

***Proceedings of the Council of the City of Joliet, Illinois
held on the 5th day of June, A.D. 2006***

PRE-COUNCIL MEETING of the Council of the City of Joliet, Illinois held on Monday, June 5, 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, DISTRICT 5 COUNCILMAN WARREN C. DORRIS, COUNCILMAN AT LARGE THOMAS C. GIARRANTE, DISTRICT 4 COUNCILMAN ALEX LEDESMA, COUNCILWOMAN AT LARGE JAN QUILLMAN, DISTRICT 1 COUNCILMAN JOSEPH R. SHETINA, COUNCILMAN AT LARGE MICHAEL F. TURK and DISTRICT 3 COUNCILMAN ANTHONY UREMOVIC.

ABSENT: NONE.

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.

He first explained Council Memo #607-06 dealing with the Recording Plat of Weston Way Subdivision.

The City Manager then explained Council Memo #610-06 dealing with a Variation of Use to Allow the Continuation of a Five-Unit Building at 519 Francis Street.

The City Manager then explained Council Memo #617-06 dealing with Requesting the Assistance and Participation of the Illinois Environmental Protection Agency in Identifying Environment Conditions at the Former Joliet Correctional Center on Collins Street. He said the Collins Street Task Force has been working with the City in an effort to revitalize the former U.S. Steel Mill and the Correctional Center on Collins Street, and at the conclusion of this study, a redevelopment assessment report will be provided.

The City Manager said this task force is similar to the one that started the Arsenal development which has been very successful. He said he thinks this is going to end up with some very positive results just as JADA has done with that facility. He said there is interest in this property and it was great that Senator A.J. Wilhelmi was able to help us with the IEPA to obtain this \$100,000 grant to get some of that environmental work underway.

Senator Wilhelmi stated that they've started a great process here. He said they've been getting together for months and they have had several meetings and toured the facility. He said now we have the IEPA coming forward with a little over \$100,000 which it's going to cost for Phase 1 and Phase 2 and that is without any matching funds. He stated he thinks it's a great accomplishment that they were all able to do collectively by working hard. He stated what the community and the businesses in that area want is the key to make this thrive and continue to be the renaissance that we've seen on Collins Street.

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The City Manager then explained Council Memo #621-06 dealing with a Lease Agreement and an Amendment to the Lease Agreement for a Coffee Shop at Joliet Union Station.

It was requested that this item be voted on today.

1. A RESOLUTION Approving a Lease Assignment and an Amendment to the Lease Agreement for a Coffee Shop at Joliet Union Station was presented and read.
(Council Memo #621-06)

COUNCILMAN SHETINA moved that said Resolution be adopted.

Motion seconded by COUNCILWOMAN QUILLMAN.

Motion carried by the following vote:

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

NAYS: NONE.

(RESOLUTION NO. 5796)

The City Manager said he is suggesting that Council Memo #623-06 dealing with the Execution of an Amendment to a Development Agreement for Union Towers at City Center be pulled off of the agenda. He stated the Heartland Group has had a contract with the City since about 2004. He said there is a PUD and a Special Use Permit to develop that property which is the old warehouse property behind Union Station. He said there was an agreement also for TIF Funds and that agreement for some reason has not been fulfilled. He said there is a request here to extend it for an additional three years - one more year to start the project and two more years for the development of the project. He stated the problem he has with this is that the applicant is not the owner of the property. He said when we originally entered into this we had assumed that the applicant owned the property and we were wrong. He said the staff needs to work on this before it goes before the Council. He said if you were to execute this agreement and extend it you'd be extending it with someone that has no control over the building. He said it is a good project and a lot of good architectural work was done, but if we're going to enter into a contract it needs to be with someone who has some control over the building.

There were no objections to pulling this off the agenda.

Deputy Liquor Commissioner Jim Greenan then explained Council Memo #667-06 dealing with the Issuance of a Class "I" Liquor License at 1215 N. Broadway Street.

It was requested that this item be voted on today.

2. Issuance of a Class "I" Liquor License at 1215 N. Broadway Street
(Council Memo #667-06)

A communication from the Liquor Commissioner regarding the application of Stone City Pizza Inc. Ronald, James & John Myers d/b/a Stone City Pizza Company for the issuance of a Class "I" Liquor License at 1215 N. Broadway

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Street contained his recommendation that the issuance 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 GIARRANTE.

Motion carried by the following vote:

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

NAYS: COUNCILMAN DORRIS.

Deputy Liquor Commissioner Jim Greenan then explained Council Memo #668-06 dealing with the Issuance of a Class "I" Liquor License at 665 Collins Street.

It was requested that this item be voted on today.

