SHETINA asked who is responsible for the detention pond behind the building.

City Planner Alfredo Melesio stated that the detention pond is actually part of this subdivision. He stated that it will be changed a little bit and it is going to be the responsibility of this subdivision.

COUNCILMAN BROPHY asked who will maintain that.

The City Planner stated that it will be all the landowners in the subdivision, but the three story building and the detention pond will all be one lot so that owner there will be primarily responsible for making sure that there is proper maintenance of the pond.

***Proceedings of the Council of the City of Joliet, Illinois
held on the 15th day of May, A.D. 2006***

COUNCILMAN SHETINA stated that the back of that building has no aesthetics or amenities.

The City Manager stated that it just hasn't been put in yet, but it is a requirement of the subdivision. He said that the pond will be the focal point for the new three story building that is going up, and the front of the building will actually be facing west and facing the pond.

COUNCILMAN SHETINA stated that on the back of the present building there are just wooden stoops.

The Director of Community and Economic Development stated that sometimes they put in temporary wooden stoops so the contractors can go in and out.

The City Manager asked the Director of Community and Economic Development to find out what will be done back there in terms of landscaping and concrete steps. He stated that all of the businesses will contribute to the maintenance of the pond, but it will be coordinated through the three story building because that is going to be the focal point.

COUNCILMAN BROPHY asked the City staff to talk with the owners of this property to make sure things are cleaned up to make everything look better.

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

COUNCILMAN GIARRANTE asked if the City has any credit cards that people use.

The Director of Management and Budget stated that the Mayor and Council do not have credit cards. He stated that the Council Liaison does have a credit card to make reservations if necessary for the Mayor and Council. He stated that he himself carries one because he is on so many legislative committees. He stated that once he gets to his destination he generally uses his own credit card for the hotel room. He said that the Director of Public Works and Utilities, because of his travels, also has a credit card. He stated that the Sergeant in the Training Division for the Police Department also has one because he has to make many arrangements for the training of police officers out of town. He stated that it is very carefully monitored. He said that if the card is used, the appropriate receipts have to be attached to the bill when it comes in. He stated that the individual who uses the credit card has to sign off on it. He said even if someone's private card is used and they want to be reimbursed, they have to show the proper receipts and sign off on the travel form.

The City Manager stated that also a monthly summary is done of all travel and conference expenses.

The Director of Management and Budget said that summary is reviewed by the Finance Committee and copies also go to the Mayor and Council.

The City Manager advised there was no need to go into closed session.

COUNCILMAN GIARRANTE moved that the meeting adjourn.

Motion seconded by COUNCILMAN BROPHY.

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Motion carried by the following vote:

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

NAYS: NONE.

ARTHUR SCHULTZ
Mayor

JANET K. TRAVEN
City Clerk

Recorded on Tape