

***Proceedings of the Council of the City of Joliet, Illinois  
held on the 29th day of July, A.D. 2008***

SPECIAL MEETING of the Council of the City of Joliet, Illinois held on Tuesday, July 29, 2008 at 6:00 P.M. in the Council Chambers, Joliet Municipal Building, 150 W. Jefferson Street, Joliet, Illinois, called for the following purpose: CENTERPOINT INTERMODAL CENTER - JOLIET.

COUNCILMAN DORRIS led the pledge to the flag.

**ROLL CALL**

PRESENT: MAYOR ARTHUR SCHULTZ and DISTRICT 4 COUNCILWOMAN SUSIE A. BARBER, DISTRICT 2 COUNCILMAN TIMOTHY M. BROPHY, DISTRICT 5 COUNCILMAN WARREN C. DORRIS, 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: NONE.

ALSO PRESENT: CITY MANAGER THOMAS A. THANAS and CORPORATION COUNSEL JEFFREY S. PLYMAN.

The City Manager thanked all the residents and concerned citizens who attended many of the meetings that have taken place over the last 2 to 3 months and also CenterPoint for being responsive and providing the information that's been requested. He then outlined the actions to be taken this evening, including the creation of a new I-T (Intermodal) zoning classification, the annexation of thousands of acres of property in the south quadrant, and the approval of the annexation agreements which deal with the development process and all of the commitments that have been made by CenterPoint to complete this project.

The City Manager said there is one other matter on the agenda which is the annexation of another piece of property that CenterPoint owns on Route 6 just off of Terry Drive next to the Caterpillar plant. He said we are recommending that this matter be tabled until the September 16, 2008 City Council Meeting until an issue that arose from the Rockdale Fire Protection District at one of the hearings last week is resolved.

A. Public Hearing re: Annexation of 39.51 Acres South of Route 6 and East of Terry Drive - Land "1"

1. Resolution re: Approving an Annexation Agreement for 39.51 Acres South of Route 6 and East of Terry Drive – Land "1" (#A-90-08/District #3)  
(Council Memo #904-08)
2. Ordinance re: Approving the Annexation of 39.51 Acres South of Route 6 and East of Terry Drive – Land "1" (#A-90-08/District #3)  
(Council Memo #904-08)

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3. Ordinance re: Approving the Classification of 39.51 Acres South of Route 6 and East of Terry Drive – Land “1” to I-2 Zoning (#A-90-08/District #3)  
(Council Memo #904-08)
- B. Public Hearing re: Annexation of 13.9 Acres South of Route 6 and East of Terry Drive – Land “2”
1. Resolution re: Approving an Annexation Agreement for 13.9 Acres South of Route 6 and East of Terry Drive - Land “2” (#A-91-08/District #3)  
(Council Memo #904-08)
  2. Ordinance re: Approving the Annexation of 13.9 Acres South of Route 6 and East of Terry Drive – Land “2” (#A-91-08/District #3)  
(Council Memo #904-08)
  3. Ordinance re: Approving the Classification of 13.9 Acres South of Route 6 and East of Terry Drive – Land “2” to I-2 Zoning (#A-91-08/District #3)  
(Council Memo #904-08)
- C. Public Hearing re: Annexation of 11.88 Acres East of Terry Drive - Land “3”
1. Resolution re: Approving an Annexation Agreement for 11.88 Acres East of Terry Drive – Land “3” (#A-92-08/District #3)  
(Council Memo #904-08)
  2. Ordinance re: Approving the Annexation of 11.88 Acres East of Terry Drive – Land “3” (#A-92-08/District #3)  
(Council Memo #904-08)
  3. Ordinance re: Approving the Classification of 11.88 Acres East of Terry Drive – Land “3” to I-2 Zoning (#A-92-08/District #3)  
(Council Memo #904-08)
- D. Public Hearing re: Annexation of 36.58 Acres South of Terry Drive – Land “4”
1. Resolution re: Approving an Annexation Agreement for 36.58 Acres South of Terry Drive – Land “4” (#A-93-08/District #3)  
(Council Memo #904-08)
  2. Ordinance re: Approving the Annexation of 36.58 Acres South of Terry Drive – Land “4” (#A-93-08/District #3)  
Council Memo #904-08)

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3. Ordinance re: Approving the Classification of 36.58 Acres South of Terry Drive – Land “4” to I-2 Zoning (#A-93-08/District #3)  
Council Memo #904-08)
- E. Public Hearing re: Annexation of 14.38 Acres South of Terry Drive – Parcel 1C
1. Resolution re: Approving an Annexation Agreement for 14.38 Acres South of Terry Drive - Parcel 1C (#A-94-08/District #3)  
(Council Memo #904-08)
  2. Ordinance re: Approving the Annexation of 14.38 Acres South of Terry Drive - Parcel 1C (#A-94-08/District #3)  
(Council Memo #904-08)
  3. Ordinance re: Approving the Classification of 14.38 Acres South of Terry Drive - Parcel 1C to I-2 Zoning (#A-94-08/District #3)  
Council Memo #904-08)
- F. Public Hearing re: Annexation of 23.02 Acres South of Terry Drive – Building “C”
1. Resolution re: Approving an Annexation Agreement for 23.02 Acres South of Terry Drive – Building “C” (#A-95-08/District #3)  
(Council Memo #904-08)
  2. Ordinance re: Approving the Annexation of 23.02 Acres South of Terry Drive – Building “C” (#A-95-08/District #3)  
(Council Memo #904-08)
  3. Ordinance re: Approving the Classification of 23.02 Acres South of Terry Drive – Building “C” to I-2 Zoning (#A-95-08/District #3)  
Council Memo #904-08)
- G. Public Hearing re: Annexation of 23.02 Acres South of Terry Drive – Building “D”
1. Resolution re: Approving an Annexation Agreement for 23.02 Acres South of Terry Drive – Building “D” (#A-96-08/District #3)  
(Council Memo #904-08)
  2. Ordinance re: Approving the Annexation of 23.02 Acres South of Terry Drive – Building “D” (#A-96-08/District #3)  
(Council Memo #904-08)

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3. Ordinance re: Approving the Classification of 23.02 Acres South of Terry Drive – Building “D” to I-2 Zoning (#A-96-08/District #3)  
(Council Memo #904-08)

H. Public Hearing re: Annexation of 22.31 Acres South of Route 6 – Building “E”

1. Resolution re: Approving an Annexation Agreement for 22.31 Acres South of Route 6 – Building “E” (#A-97-08/District #3)  
(Council Memo #904-08)
2. Ordinance re: Approving the Annexation of 22.31 Acres South of Route 6 – Building “E” (#A-97-08/District #3)  
(Council Memo #904-08)
3. Ordinance re: Approving the Classification of 22.31 Acres South of Route 6 – Building “E” to I-2 Zoning (#A-97-08/District #3)  
(Council Memo #904-08)

COUNCILMAN SHETINA moved that said items be tabled to the September 16, 2008 City Council meeting.

Motion seconded by COUNCILMAN GIARRANTE.

Motion carried by the following vote:

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

NAYS: NONE.

**CENTERPOINT INTERMODAL CENTER**

The City Manager then gave a brief overview of what has been done over the last four months dealing with the CenterPoint project. He said this project is massive and outside of Cook County, he doesn't know of any larger industrial project that's been presented to an Illinois municipality. He said this is an opportunity for Joliet to host a \$2 billion investment in our community that will create a lot of jobs and will create a lot of tax revenue for the taxing districts of our area, especially the three school districts that are part of this footprint of the CenterPoint project. He said they have talked about the construction jobs that will be created over the next five years for the intermodal facility and the first parts they develop and that will go on for many years. He said we have had the benefit of seeing this type of facility work in Elwood and have learned a lot about the operation of that facility, how well it's running, and how much it's doing for the global economy and the local farmers, grain dealers and people like that. He said it is something that is known world wide and we have an opportunity to get ourselves involved with the global economy by approving a second intermodal facility in our town. He said there is one that was approved in Crete and one off of Lorenzo Road and I-55. He said this is the ideal location for a facility like this.

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The City Manager said he knows there are a lot of challenges that go along with this and the main challenge is the human side of this that deals with the property owners who live in the Jackson Township/Joliet Township area where this project will be constructed. He said CenterPoint has made offers to most of the property owners there and attorney Mike Hansen will give an update on this. He said we have asked CenterPoint to be fair with them and staff's position is that they have been fair with them even though some of the residents will disagree with him. He said he believes that generally speaking, there may be some isolated cases where they could do a little bit better, but he believes that there has been fairness shown on the part of CenterPoint in dealing with the property owners. He then asked Mike Hansen to address this issue.

Attorney Mike Hansen stated he would like to address the Council on the issue of the property acquisition that they were charged with at the first Land Use Committee meeting on May 25<sup>th</sup>. He said CenterPoint Properties was requested by the City of Joliet to make offers to residents immediately adjacent to the intermodal project to purchase their properties at prices greater than fair market value. He said decisions were made by CenterPoint upon his recommendation. He said they made available to every resident in four areas the offer of CenterPoint to engage at its expense local appraisers who conducted fair market value appraisals of their property at the expense of CenterPoint. He said there were 53 properties in the four areas of which the Council was concerned and they made offers on 36. He said the others were either purchased or did not want an offer. He said three people have accepted, one is pending acceptance, 17 residents counter-offered and they are waiting to hear from 16 people. He said six of them are in the miscellaneous category, five of them have already closed and one of them we're waiting on pending the results of an appraisal. He said the range of the counter-offers of the 17 range from 4.7% to over 125% and all the way up to 287%. He said the process of attempting to purchase the properties owned by these residents is not over and will continue.