3. Issuance of a Class "I" Liquor License at 665 Collins Street
(Council Memo #668-06)

A communication from the Liquor Commissioner regarding the application of Manual Alvarado d/b/a Tropicana Restaurant & Lounge, Inc. for the issuance of a Class "I" Liquor License at 665 Collins Street contained his recommendation that the issuance 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 UREMOVIC.

Motion carried by the following vote:

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

NAYS: COUNCILMAN DORRIS.

Prior to his vote, COUNCILMAN LEDESMA said he has some concerns about this new owner and new business. He said he's got some information on the past problems with it being a banquet facility when it never was a banquet facility. He said they turned it into a regular tavern on a nightly basis and they drew the wrong crowds. He said a police report for that location indicated there was some drug activities there. He stated he and COUNCILMAN SHETINA voted against a banquet facility on Collins Street. He said it was approved for a banquet facility and it was never used as that. He said it left a bad taste in the neighborhood, not only to us but to the businesses around that area. He stated they have been trying very hard to bring professionalism into Collins Street and not your local beer serving establishments. He said a lot of people are looking to open up taverns on Collins Street. He said he doesn't know why and they don't want that. He said this is a restaurant and lounge. He asked what type of lounge it is.

Senator A. J. Wilhelmi, representing the owners, said the idea is to be a restaurant and have a lounge aspect to the restaurant. He said it is at the San Diego Mall, and Mr. Alvarado has invested \$1.4 million in the San Diego Mall on

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Collins Street and he stated he thinks that's the kind of activity we want to see there as it ties in with some of the other things we're working on together. He said he would like Mr. Alvarado to answer the questions directly.

COUNCILMAN LEDESMA asked Mr. Alvarado if he was any relation to the previous owner.

Mr. Alvarado said no. He said he purchased the property and there were violations when he bought it but he didn't know about them.

COUNCILMAN BROPHY asked how old the San Diego Mall is.

The City Manager said about 10 years.

COUNCILMAN BROPHY said so it was built in the recent past with modern codes. He said he inherited a bunch of problems that he had to fix.

The City Manager said he doesn't know if there are building code violations. He said he thinks he may have been talking about the previous owner who created some problems there. He said there is a lack of good will with the neighbors and he's been trying to rectify some of that.

COUNCILMAN BROPHY asked the Deputy Liquor Commissioner if he knows anything about the violations.

The Deputy Liquor Commissioner stated the inspection reports came back and they complied by all City of Joliet codes. He said there are a few minor violations that they agreed to correct by tomorrow that would involve the replacing of a few lights and two fire extinguishers to be hung.

COUNCILMAN BROPHY asked Mr. Alvarado what kind of repairs he had to make when he bought it.

Mr. Alvarado said the inspectors came and they said they needed to change the exit lights and emergency lights. He said he thought it was a big violation because they didn't run it correctly.

The City Manager said what he is saying is there is a perception that the business wasn't being run properly. He said he didn't know that and he thought the business was being run properly. He said after he bought it he heard COUNCILMAN LEDESMA and maybe some other people saying this place wasn't run as a banquet hall so he's going to go back and talk to people and let them know what kind of a person he is and how he's going to be running the business.

COUNCILMAN BROPHY asked if a liquor license was included when the San Diego Mall was built.

The City Manager said it didn't at first when the mall opened up. He said then they renovated the rear and he believes the person renovated it as a lounge/banquet hall and then even held some events in there that were not supposed to include any alcohol, but maybe some alcohol got in there. He said so it was like a gathering place that was beginning to be used as a banquet hall. He said so maybe the Liquor Commissioner might have gotten involved at that point and then later there was an application for a banquet hall. He said there

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has been some question as to whether it was operated properly or not in the past. He said this is a different applicant though.

Senator Wilhelmi said he thinks what Mr. Alvarado meant was that if there was a perception of violations on this property, then he is going to do things differently. He said he will just run a restaurant and tavern like any other establishment would do in a manner you'd be happy with.

COUNCILMAN LEDESMA asked if the state tax number has been submitted to the City of Joliet. He said he doesn't think it's on record yet.

MAYOR SCHULTZ said you have to have a City license before you get a state license, so he'll have to wait until he gets this before he goes up there to get the state license.

COUNCILMAN LEDESMA asked about the food certificate for the restaurant.

Senator Wilhelmi said Mr. Alvarado is obviously going to do all the steps that need to be done with the City before he opens the doors to the public, and that would include the City license and then the state license and getting approval from the Health Department.

COUNCILMAN LEDESMA said he hopes the cow is not being painted a different color.

Senator Wilhelmi said he knows the City will definitely stay on top of that and he thinks Mr. Alvarado is representing himself today that he's going to run this business in a way that's within all the ordinances of the City of Joliet, and if that's not the case he'll have to explain to all of you why he hasn't done that.

Prior to his vote, COUNCILMAN GIARRANTE stated he votes aye. He said he sees no reason not to because this is a new owner and he has a clean slate as of now.

Prior to his vote, COUNCILMAN LEDESMA stated he votes aye and hopes it is a better establishment than it was before because he knows a lot of people will be looking at it.

Prior to her vote, COUNCILWOMAN QUILLMAN said we'll be watching and she votes aye.

Prior to his vote, COUNCILMAN SHETINA stated it's a very nice building and they did a great job on the rehab and he stated he thinks they will do well and he votes aye.

Prior to his vote, COUNCILMAN UREMOVIC said I know you'll do a great job and he votes aye.

Deputy Liquor Commissioner Dan Campus then explained Council Memo #669-06 dealing with the Issuance of a Class "B" Liquor License at 1530 Commerce Lane.

It was requested that this item be voted on today.

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4. Issuance of a Class "B" Liquor License at 1530
Commerce Lane
(Council Memo #669-06)

A communication from the Liquor Commissioner regarding the application of Joe Pecora Jr./ Heroes West LLC d/b/a Heroes West for the issuance of a Class "B" Liquor License at 1530 Commerce Lane Street 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.

Motion seconded by COUNCILWOMAN QUILLMAN.

Motion carried by the following vote:

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

NAYS: COUNCILMAN DORRIS.

5. Citizens to be Heard

- a. Robert Webb re: Enforcement of City Ordinances

Mr. Webb commented on what he felt was the failure of City subcontractors to abide by the City's anti-discrimination ordinance regarding employees.

- b. Introduction of Joliet Patrolman's FOP Labor
Council's Executive Board by Mike Smyth

- c. Robert Hernandez re: City Hall

Mr. Smyth and Mr. Hernandez both withdrew their requests to speak.

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

MAYOR SCHULTZ questioned whether the Council wanted to give anything to the I-355 extension. He stated he had a few calls on that wanting to know if Joliet is going to donate anything.

The City Manager stated he made calls to Romeoville and Bolingbrook to see whether they had any intentions of doing it and they said they would call him back after they had talked to their Council members. He said as of right now they had not decided on giving anything. He said he thinks Bolingbrook had done about \$5 million worth of improvements on streets adjacent to the interchange and they were going to see whether that would qualify as a match. He said that would cover a lot of what was needed.

COUNCILMAN GIARRANTE said maybe we could get a list of other cities showing how close they are and what they're giving.

The City Manager said so far what they've gotten is \$1.5 million each from Lockport, Homer Glen, New Lenox and Will County. He said Will County was going to maintain some trees which had a value of \$2.5 million. He said

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personally he thinks those 4 communities got together and they decided they'd pay \$1.5 million and he thinks that's pretty low. He said New Lenox is going to have two malls and they're going to generate \$4 million a year, so \$1.5 million is pretty small. He said the rest of us who are going to see no real increased assessed valuation off of it or sales tax off of it are somehow in the media being portrayed as needing to come up with \$1.5 million or something like that and he would recommend we look at that very carefully.

COUNCILMAN GIARRANTE said we could put this discussion on the visioning session agenda along with the Rialto.

COUNCILMAN SHETINA said just in case there's a question about whether or not there's any credibility to doing this, those communities all go to our riverboats and spend a lot of money at them and in addition to that I don't know how many people from Joliet will be working on those construction jobs, but there's going to be a lot of them. He said we need to look at it very carefully also to see what kind of benefits it will generate to the City of Joliet and it's plenty.

The City Manager said he knows when he talked to Bolingbrook and Romeoville they said Bolingbrook spent \$5 million over there and there's direct and indirect benefit to all the other communities but nobody else chipped in. He said Romeoville is looking at the Airport Road interchange and they're probably going to have to build a lot of that interchange themselves, so it's going to cost them millions and they're wondering whether any of the other communities will contribute to theirs. He said we're looking at an interchange at Route 59 and I-55 and the State's telling us that we're going to have to pay for the majority of that, and that could be \$25 million. He said he doesn't know if anybody is going to be interested in helping us with that. He said all the other communities have huge expenses at the same time so we're just trying to talk a little bit about it and see what's fair in terms of the bigger picture.

COUNCILMAN SHETINA said that's fine, I just want to make sure we don't lose sight of the fact that we do benefit.

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

COUNCILMAN GIARRANTE moved that the Council recess to closed session to discuss personnel and labor negotiations after which the meeting will be adjourned.

Motion seconded by COUNCILMAN BROPHY.

Motion carried by the following vote:

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

NAYS: NONE.

ARTHUR SCHULTZ
Mayor

JANET K. TRAVEN
City Clerk