Mr. Hansen said our contracts provided that all offers, even if countered orally or in writing, remain open for 30 business days, well into August, and all offers and counter-offers will remain open until then. He said they are going to send out a letter tomorrow that will clarify that with everyone. He said that even though the residents were informed by him that the offers were final, he informed the residents that counter-offers would be entertained. He said CenterPoint will always entertain, but not necessarily accept, any offer by a resident to buy his or her property. He said this has been a very unique process and cannot be compared to the purchase by CenterPoint of the property within the project area which had to be secured quickly and totally in order to proceed with the project. He said they have attempted to be consistent, open, communicative and transparent in dealing with these residents. He said in that regard he will work with each resident and their local lawyers on all non-price matters to be as flexible as absolutely possible. He said there can be no situation such as this process where price is so important to the resident. He said in many situations value fair to both the resident and the perspective buyer cannot be reached. He said before these matters are turned over to their realtor he will personally stay involved in this process during the remaining 30 days to make certain that all residents and their local attorneys are treated with care and respect. He said CenterPoint will evaluate on an individual basis the counter-offers and will make a decision within the time permitted on any counter-offer. He said for any resident who wishes to remain or for which we cannot reach an agreement to purchase their property, CenterPoint and the City of Joliet will provide and ensure

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the appropriate safeguards to protect that resident's life, property and existence.

Mr. Hansen said other nearby residents such as those living north of Brandon Road and Laraway, the Marchio families on Schweitzer Road east of the railroad tracks, and those in the Pasquinelli subdivision are affected. He said we can only be open and honest with these residents and we maintain a position that we are not interested at this time in making an offer to purchase their property. He said we are saying that we cannot utilize their property in our project right now. He said they too can make an offer to CenterPoint but he cannot guarantee an acceptance of that offer. He said the City of Joliet has addressed with CenterPoint and will continue to address all necessary berming, screening and any other protections necessary for these residents. He said appropriate signs will be posted and the railroad by Schweitzer Road will remain open from Brandon Road to Rt. 53.

Mr. Hansen said he spoke with Meagan Coleman of the Pasquinelli Subdivision which is approximately a mile away from the railroad facility but 3/10 of a mile from the nearest distribution facility to be constructed on the CenterPoint property. He said he informed her that Millsdale Road will remain a two lane road and will be improved by CenterPoint and that is one area for which, per Mr. Thanas, we will be meeting with those residents to further make certain that any safeguards and guarantees can be implemented for that subdivision.

COUNCILMAN GIARRANTE said he wanted to get something out in the open right away. He said he's gotten a few phone calls from some contractors and during the discussions that you were involved in and CEO Mike Mullen of CenterPoint was involved in, we were assured that local contractors, sub-contractors and tradesmen were going to be used. He said he knows that Wagner-Bensen is their contractor and he would ask Mr. Mullen and staff to repeat that to them that we use all local sub-contractors and tradesmen.

Mr. Hansen said that is a part of the agreement.

COUNCILWOMAN QUILLMAN said she has a question that she would like Mr. Mullen to answer. She said at the May 22nd Land Use Committee meeting he stood up here and made a statement that he would entertain any reasonable offer to anyone that wanted to sell their property to CenterPoint. She said there are several homeowners that are within reasonable proximity and first you told them you would make them an offer and then they were told they were not going to get an offer. She asked him if they want to entertain their offers or not.

Mr. Hansen said he would like to answer that question because he has been the person appointed by CenterPoint and he was the one undertaking all of this process.

COUNCILWOMAN QUILLMAN said but Mr. Mullen made the statement.

Mr. Hansen said he understands that but in fact they did comply with that exact statement of Mr. Mullen. He said they addressed all of the property owners adjacent to the footprint. He said at this time he knows that some of the property owners may get up here later on and may have a different understanding of what has happened in the last 30 days, but with respect to all of those properties, some people in that case haven't made an offer and you said we would entertain any reasonable offer. He said what he is saying tonight is we are not completed with in fact any offers or purchase of property. He said this is going to be an

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ongoing process that will continue for many, many more months. He said we didn't complete the acquisition of the footprint properties for quite some time so at this particular point in time we have complied with exactly what Mr. Mullen indicated.

COUNCILWOMAN QUILLMAN said she hears what you're saying but please hear what she's saying. She said a certain homeowner was told an offer will be made on his property and then CenterPoint said they changed their mind. She said you made this statement "We would like to make an offer to anyone that is interested" so she doesn't understand the contradictory statement here, first we will do it and now we won't do it.

Mr. Hansen said he explained to her the reasons why an offer was not going to be made to that particular individual with respect to where the person was located and the past background concerning that particular property situation. He said he thinks it's something totally different.

COUNCILWOMAN QUILLMAN said there are some other homeowners as well that are in close proximity.

Mr. Hansen said there are some but we are making offers and following through with those property owners that are in fact much closer than this particular resident.

COUNCILWOMAN QUILLMAN said so the doors are still open and you are still going to negotiate with these homeowners.

Mr. Hansen said the doors are still open, absolutely.

COUNCILWOMAN QUILLMAN said ok, that's all she wants to know.

The City Manager said there was one additional piece of evidence that he would like to distribute to the Council tonight which is a letter that was provided to them this afternoon regarding IDOT's position on the Arsenal Road interchange. He said he received a letter from the head of Region One from IDOT who supervises Will County, and that letter confirms that the Arsenal Road interchange project is underway and they are nearing the end of Phase One Engineering and they are going to expedite the process. He said Phase Two (Contract Plan Preparation) has begun to keep the project on schedule for the targeted letting date in the summer of 2009. He said if IDOT is able to start construction in 2009 it will be about an 18 to 24 month project which means that the interchange at Arsenal Road will be completely revamped. He said they are thrilled to get this letter and it has helped to answer a lot of questions that everybody had about this project.

COUNCILMAN SHETINA asked if someone could narrate that process so we can see what the timeframe is and how it will work with the actual build out. He said they have a very optimistic absorption rate on it and he doesn't know if they'll ever reach that kind of absorption rate. He asked for a time frame on it.

The City Manager said he'll turn it over to attorney Kevin Breslin from CenterPoint to address the timeline for their project and then we'll make that coincide with the Arsenal Road project.

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Attorney Kevin Breslin, representing CenterPoint, said they anticipate that the proposed intermodal facility will be completed in 2010. He said they are not actually constructing that facility but they have a pretty good handle on the likely timeframe for the commencement and completion. He said they would expect that they will complete the facility and be in a position to actually begin commercial operations at the new intermodal facility in the third or fourth quarter, 2010. He said based on their experience in Elwood and the amount of time that it takes for the railroad to actually commission the facility, begin to reroute traffic that it already receives in the Chicago metropolitan area and actually begin to really deploy any serious activity at the facility, it is probably another year or two before there is any serious number of what they call lifts or intermodal transactions occurring within the facility. He said their traffic engineers looked at the projections and they have chosen to be reasonably optimistic about the growth, and after a very careful study of the existing and projected improvements, they are telling them that there is probably a good two to three years after the new interchange is completed before we would even reach the limit of traffic that would have been serviced by the old interchange. He said in other words, with the completion of the IDOT improvements proposed and suggested by the letter from IDOT, the existing target for the completion of that is probably two or three and maybe even four years before we would have even reached an unacceptable level of service at the old interchange. He said he thinks they have transitioned it very successfully, and if a year is lost there is plenty of elbow room in terms of the expected level of service on the old interchange before the new one takes place.

COUNCILMAN SHETINA said that's what he's looking for. He said on your absorption rate it looks like you are a little bit optimistic on that.

Mr. Breslin said they're optimistic people by their very nature; that's one of the reasons they're here this evening. He said they were cautious with the Elwood facility; they originally projected that the absorption of that particular facility would be around 10 – 11 million square feet in total when they began and they projected around 10 years, and they have been pleasantly surprised at the success of that model and the way the logistics industry has really adopted this integrated intermodal and logistics concept. He said they are ahead of schedule in Elwood and he thinks that's a good harbinger for what's going to occur here in this city. He said they are being optimistic that's borne to some degree by their success in Elwood. He said the economy is a little slower now and that will perhaps temper the growth a little bit over the next year or two, but again when you look at the length of time that the intermodal commitment takes before it becomes realistic, he thinks the economy is likely to have turned by then and they are optimistic that this is going to be an extraordinarily successful project. He said does that translate in terms of positive absorption, early roll-in of tax dollars, he hopes so, he thinks so and they believe so.

COUNCILMAN SHETINA asked the City Manager if he understands that concept the same way that Kevin relates it to us.

The City Manager said yes we do. He said we have looked at it closely and we're confident that that process will take its course and that with this letter today the Arsenal Road interchange will be ready to service the large volume of traffic that will be coming from this facility as well as the existing Elwood facility.

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COUNCILMAN SHETINA said so all of the roadways should be in place before they reach their apex on this.

The City Manager said yes.

COUNCILMAN TURK said in the initial construction of the project and the eventual build out, if any of the residents in the area have questions or concerns that the project isn't going the way they think it should be going or the way its been promised to go, they should be able to call CenterPoint and get an answer. He asked who the point person is.

Mr. Neil Doyle, Executive Vice President of CenterPoint, stated he thinks they would propose that he is the contact person going forward until they establish a Joliet office which would probably be on the premises. He said at that point people would have a local place hopefully manned by local people to voice their concerns and questions during business hours. He said after business hours e-mail is usually the best way.

The City Manager said he thinks the residents also know that they can contact the City of Joliet and he will serve as the primary contact. He said if they feel they are not getting an answer from CenterPoint, we will try to respond and help them through it like we do on all our other projects.

COUNCILMAN GIARRANTE said one of the concerns from some of the people who live down there is how are we going to keep the truck traffic off of Millsdale Road, Schweitzer Road etc. and he asked the Police Chief to give a short synopsis on what he's planning to do to keep that traffic off of those streets.

Police Chief Fred Hayes said the Joliet Police Department presently has 10 officers assigned to their traffic division and with this new project they have begun some preliminary planning to prepare for a unit to be added to their traffic division. He said they would add a truck enforcement unit to their traffic division that would be responsible for managing the truck routes in this particular area. He said they would do that with two types of programs, an enforcement program against truck routes and an also an education program to work with CenterPoint and the different companies that will be operating down there. He said they also plan on using some advanced technology to make them more efficient in providing truck enforcement, particularly to trucks that violate the truck routes. He said some of the technology that they have been exploring already involves the use of RFID (Radio Frequency ID devices) which basically are devices that are put on trucks for us to be able to monitor where they go to ensure that they are on the designated routes. He said the other technology that is available is the use of video camera surveillance where they would be able to use license recognition software where they could actually record different licenses from trucks that are violating particular routes and then follow up with enforcement on those types of violations. He said they would also use GPS devices to track different movements of trucks through "No truck traffic allowed" areas. He said they propose adding several officers to their truck unit in the beginning and as it builds out in ten years they would look at the demand for service and then add officers as needed, but they think they'll be able to manage this particular project pretty well and they will have a pretty effective truck enforcement program.

COUNCILMAN GIARRANTE said he believes the fine now is \$75.00.

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The Police Chief said right now the violation for someone being on a non-designated truck route location in the city is a \$75.00 violation and we certainly can explore an increase for that violation and would definitely bring that before the Mayor and City Council for consideration and before the Public Safety Committee to review.

COUNCILWOMAN QUILLMAN said she would like to address that because she did bring it up at another Council meeting and with CenterPoint being our main focus right now she believes COUNCILMAN SHETINA is going to put it on his Legislative Committee agenda so we can readdress that, because it hasn't been changed since 1993.

The Police Chief said it has been quite some time and it is definitely something we should look at to see whether or not it is enough of a punitive measure to effectively force people to obey those types of rules.

COUNCILMAN TURK asked if all the officers will cover all three shifts initially or will that be expanded as need be.

The Police Chief said they would expand that as need be. He said right now their traffic unit operates on two shifts; it doesn't operate on the third shift. He said as you are probably well aware, after the midnight hour there is not a lot of truck traffic around the area, but as demand increases or there is an increase in violations we certainly could add that. He said besides the truck unit that would work on this out of our traffic division, the sector officers assigned to that area which do cover that area 24/7 would also be able to do some enforcement.

COUNCILWOMAN QUILLMAN stated she has several issues that she would like the City Manager to explain and that may eliminate some of the speakers here tonight or answer their questions in advance. She asked about Stepan Company, the green space, lighting, the trees and the Autobahn concerns, and said information on those issues might answer a lot of questions here tonight.

The City Manager said Jim Beaulies is present tonight from Stepan and he believes they have had a lot of conversations. He said he doesn't believe they've reached an agreement but they are very close to an agreement. He said Autobahn and CenterPoint have reached an agreement in concept and that is being reduced to writing. He said he spoke with Mr. Mark Basso of Autobahn this evening and he indicated that he is satisfied with the progress that has been made.

COUNCILWOMAN QUILLMAN asked about the sinkholes in Section 29 of Joliet Township.

The City Manager said he knows Patricia Nugent will disagree with him regarding Section 29, but our Building Department is not going to let somebody build on a piece of property where the building is going to sink. He said we have had a great track record and if there is any reason to think that there is a geological problem that has been formed we will require additional proof from CenterPoint or whomever may be building on the land to give us evidence that the building will be safe. He said he knows there will be concerns expressed about the intermodal facility where the railroad yard is going to be built and that has been vetted by CenterPoint, and CenterPoint is confident that it can withstand the pounding that a railroad yard will give on a piece of land like that. He said we will require that evidence to be brought forward before the start of the construction.

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He said we feel confident that the geological issues will be handled like they are always handled. He said over the last 20 years we have built a lot of buildings and we have not experienced a geological problem that has been referenced in Section 29.

COUNCILWOMAN QUILLMAN said there was a concern about the lighting, how bright the lights are at night.

The City Manager said there will be bright lights in the rail yard itself as it's an area that needs to be lit. He said what they have done as a staff is try to minimize the lighting on the road portions that will be away from the rail yard so we don't have the entire 3,300 acres shining bright lights all the way through. He said they will identify the intersections and the driveways in and out of the distribution centers and those will be lit and other areas will be lit as needed, and we will be relaxing our standard street light requirements that you see in a more urban context. He said we're trying to continue the theme that's in that area, the Midewin Tallgrass Prairie where there will be rolling berms 15' to 20' in height and there will be prairie grass planted on them. He said we are going to try to continue that theme so that carries out throughout the 3,300 acres and try to be ecologically sensible and friendly while we also observe safety issues.

COUNCILWOMAN QUILLMAN asked about the issue with the green space. She said there was some request for preservation of the green space.

The City Manager said there will be about 600 acres of land that will be set aside for open space. He said most of it will parallel the two creeks that run through the project. He said there has been a concern expressed regarding some trees at the north end just north of the footprint of the property that CenterPoint is purchasing and he believes those woods are on about a 44 acre parcel and that is actually owned by another company. He said those woods are not owned by CenterPoint. He said their property is adjacent to that area and there will be a buffer between the woods and whatever may be built on that piece of property at the north end. He said when that plat comes in we'll certainly take a close look at that making sure there is an adequate buffer, and if there is a need for access through that CenterPoint property we'll work with CenterPoint to make sure that that happens.

**CONSOLIDATION OF PUBLIC HEARINGS**

The City Manager said a motion would be in order at this time to consolidate the public hearings on the proposed annexations, annexation agreements and zoning changes.

COUNCILMAN GIARRANTE moved to consolidate the Public Hearings on these items.

Motion seconded by COUNCILWOMAN BARBER.

Motion carried by the following vote:

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

NAYS: NONE.

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PUBLIC HEARING

The City Manager then opened the Public Hearing and invited the first speaker to the podium.

Mayor Joe Cook, Village of Channahon, stated he is in support of the CenterPoint project. He said the Village sees the regional impact and positive effect it will have on job growth in the area especially in the building trades. He said he conditions that support with the knowledge that a development of this magnitude certainly demands a comprehensive look at the impact offsite, in particular the impact that this development will have on not only the Arsenal Road interchange but the I-55 corridor as it travels through Channahon. He said he sees a need for a comprehensive study on the impact that the traffic that this proposed project will bring and the impact it will have on I-55 along with the safety issues of the residents of Channahon.

COUNCILMAN SHETINA said we have the very same concerns that you have and we've recited those and he thinks the City Manager also has a plan to bring forth a group of communities to work in concert with the State and try to make sure that we all make the effort to see these things work out in concert. He said we look like we're going to be ok with that and we certainly are going to be on top of that without any question.

Mayor Cook said they are certainly willing to partner up with that and we just want to make sure it's in concert with the growth of this project. He said they are very glad to hear that IDOT is moving forward with the Arsenal Road interchange and he said he would ask that you have a contingency plan to move forward with the interchange in case legislative procurement of those dollars isn't moved towards that project. He said they certainly plan to be a partner in any efforts there.

Ms. Trisha Simpson, Exxon Mobile, stated they are in unequivocal support of this project; they are neighbors of CenterPoint and they are good neighbors. She said she is also speaking on behalf of Dow Chemical who are their neighbors across the interstate. She said they appreciate the work that CenterPoint has already done and the many millions of dollars they have spent to improve the length of Arsenal Road from their existing facility to I-55. She said the issue is Interstate 55 where at certain times of the day it is hazardous and they are concerned about their employees getting to and from work safely. She said they do support the project and are anxious to be part of a plan that includes both economic development, quality of life and safety for all of the residents.

COUNCILMAN SHETINA asked the City Manager to respond.

The City Manager said what we need is for a group of concerned citizens and concerned communities to form a coalition. He said it's something he has talked about with Trisha, Mayor Cook of Channahon, Mayor Chapman of Shorewood, Mayor Waldorf of Plainfield, Will County Executive Larry Walsh and John Grueling from the Will County CED. He said it is a topic that came up at the CED meeting last Friday, it's a big concern for all of us and he thinks part of the solution is forming a group of people with our local legislators to be heard in Springfield and in Washington that we are still one of the fastest growing cities and one of the fastest growing counties in the United States. He said even though the economy is not doing well in other areas, our economy is still alive

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and is still moving very rapidly with commercial and industrial development. He said that's why we need to be counted and heard by our legislators so we'll be working with all of the local communities and the private sector along with Exxon Mobile, Dow Chemical, Stepan Chemical and all of the industrial users along I-55 that rely on that stretch of road for their livelihood to form a partnership and beat a path down to Springfield and Washington to make sure that we're heard and that the funding for the I-55 add-a-lane project and the bridge expansion and all of the other projects that are needed to help this area is something that moves forward quickly. He said that is something that we will keep working on. He said John Grueling will be helping us with that project because it is a County-wide concern.

Mr. Tim Nicol, Flint Hills Resources, Channahon Township, stated they support Mayor Cook's comments and they believe the Arsenal Road situation needs to be addressed and he also echoes Mayor Cook's idea of a contingency plan to be in place should the funding not work out.

Will County Executive Larry Walsh said we have the opportunity tonight to have a corporation come in and say they want to invest over \$2 billion into our community to create jobs and not only transform our County but create long time economic and job opportunities. He commended the Mayor and Councilman Shetina and administration for all the meetings that have taken place and allowing citizens to be heard. He said we cannot forget the homeowners and property owners who have put their life savings into their homes and property that probably cannot be replaced in Will County, and they may have to go to the Livingston, Kankakee or LaSalle County areas because that kind of rural property is not readily available here in Will County.

Mr. Walsh said we all have to come to an agreement to make sure we are creating a facility that maximizes moving product. He said CenterPoint also needs to sit at that table and say if they have to pony up and come up with some of their own money to help ensure the infrastructure development, then that needs to be done. He said that should not fall upon the taxpayers or governmental entities such as the County, the State and possibly even the City of Joliet. He said if the decision is made tonight, we have to make sure the door is not shut on negotiations and issues that need to be addressed.

Mr. Jim McNulley, Vice President, Operating Engineers Local 150, said they are in full support of the CenterPoint project and they have dealt with CenterPoint with the Elwood project and find them very union friendly and community friendly. He said many local people are out of jobs and it's not too often that a community can get a shot in the arm like this and they strongly urge the support of the Mayor and Council.

Mr. Bill Parks, 2613 Brandon Road, said he owns 10 acres and two residences that are still in the footprint of the project and until CenterPoint ascertains what they're doing with the residential, for obvious reasons he has to object to the project.

Mr. Steve Cammack, 2300 Hastings Drive, stated he believes in this project and knows the Mayor and Council have done their homework. He said CenterPoint has brought to the table what they believe is a good project and they have done a good job getting the nearby residents offers to their properties. He said he believes this is a good project for the City and for the County.

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Mr. John Burgett, 19817 Schweitzer Road, said he has a well and doesn't need to tap into the City's water and pay another bill if he doesn't have to. He said if people are going to stay there he feels CenterPoint should bear the costs of tapping on. He said he did submit a counter offer back on July 12<sup>th</sup> and still has not heard anything back from them. He said his contract states it will expire on August 7<sup>th</sup> and Mr. Hansen told him tonight that it will be extended to August 19<sup>th</sup>. He said now he is going to have to enroll his daughter in Joliet Central High School and when all of this is said and done he will have to take her out of JTHS and enroll her in Wilmington High School where he has put a bid on another home and he is afraid she is going to miss 3 to 4 weeks of school in the transition. He said he understands that CenterPoint is a good deal for this community but he is asking that the City put this on hold for 30 days until they take care of them. He said he is afraid they are going to tell him his contract is up and now we don't need to talk to you anymore.

COUNCILMAN SHETINA asked Mike Hansen to respond to his comment regarding the offer on his home.

Mr. Hansen stated a letter is going to go out again tomorrow to explain to everybody again that all the offers remain open for 30 business days. He said what Mr. Burgett said about offers being pulled is not going to happen. He said they are going to continue to work with these people throughout the next month and in many cases they have been working with these people a couple of months already. He said it is a long process and a lot of things go into it. He said they are trying to treat every situation consistently, fairly and openly.

COUNCILMAN SHETINA said and this pertains to all of the people you are dealing with at this point.

Mr. Hansen said absolutely everybody. He said he is trying to make it as consistent and as regulatory as he can. He said he is not going to say that every now and then little mistakes have not been made, those things happen. He said they are trying to treat these people with respect and honesty because it is their property and livelihood.

COUNCILMAN GIARRANTE said that is 30 days from when.

Mr. Hansen said those 30 days are somewhat scattered depending on when he delivered the contracts. He said with CenterPoint they have a general understanding here that they could go to the end of August.

COUNCILMAN GIARRANTE said 30 days from when they got the contract.

Mr. Hansen said exactly, but that was 30 business days so there was a little confusion between 30 calendar days and 30 business days, with 30 business days being a lot longer than 30 calendar days.

COUNCILWOMAN QUILLMAN said she understands where the residents are coming from, they're afraid that if this should pass tonight that the door will be shut and they will make all kinds of counter offers and you will look at them but you may so no, we're not dealing with you any more, we're done, we got what we wanted. She asked Mr. Hansen if he could address that.

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Mr. Hansen said the answer to that is no. He said there is a tremendous amount of work that has gone into this project in addition to the very important matter of dealing with the property owners. He said trying to grasp all of these issues has been somewhat of a monumental task. He said they will be giving every single resident every opportunity to address them and get back to their situation throughout the next month. He said that's why he came to you earlier and made the statements that he made and put them on the record with respect as to how we're going to deal with these people. He said as he told the Council, there can be no guarantee that we are going to accept their counter offer or in fact purchase their property; there can't be that guarantee.

Attorney Kevin Breslin said when Mr. Hansen said no, he said no the door is not closed. He said what we're saying is yes the offers will remain open past this evening in accordance with the commitment that he's made. He said so no, the door is not closed, yes the door is open.

COUNCILWOMAN QUILLMAN said she heard some neighbor's concerns today about counter offers. She said she knows they are not going to make everybody happy and there are some people they will never make happy. She said in all fairness she got a call a couple of days ago from a property owner who had earlier made a complaint about CenterPoint, and who said you folks had made an offer and the owner was very happy, and thank you for that. She said but a lot of people are still unsettled, they are not sure what they want to do or where they're going to go, whether they want to stay or they want to sell and she thinks that's the fear there. She said here you have the offer on the table, take it or leave it and now we're done and she thinks that's part of the fear we have here and she wants to alleviate some of that fear. She said she understands that there are no guarantees and you are not going to please everybody but as long as we know that there will still be negotiations she thinks we can alleviate some of their fears.

Mr. Breslin said you have that assurance.

MAYOR SCHULTZ asked if he would please say that again so everybody understands.

Mr. Breslin said you have our assurance that we will continue to talk, we will continue to negotiate, we are not withdrawing any offers that we've made and we will continue to negotiate.

Attorney Dorothy Seaborg, representing John Lepacek, 24101 S. Brandon Road, said her client has 10 acres and has been negotiating for almost 2 years after which a contract was given to him that he was happy about and he feels this project is good for the community. She said CenterPoint came back in February and said they are now no longer interested in purchasing the property because they had done an environmental study and feels there may be environmental problems which her client disputes. She said it concerns her when they are saying they are keeping their word and not shutting the door to anybody. She said no one will buy his piece of property now which is right in the center of the intermodal section and any one else would have to be insane to want to buy it. She said she has been waiting for an answer to her client's offer of going in and retesting the property and if there were environmental issues as they said, he would pay to remediate it and they still refused that offer.

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COUNCILMAN SHETINA asked how the property is zoned and Mr. Lepacek said it is County zoned A-1 (Agricultural).

COUNCILMAN SHETINA said if in fact he did annex in and it was zoned with the I-2 zoning classification and he would have an I-2 zoning parcel, are there buildings on the property.

Mr. Lepacek said there is a pole building, a barn and a corn crib. He said it is the old Breen estate right across the street from Elwood.

COUNCILMAN BROPHY asked if that is surrounded by the Pasquinelli annexation and Mr. Lepacek said yes.

COUNCILMAN BROPHY asked when he bought the property and Mr. Lepacek said in 1999.

Ms. Seaborg said in the midst of the negotiations CenterPoint told him because this was moving along very rapidly he would only have a short period of time in which to get off of that property, so he went and bought another piece of property to live on and he is now paying a double mortgage and they have now backed out of the original contract so he is sitting paying two mortgages. She said for all practical purposes one of them is worthless to anybody but CenterPoint and he's living in the other place.

COUNCILMAN BROPHY asked for a clarification on what buildings are on the property.

Mr. Lepacek said there is a 60' x 120' pole building he put up 3 years ago, a big barn that the cattle go in, a tool shed and an old corn crib. He said there is also a house on it.

COUNCILMAN SHETINA said we are hearing one side of this and he asked if CenterPoint wanted to respond to this.

Mr. Breslin stated last weekend he personally reviewed their property assessment for Mr. Lepacek's property and with all due concern that we not cause him any harm, he can only say that there are very special circumstances concerning his property that he saw in the report that was prepared by an extraordinarily reliable environmental company. He said the owner of the company is a former director of the Illinois Environmental Protection Agency and the report was done very carefully and it presents what they consider to be special circumstances. He said there is a public data base that's available concerning many events that have occurred and have been reported involving the property. He said we can continue to investigate it but sometimes the investigation that has to occur can lead to places that nobody ever really wanted it to. He said he is reluctant to go any further with that because of their concern to maintain the privacy of the gentleman concerning his property and the conditions that exist there. He said all that he can say is there are very special circumstances here that we as a responsible property purchaser and developer took into account in reaching the determination that we could not purchase this property.

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Ms. Seaborg said part of their report says that the IEPA has issued numerous violations. She said to their knowledge that is incorrect and she would like them to show them the violations that were issued. She said that's part of the report that they're relying on just to show you that it's not factual.

Mr. Tom White of the Will-Grundy Counties Building Trades Council said we need some jobs, the unions need jobs and we need tax money that CenterPoint is willing to bring to the table. He said he has worked 7 or 8 years on projects with CenterPoint and Mike Mullen has never told him anything that wasn't true. He said they look forward to building this project and hopes the Council will vote in favor of it.

Mr. Jim Beaulies, Plant Manager for Stepan Company, said they have been a major employer in the community since 1954 and are in support of this project. He said they do have concerns about the roads, the designs and particularly the transition. He said they have CenterPoint's commitment to resolve those issues and they believe this is going to be a great project for the growth of the County and good for CenterPoint and good for Stepan in the long run and they fully support it.

Mr. Tom Dardis of Three Rivers Construction Alliance stated they entered into a partnership in 2000 with CenterPoint concerning the Elwood Project and they are very happy to report that that project was undertaken with 100% union labor. He said once again they will be entering into a project labor management agreement for this entire area where our area contractors and sub-contractors become signatory to that agreement which will ensure that we have 100% union labor, no strikes and no lockouts so the project can be completed on time and on budget.

Mr. Joseph Roth of 1419 West Acres Road said he understands it is a huge project and there is a lot of money at stake. He said his concern as a citizen is that there is movement to judgment to approve the project too quickly, but he understands the pressures that are to bear. He said he read all of the information on the City's website. He said the material on best management practices for storm water and infiltration he read on the site are good except they're hedged in the words "what is feasible" and "what's being considered", and there are no assurances or indication that those practices will be implemented and he would hope that they would from a water quality and a ground water recharge standpoint. He said another question he would like to have considered is the 600 acres open space and if there is any indication of who is going to own and manage those areas, what's going to happen to them, is it going to stay in CenterPoint or is it not. He said he wishes that Baseline Road was not going through the Joliet Army Training Area. He said one question he has with the project moving forward is whether there is any written legal agreement that the right to build that road will be granted. He said this project is hinged on a one-way access to Arsenal Road and he hasn't heard any discussion that there is a legal framework in place that the right to build Baseline Road is going to be granted by the Federal government. He asked what the backup plan is in case that falls through.

Mr. Roth said there has been a lot of discussion on the Arsenal Road interchange and I-55 and that area is greatly congested. He said you have the Lorenzo Road intermodal facility coming on line and I-55 is almost overburdened the way it is right now. He said you're also depending on the State of Illinois delivering in an aggressive time frame to fund and build that interchange. He

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said it begs the question of what is the fallback plan if the State of Illinois does not deliver on the assurances or indications that they have given. He said there is going to be a huge amount of construction traffic in the next three years and there is going to be tons and tons of rock and he would like to know where is the construction traffic going to be moved in and out of the facility in the meantime and how are those roads going to be handled. He said if and when the Arsenal Road interchange is built you have one route and if there's accidents what is going to be the backup plan when that one access point gets congested in a jackknife or accident and where is the traffic going to go. He said it seems there is movement being taken very quickly with major, major questions that depends on the Federal government and the State and others delivering and he thinks it is something that has to be weighed carefully.

COUNCILMAN SHETINA said the questions that Joe asked are not any different than the questions that we've asked. He asked the City Manager to respond to him in writing with respect to those questions. He said some of them probably have to be looked at closer to see exactly what he's asking but most of them are pretty evident.

The City Manager said Mr. Roth has done an excellent job of analyzing the pressure points that this project has and there is no doubt this is a very challenging project for the City of Joliet and for CenterPoint. He said all of those issues that Joe has raised are being addressed and he thanked him for noting all of the material has been put on the website by Jim Haller's staff and we will continue doing that with key issues that come before the City Council. He said regarding the land with the Federal government, we are working with CenterPoint and keeping up to date with that and it is our anticipation that news will be forthcoming from the Federal government that the Baseline Road extension will be approved. He said there is a backup plan using Millsdale Road and we'll certainly work with CenterPoint if there is a need for the backup plan. He said Joe's comments about the best management practices on some of the newer concepts dealing with storm water is a move in a different direction for the City, it's much different than what we've done for many years but this is a very large piece of land, it has a rural character to it and even with all of the development it will still have that, and he appreciates Joe's comments and support for that concept. He said there will be additional information posted on the website.

Mr. Les Cheney of L & M Concrete and the Will/Grundy Contractors Association said he really urges the Mayor and Council to support this plan. He said they need the work. He thanked CenterPoint for coming to Will County and coming to Joliet.

Ms. Cynthia Rodriguez of 23427 S. Brandon Road, Elwood asked if anyone could address the asbestos problem that she believes they have on Brandon Road. She said CenterPoint bought houses that contained asbestos shingles and ground them up and she heard that these piles of mulch now will go into playgrounds. She said she would like to know if somebody has checked into this to see if it will leak into their wells or what.

Mr. Breslin said in their 16 year plus history they have managed the demolition of thousands of structures. He said everything is done with a permit and we use licensed, fully insured contractors and all of their work is performed in accordance with Illinois Environmental Protection Agency permits. He said the City of Joliet will supervise everything they do and suffice it to say as a company which they believe has been successful and has been a good neighbor they use

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the utmost care in the performance of any of the work that they do at any site. He said they hire the best contractors that are responsible and licensed and whatever method of disposition be it asbestos or other materials it is done fully in accordance with the law.

Mr. Jasper Williams of 21272 Luther Avenue in Lockport said he is here on behalf of minority contractors and they would like to work on this project.

Mr. Charlie Hanus, 24901 Sycamore Street, Elwood, President of the Will/Grundy Central Trades and AFL/CIO Labor Council said he represents over 35,000 union members in this area. He said the amount of jobs this City Council has created and the vision they've had for the City is second to none, and now with the CenterPoint project coming forward the Council is contemplating continuing this vision and it's something that any other city, county and state would love to have. He said CenterPoint's reputation is second to none and they have done a great job with their Elwood facility and they'll do a good job here, so on behalf of their members they strongly urge the Council to go along with this project and put their members to work.

Mr. Bill Dietz, 1214 Cassie Drive, Joliet stated he is the Secretary/Treasurer of Laborers Local 75 that covers this area. He said right now they have about 20% unemployment at the local with people losing houses and cars. He said we need the jobs and he urged the Mayor and Council to vote for it because we need it bad.

Mr. Keith Landovitz of 23525 S. Vetter Road, Channahon Township stated his family lives in the area of the concept plan. He said he has read and heard a lot about the benefits and virtues of this intermodal transport. He said he has a quality of life concern but it's not about noise or traffic or anything like that. He said he thinks the biggest quality of life concern that anyone can have is being able to get along with your neighbors and right now his neighbors are farmers and they understand one another pretty well. He said his neighbor is soon going to be a very large corporation. He said he knows all of the work that's been done on the berms and buffers and he thinks that great but he's still concerned about the potential for conflict as this development process unfolds over many years. He said Mr. Thanas has been great to work with and he appreciates the opportunity to call on Mr. Doyle if there are any issues and he hopes it never gets to that point where they are calling with a problem or a complaint. He said what he's really hoping for as this process unfolds is for a way for people who live in the development area to be maybe just a little more involved in the planning and development process and maybe have a little more lead time in making some of the decisions that they face or in working on some of the issues with the right people, so when they do have issues they are addressing them in a way that is not a conflict but able to address them as partners. He said that's what he is hoping for and he welcomed CenterPoint to the neighborhood.

Attorney Letty Elwood, representing Janet Wilk of 23261 Brandon Road in Elwood, said she is here to ask the Council to consider tabling this vote until CenterPoint has had an opportunity to review the counter offers that were submitted by several of the homeowners that are adjacent to this property. She said pursuant to her conversation with Mr. Hansen's office this afternoon she was told at this point CenterPoint is refusing to counter offer and their initial offers stand and expire as they initially expire. She said she is glad to hear that the dates are extended to 30 business days rather than the 30 days that are clearly printed on Mr. Hansen's letterhead. She said they would like a date concrete,

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say October 31<sup>st</sup> is when all of their offers expire. She said the expiration of their offers mean nothing if they don't counter offer. She said they made an offer and counter offers have been made and they are indicating as of today's date that they are not in the position to counter offer at this point. She said they are telling you they are negotiating but she is saying they are declining to negotiate now based on her conversations with them. She said that is why they are asking for this to be tabled so negotiations can continue.

Attorney Mike Martin, 15 W. Jefferson Street, Joliet said he is here representing Local 176 International Brotherhood of Electrical Contractors and his client Greg Hill. He said they do support this project but their concern is that the wording in the annexation agreement basically applied to public improvements, water and sewer, etc. on the affirmative action and local labor. He said what they had suggested was that they would stipulate in each contract that that language applies not only for the property which is subject to the annexation agreement, but for all of the projects that are part of the development. He said they also suggested that on the local labor that they broaden it to include contractors and sub-contractors as well as just persons and vendors. He said they had gone one step further that if it is going to create all of these jobs they want an assurance that at least 50% of them will go to local labor, to the community. He said Mr. Breslin said they are a little concerned about the 50% that it might violate some anti-trust laws, but he doesn't believe it violates any anti-trust laws. He said he would like to have at least some assurance that that's what's going to happen. He said they want the local labor and the affirmative action and all of that to apply to all of the project, not just to the public works portion of it.

Ms. Meagan Coleman of 407 Stockton Drive in the Cedar Creek Subdivision said their subdivision met last night and they decided as a whole that they would be willing to listen to offers to be bought out, but after listening today it makes her a little leery that if it's voted on tonight that that would happen. She asked if tonight's vote would allow CenterPoint to begin construction tomorrow.

The City Manager stated construction will not start until permits are issued and the first permit that will be requested will be a mass grading permit for the intermodal facility. He said the application will be reviewed and if everything is in compliance the permit would be issued. He said it is his understanding that will happen fairly soon because he thinks CenterPoint would like to start that part of the project quickly, but it won't happen tomorrow morning.

Ms. Coleman said she did hear from Mike Hansen today and he said they are affected by the project and that CenterPoint can not say that they are not. She said they have not been contacted by CenterPoint and they were not notified by the City of this project until the beginning of July through a mailing notifying them of the July 16<sup>th</sup> and 17<sup>th</sup> and today's meetings. She said their properties are 3/10 of a mile from this project. She said Mr. Hansen did tell her today that CenterPoint will not be offering any money for the properties where they live. She said she put earnest money down in her house in January of 2007 and it's her understanding that in March of 2007 the City decided to change its plans for the development of the south side of Joliet and make it industrial. She said their subdivision is not sold off and they are now a group of 25 homes in an undeveloped subdivision that will be completely surrounded by industrial going all the way out to New Lenox. She said her two primary concerns are the safety of her family and her property value. She said she doesn't understand how the City has said over and over that it isn't going to affect them too much. She said Millsdale Road is less than 500 feet from her house and it should be four lanes

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near Route 53. She said CenterPoint has told her that it's going to be two, but it will have 5,510 vehicles on it when this project is at Phase IV. She said she doesn't know what will stop the vehicles from going through her subdivision when they want to get to Route 53, and the light that's proposed to go there is going to back up. She said she has heard that trucks won't use that, but Councilman Shetina at the July 16 meeting said he can't promise that the trucks won't be there, but we'll try to enforce it and now she's learning that \$75 tickets will prohibit them from using that because it will be costly to the truck drivers. She also commented on the safety of the railroad crossing at Millsdale Road that doesn't have any gates and the truck traffic. She said the City knows the people surrounding by this project will be negatively affected because they did ask CenterPoint to make offers to the properties in the unincorporated areas, and again no one did come to their subdivision or approach any of them. She said she thinks the City should move cautiously on the project and she asked to have this tabled this evening.

COUNCILMAN GIARRANTE asked the City Manager to clarify what's going to be done with Millsdale Road.

The City Manager said Cedar Creek Subdivision is a brand new subdivision that was approved by the City in 2005 and has been developing over the last couple of years. He said he believes there are 25 single family homes and a few duplexes. He said he apologized to the residents of Cedar Creek last Monday for not meeting with them a lot earlier. He said they are affected by this project but he believes a determination was made early on in the process that even though they are affected it's not a situation where we thought that CenterPoint would be required to make offers on their properties. He said what he did do was have the staff measure the distance from the westerly most point of the existing subdivision to the closest point of the intermodal facility and that is 4,831 ft. which is about 440 ft. short of a mile. He said it is close but it's not the situation that we encountered on Brandon Road, Schweitzer Road, Vetter Road and some of the other areas so that's the reason why the folks that live in that subdivision were not made offers, or at least not included on the list initially.

The City Manager said as far as Millsdale Road is concerned, that has been identified by the City going back through our comprehensive plan to be a four lane road and it was intended to be an east/west connector. He said it was going to service the Autobahn development that is located about 1 ½ miles west of the subdivision and for that reason it was identified to be four lanes. He said there will be some right-of-way acquisition problems as it's in unincorporated Will County to the south and there is an existing subdivision and some other properties near Rt. 53 that will require right-of-way acquisition, and we'll certainly work on that with CenterPoint. He said if it makes sense to go down to a three lane road we'll do that, but the Police Chief indicated today that we would use whatever technology is available to enforce the truck route restrictions that we impose on Millsdale and other roads in the CenterPoint area. He said he is confident that the Police Department can do that and we think we will be able to protect the residents in that manner.

Mr. Dominick Bowden of 406 Stockton in the Cedar Creek Subdivision stated he lives right off Millsdale Road and he knows it is .9 miles away, and that's correct, but if you actually look at where the warehouses are going to be and the noise there's going to be, they're about .3 miles away of just vacant land, so not only are we going to be hearing the trucks and the traffic and seeing the lights, we're going to have people going into the warehouse entrance that they're going to

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have on Millsdale.

The City Manager said there will be an entrance for non-truck traffic on Millsdale Road as you approach the Autobahn property.

Mr. Bowden said his concern is being able to leave his own neighborhood in the mornings to get to his own job when traffic is backed up. He said these are supposed to be their good neighbors, so why didn't anyone come to talk to us. He said everybody in their neighborhood has moved in within the past year, and none of this has ever been brought to them from the City or by CenterPoint, and they all agree that they would never have bought there if they had known about it.

COUNCILWOMAN QUILLMAN said she was under the impression that these folks knew about this a long time ago, so what can we do to help them.

The City Manager said Christine Austin, a resident of Cedar Creek, organized a meeting last Monday and invited him to attend, so she gets a lot of credit for bringing her neighbors together. He said this area was notified of the Plan Commission and the Land Use Committee meetings that were held on July 16<sup>th</sup> and 17<sup>th</sup>. He said they would not have been within our 300 foot radius for giving formal notice, but under the Land Use Committee's expanded notice suggestion we did notify them, so that was the first formal contact that the City would have had with the residents of Cedar Creek. He said when he talked to them last Monday, there were some other issues dealing with the subdivision that were raised, and he has spoken to the developer regarding completion of those.

The City Manager said as far as their distance from the CenterPoint property, the intermodal will be .9 of a mile away and the closest distribution center will probably be in excess of 1,000 feet from their subdivision. He said there's a large green space area located to the west of Brandon Road, east of the Union Pacific tracks, and the creek runs through there and that has been designated for preservation. He said we have tried to be responsive and it's through no fault of the residents that they weren't engaged earlier in this process, but once we found out that they wanted to be heard, we tried to create a forum for them.

Ms. Christine Austin, 404 Stockton Drive in the Cedar Creek Subdivision, said she just bought her house in March and she signed paperwork stating that pretty much everything around her was either residential or agriculture. She said she wished someone from the City or from Pasquinelli had let them know that that land was being sold back in March before she closed on her house, because she would never have bought a house out there. She said she doesn't want to live behind an industrial park and hear the noise. She said they are afraid their property values are going to go down; no one is going to buy out in that area. She invited the Council to come out and visit their subdivision, it's a nice subdivision and she hates to see it not develop because of an industrial park.

Mr. Al Gutierrez of 19544 Sharp Road said all of the property on the west side of Route 53 over to the tracks was already annexed into the City in 2005 for housing. He said before this zoning came up, that whole area was designed to be industrial parks but money talked and the City approved Pasquinelli coming, and then bigger money talked, and part of that property was rezoned for warehousing. He asked the City not to sell Cedar Creek Subdivision down the river when Pasquinelli decides to get money from a developer that wants to put warehousing there and now we've got a subdivision that no one is going to buy

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into and they're stranded. He said all the talk about new infrastructure has been about I-55 and Arsenal, and there hasn't been anything said about Route 53 and I-80. He said from Doris Avenue to the south side of I-80, both the north and southbound lanes are a mess. He said he knows that this will pass today, but he's asking the Council to get the infrastructure in order to take care of the traffic before they issue any permits.

Ms. Victoria Whitehead of 409 Stockton Drive in Cedar Creek Subdivision said she and her husband built a house and closed on it on December 19, 2007, but when they closed, no one told them that this project was coming. She said they received a letter in July telling them then, and they would never have built a house knowing that this project was coming. She asked about the closing off of Brandon Road and said she uses that to get to the west side. She asked if any improvements were going to be made to Route 53 and she asked about Millsdale Road.

The City Manager explained the alternative route to get to the Brandon Road bridge. He advised that Route 53 is a state route, and we will continue working with IDOT and we have monies set aside from private developers to improve the intersection at Laraway and Route 53. He said as Route 53 develops with businesses on either side, we'll continue working with those businesses to create turn lanes where appropriate. He said as far as resurfacing 53, that would be the responsibility of the State of Illinois through IDOT and we're going to do as much as we can with IDOT to make sure funding is available to help us with those improvements.

Mr. Dennis O'Connor of 26935 Route 53, Elwood, said when CenterPoint came to Elwood, it changed a lot of things out there. He said their land is located across the street from the project, and CenterPoint promised them that they would be good neighbors to them, and they're very happy to have them there. He said they had a good offer to move but they decided to stay, and he wanted to say that CenterPoint has lived up to everything they have promised and are excellent neighbors, and he encouraged the City to move forward with this project tonight.

Mr. Dwight Williams, 923 N. Center Street, representing the Black Contractors Association of Will County, said they are here this evening to encourage the approval of the CenterPoint project. He said they know that some businesses and some residences are directly affected, and they hope a fair and equitable agreement is reached between CenterPoint and the businesses and homeowners. He said they would also like to thank Mr. Neil Doyle of CenterPoint, Councilman Warren Dorris and Councilwoman Susie Barber for meeting with them and agreeing to include African-Americans in the economic development and growth of Will County. He said Councilman Dorris and Councilwoman Barber have agreed to set up a meeting with Three Rivers to discuss union labor. He said this is a project that will offer over 14,000 needed jobs, and offer the opportunity to encourage our youth to strive for a better future.

Ms. Mary Baskerville, 26955 S. Gougar Road, Manhattan, President of the Will County Environmental Network, said the network has advocated for the preservation of the historic woods in Section 29 of Joliet Township since 1989. She said they have widespread community support for green space north of Laraway to mitigate the effect of the rail hub and also to buffer the historic woods, including support from officials of Joliet Township, Laraway School Board, Rockdale, Will County and from the residents of Brandon Road. She said the

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network is requesting that environmental issues, quality of life issues and green space plans and agreements be reached. She said Joliet needs to lead the region, answer the questions and reach agreements before voting on a project this massive.

Father Ray Lescher of Sacred Heart Church, 337 S. Ottawa Street, said both he and Pastor George Kimbrough recently addressed the Mayor and Council and the message was the same, to make sure that competent and experienced local black construction workers and independent truckers, not necessarily all union workers, get a chance to work on this \$2 billion project. He said he is asking the Council to use its considerable clout with the developers to assure that these experienced, competent local workers have a chance to work also.

COUNCILMAN DORRIS asked CenterPoint CEO Mike Mullen and Executive Vice President Neil Doyle to step up to the podium. He said he has been meeting with Neil over the last few weeks talking about minority set aside and participation in the Laraway Road crossover work which is going to be immediate. He said we've got people right here in our City that we want to get involved and he's going to be that conduit to help make sure that happens. He said CenterPoint gave the City a commitment and it's in the document that there will be minority participation right from the beginning, beginning with these truckers. He said he wants a public statement today from CenterPoint that they are going to be committed to this process. He said he also wants to challenge all of the different unions here today to make sure that they get more local apprentices in their programs, and the only way to do that is to start recruiting out of the high schools and getting them through the training programs, so when there is an opportunity to do something like this, that the people are there and it's not a closed shop and everybody can participate.

Mr. Neil Doyle said everything Councilman Dorris said was pretty much verbatim from their conversations. He said Councilwoman Barber was also there and we met with the black contractors and have had subsequent conversations with Three Rivers. He said we also had a little deeper conversation about the internship program and exposing young men and women to what is a great industry, construction development, and he thinks as the next generation comes up, they're going to realize that this entire country needs to be rebuilt, and the sooner we expose them to it, the sooner they can focus their schooling on getting them where they need to be. He said he wants to say that to Councilman Dorris, Councilwoman Barber, the entire Council, and in front of his boss.

Mr. Mike Mullen said Councilman Dorris, yes sir.

COUNCILMAN DORRIS said alright then, that's good enough.

COUNCILMAN DORRIS said he also thought that there should have been more notification, especially to those residents of Cedar Creek Subdivision, and he wanted to make a commitment that the City is not going to walk away from these people and are going to make this work with as less pain as possible.

Mr. Wayne Horne, Western Avenue, said he thinks the CenterPoint proposal is a very positive one for the Joliet region and certainly offers many opportunities for the future. He said there have been many questions raised by this proposal that still need to be answered regarding such things as the infrastructure improvements which will provide safe and reliable access to the community and the surrounding communities without the gridlock already being experienced in

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the current phase with CenterPoint. He said the discussion and planning for this project has only been proceeding for about a year, which is a very short span of time for a project of this magnitude. He said it would seem that the City is in a very positive negotiating position to ensure certain results for our community for both our citizens and our infrastructure. He said he would like to raise an issue regarding the promise of jobs and the construction of this project certainly bodes well for the many union tradesmen in our area and there will be many guarantees concerning who gets those jobs. He said it is extremely important that all willing and able contractors and tradesmen be given an equal opportunity to benefit from the building of this project, however, that is not enough. He commented on the need for reliable and adequate PACE transportation to and from the job site to be provided consistently during the work week, including the weekends.

Ms. Patricia Nugent, 15431 W. Offner Road, Manhattan, said Sections 28 and 29 of Joliet Township were not included in the environmental assessment and she asked that grading of these sections not be allowed before the assessments are received and a public comment period offered. She also questioned the intermodal buffer plan in those sections and asked that the Karst topography and sinkholes be addressed in the geotechnical investigations before grading begins.

Ms. Jill Hernick of 740 W. Kent Avenue of Crete, Illinois said she was with the Will County Residents for Responsible Intermodal Development and her message is "get it in writing". She said they also had a commitment from CenterPoint to talk about the impact of the Crete intermodal, and they haven't had a meeting since July 2007. She said she's not here to speak against the development, it's going to bring good union jobs, but there are concerns that have to be addressed such as traffic, who's going to pay for the infrastructure, diesel pollution and long range ramifications.

State Representative Jack McGuire said he is in full support of this project because he thinks when opportunity knocks, Joliet should answer. He said there's going to be a lot of tax money coming into this County and to all the taxing districts. He said he thinks the question of union labor should be without question; if it isn't union labor we don't want it here, so he endorses the project.

The City Manager advised that concludes the list of speakers who have signed up for the public hearing.

COUNCILMAN GIARRANTE said he thinks it's kind if ironic that one of the speakers mentioned that the Herald News supports tabling this issue. He said we may not all agree, but at least we give the public the opportunity to speak; that same newspaper endorsed the moving of Silver Cross and Silver Cross made that decision without even having the decency to sit down with us before they made that decision.

COUNCILWOMAN QUILLMAN said she had one question about the jobs. She said in the packet it says the jobs that are going to be created are between 6,900 and 7,400, but there was a full page Herald News ad on Sunday that said it would be 14,800 plus jobs, so which is it, 14,800 or the 7,000.

Mr. Neil Doyle explained that the 14,800 figure is the total which is inclusive of union construction at 5,900 jobs.

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MAYOR SCHULTZ asked if there were any further comments, and being none, he closed the public hearing.

I-T INTERMODAL TERMINAL DISTRICT

- A. AN ORDINANCE Amending the Zoning Ordinance Establishing the I-T Intermodal Terminal District as recommended by the Plan Commission was presented and read. (#ZO-1-08)  
(Council Memo #902-08)  
(ORDINANCE NO. 16193)

CENTERPOINT INTERMODAL CENTER

A. Annexation of 5.08 Acres East of Brandon Road

1. A RESOLUTION Approving an Annexation Agreement for 5.08 Acres East of Brandon Road as recommended by the Plan Commission was presented and read. (#A-66-08/District #5)  
(Council Memo #903-08)  
(RESOLUTION NO. 6106)
2. AN ORDINANCE Approving the Annexation of 5.08 Acres East of Brandon Road as recommended by the Plan Commission was presented and read. (#A-66-08/District #5)  
(Council Memo #903-08)  
(ORDINANCE NO. 16194)
3. AN ORDINANCE Approving the Classification of 5.08 Acres East of Brandon Road to I-T Zoning as recommended by the Plan Commission was presented and read. (#A-66-08/District #5)  
(Council Memo #903-08)  
(ORDINANCE NO. 16195)

B. Annexation of 1.6 Acres East of Brandon Road

1. A RESOLUTION Approving an Annexation Agreement for 1.6 Acres East of Brandon Road as recommended by the Plan Commission was presented and read. (#A-67-08/District #5)  
(Council Memo #903-08)  
(RESOLUTION NO. 6106)
2. AN ORDINANCE Approving the Annexation of 1.6 Acres East of Brandon Road as recommended by the Plan Commission was presented and read. (#A-67-08/District #5)  
(Council Memo #903-08)  
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3. AN ORDINANCE Approving the Classification of 1.6 Acres East of Brandon Road to I-T Zoning as recommended by the Plan Commission was presented and read. (#A-67-08/District #5)

(Council Memo #903-08)  
(ORDINANCE NO. 16197)

C. Annexation of 0.75 Acres West of Brandon Road

1. A RESOLUTION Approving an Annexation Agreement for 0.75 Acres West of Brandon Road as recommended by the Plan Commission was presented and read. (#A-68-08/District #5)

(Council Memo #903-08)  
(RESOLUTION NO. 6106)

2. AN ORDINANCE Approving the Annexation of 0.75 Acres West of Brandon Road as recommended by the Plan Commission was presented and read. (#A-68-08/District #5)

(Council Memo #903-08)  
(ORDINANCE NO. 16198)

3. AN ORDINANCE Approving the Classification of 0.75 Acres West of Brandon Road to I-T Zoning as recommended by the Plan Commission was presented and read. (#A-68-08/District #5)

(Council Memo #903-08)  
(ORDINANCE NO. 16199)

D. Annexation of 48.61 Acres West of Brandon Road

1. A RESOLUTION Approving an Annexation Agreement for 48.61 Acres West of Brandon Road as recommended by the Plan Commission was presented and read. (#A-69-08/District #5)

(Council Memo #903-08)  
(RESOLUTION NO. 6106)

2. AN ORDINANCE Approving the Annexation of 48.61 Acres West of Brandon Road as recommended by the Plan Commission was presented and read. (#A-69-08/District #5)

(Council Memo #903-08)  
(ORDINANCE NO. 16200)

3. AN ORDINANCE Approving the Classification of 48.61 Acres West of Brandon Road to I-T Zoning as recommended by the Plan Commission was presented and read. (#A-69-08/District #5)

(Council Memo #903-08)  
(ORDINANCE NO. 16201)

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E. Annexation of 1.34 Acres West of Brandon Road

1. A RESOLUTION Approving an Annexation Agreement for 1.34 Acres West of Brandon Road as recommended by the Plan Commission was presented and read. (#A-70-08/District #5)  
(Council Memo #903-08)  
(RESOLUTION NO. 6106)
2. AN ORDINANCE Approving the Annexation of 1.34 Acres West of Brandon Road as recommended by the Plan Commission was presented and read. (#A-70-08/District #5)  
(Council Memo #903-08)  
(ORDINANCE NO. 16202)
3. AN ORDINANCE Approving the Classification of 1.34 Acres West of Brandon Road to I-T Zoning as recommended by the Plan Commission was presented and read. (#A-70-08/District #5)  
(Council Memo #903-08)  
(ORDINANCE NO. 16203)

F. Annexation of 78.19 Acres West of Brandon Road

1. A RESOLUTION Approving an Annexation Agreement for 78.19 Acres West of Brandon Road as recommended by the Plan Commission was presented and read. (#A-71-08/District #5)  
(Council Memo #903-08)  
(RESOLUTION NO. 6106)
2. AN ORDINANCE Approving the Annexation of 78.19 Acres West of Brandon Road as recommended by the Plan Commission was presented and read. (#A-71-08/District #5)  
(Council Memo #903-08)  
(ORDINANCE NO. 16204)
3. AN ORDINANCE Approving the Classification of 78.19 Acres West of Brandon Road to I-T Zoning as recommended by the Plan Commission was presented and read. (#A-71-08/District #5)  
(Council Memo #903-08)  
(ORDINANCE NO. 16205)

G. Annexation of 939.45 Acres South of Laraway Road and West of Brandon Road

1. A RESOLUTION Approving an Annexation Agreement for 939.45 Acres South of Laraway Road and West of Brandon Road as recommended by the Plan Commission was presented and read. (#A-72-08/District #5)  
(Council Memo #903-08)  
(RESOLUTION NO. 6106)

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2. AN ORDINANCE Approving the Annexation of 939.45 Acres South of Laraway Road and West of Brandon Road as recommended by the Plan Commission was presented and read. (#A-72 -08/District #5)  
(Council Memo #903-08)  
(ORDINANCE NO. 16206)
  3. AN ORDINANCE Approving the Classification of 939.45 Acres South of Laraway Road and West of Brandon Road to I-T Zoning as recommended by the Plan Commission was presented and read. (#A-72-08/District #5)  
(Council Memo #903-08)  
(ORDINANCE NO. 16207)
- H. Annexation of 431.25 Acres East of Patterson Road and West of the Chicago and Alton Railroad Right-of-Way
1. A RESOLUTION Approving an Annexation Agreement for 431.25 Acres East of Patterson Road and West of the Chicago and Alton Railroad Right-of-Way as recommended by the Plan Commission was presented and read. (#A-73-08/District #5)  
(Council Memo #903-08)  
(RESOLUTION NO. 6106)
  2. AN ORDINANCE Approving the Annexation of 431.25 Acres East of Patterson Road and West of the Chicago and Alton Railroad Right-of-Way as recommended by the Plan Commission was presented and read. (#A-73-08/District #5)  
(Council Memo #903-08)  
(ORDINANCE NO. 16208)
  3. AN ORDINANCE Approving the Classification of 431.25 Acres East of Patterson Road and West of the Chicago and Alton Railroad Right-of-Way to I-T Zoning as recommended by the Plan Commission was presented and read. (#A-73-08/District #5)  
(Council Memo #903-08)  
(ORDINANCE NO. 16209)
- I. Annexation of 20.28 Acres at the Southeast Corner of Millsdale Road and Patterson Road
1. A RESOLUTION Approving an Annexation Agreement for 20.28 Acres at the Southeast Corner of Millsdale Road and Patterson Road as recommended by the Plan Commission was presented and read. (#A-74-08/District #5)  
(Council Memo #903-08)  
(RESOLUTION NO. 6106)

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2. AN ORDINANCE Approving the Annexation of 20.28 Acres at the Southeast Corner of Millsdale Road and Patterson Road as recommended by the Plan Commission was presented and read. (#A-74-08/District #5)  
(Council Memo #903-08)  
(ORDINANCE NO. 16210)
  3. AN ORDINANCE Approving the Classification of 20.28 Acres at the Southeast Corner of Millsdale Road and Patterson Road to I-T Zoning as recommended by the Plan Commission was presented and read. (#A-74-08/District #5 )  
(Council Memo #903-08)  
(ORDINANCE NO. 16211)
- J. Annexation of 81.19 Acres at the Southwest Corner of Millsdale Road and Brandon Road
1. A RESOLUTION Approving an Annexation Agreement for 81.19 Acres at the Southwest Corner of Millsdale Road and Brandon Road as recommended by the Plan Commission was presented and read. (#A-75-08/District #5)  
(Council Memo #903-08)  
(RESOLUTION NO. 6106)
  2. AN ORDINANCE Approving the Annexation of 81.19 Acres at the Southwest Corner of Millsdale Road and Brandon Road as recommended by the Plan Commission was presented and read. (#A-75-08/District #5)  
(Council Memo #903-08)  
(ORDINANCE NO. 16212)
  3. AN ORDINANCE Approving the Classification of 81.19 Acres at the Southwest Corner of Millsdale Road and Brandon Road to I-T Zoning as recommended by the Plan Commission was presented and read. (#A-75-08/District #5)  
(Council Memo #903-08)  
(ORDINANCE NO. 16213)
- K. Annexation of 85.06 Acres East of Brandon Road and North of Noel Road
1. A RESOLUTION Approving an Annexation Agreement for 85.06 Acres East of Brandon Road and North of Noel Road as recommended by the Plan Commission was presented and read. (#A-76-08/District #5)  
(Council Memo #903-08)  
(RESOLUTION NO. 6106)

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2. AN ORDINANCE Approving the Annexation of 85.06 Acres East of Brandon Road and North of Noel Road as recommended by the Plan Commission was presented and read. (#A-76-08/District #5)  
(Council Memo #903-08)  
(ORDINANCE NO. 16214)
  3. AN ORDINANCE Approving the Classification of 85.06 Acres East of Brandon Road and North of Noel Road to I-T Zoning as recommended by the Plan Commission was presented and read. (#A-76-08/District #5)  
(Council Memo #903-08)  
(ORDINANCE NO. 16215)
- L. Annexation of 11.5 Acres South of Millsdale Road
1. A RESOLUTION Approving an Annexation Agreement for 11.5 Acres South of Millsdale Road as recommended by the Plan Commission was presented and read. (#A-77-08/District #5)  
(Council Memo #903-08)  
(RESOLUTION NO. 6106)
  2. AN ORDINANCE Approving the Annexation of 11.5 Acres South of Millsdale Road as recommended by the Plan Commission was presented and read. (#A-77-08/District #5)  
(Council Memo #903-08)  
(ORDINANCE NO. 16216)
  3. AN ORDINANCE Approving the Classification of 11.5 Acres South of Millsdale Road to I-T Zoning as recommended by the Plan Commission was presented and read. (#A-77-08/District #5)  
(Council Memo #903-08)  
(ORDINANCE NO. 16217)
- M. Annexation of 16.089 Acres South of Schweitzer Road
1. A RESOLUTION Approving an Annexation Agreement for 16.089 Acres South of Schweitzer Road as recommended by the Plan Commission was presented and read. (#A-78-08/District #5)  
(Council Memo #903-08)  
(RESOLUTION NO. 6106)
  2. AN ORDINANCE Approving the Annexation of 16.089 Acres South of Schweitzer Road as recommended by the Plan Commission was presented and read. (#A-78-08/District #5)  
(Council Memo #903-08)  
(ORDINANCE NO. 16218)

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3. AN ORDINANCE Approving the Classification of 16.089 Acres South of Schweitzer Road to I-T Zoning as recommended by the Plan Commission was presented and read. (#A-78-08/District #5)  
(Council Memo #903-08)  
(ORDINANCE NO. 16219)

N. Annexation of 85.63 Acres North of Millsdale Road

1. A RESOLUTION Approving an Annexation Agreement for 85.63 Acres North of Millsdale Road as recommended by the Plan Commission was presented and read. (#A-79-08/District #5)  
(Council Memo #903-08)  
(RESOLUTION NO. 6106)
2. AN ORDINANCE Approving the Annexation of 85.63 Acres North of Millsdale Road as recommended by the Plan Commission was presented and read. (#A-79-08/District #5)  
(Council Memo #903-08)  
(ORDINANCE NO. 16220)
3. AN ORDINANCE Approving the Classification of 85.63 Acres North of Millsdale Road to I-T Zoning as recommended by the Plan Commission was presented and read. (#A-79-08/District #5)  
(Council Memo #903-08)  
(ORDINANCE NO. 16221)

O. Annexation of 39.66 Acres West and North of Millsdale Road

1. A RESOLUTION Approving an Annexation Agreement for 39.66 Acres West and North of Millsdale Road as recommended by the Plan Commission was presented and read. (#A-80-08/District #5)  
(Council Memo #903-08)  
(RESOLUTION NO. 6106)
2. AN ORDINANCE Approving the Annexation of 39.66 Acres West and North of Millsdale Road as recommended by the Plan Commission was presented and read. (#A-80-08/District #5)  
(Council Memo #903-08)  
(ORDINANCE NO. 16222)
3. AN ORDINANCE Approving the Classification of 39.66 Acres West and North of Millsdale Road to I-T Zoning as recommended by the Plan Commission was presented and read. (#A-80-08/District #5)  
(Council Memo #903-08)  
(ORDINANCE NO. 16223)

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P. Annexation of 157.563 Acres East of Vetter Road and North of Millsdale Road

1. A RESOLUTION Approving an Annexation Agreement for 157.563 Acres East of Vetter Road and North of Millsdale Road as recommended by the Plan Commission was presented and read. (#A-81-08/District #5)  
(Council Memo #903-08)  
(RESOLUTION NO. 6106)
2. AN ORDINANCE Approving the Annexation of 157.563 Acres East of Vetter Road and North of Millsdale Road as recommended by the Plan Commission was presented and read. (#A-81-08/District #5)  
(Council Memo #903-08)  
(ORDINANCE NO. 16224)
3. AN ORDINANCE Approving the Classification of 157.563 Acres East of Vetter Road and North of Millsdale Road to I-T Zoning as recommended by the Plan Commission was presented and read. (#A-81-08/District #5)  
(Council Memo #903-08)  
(ORDINANCE NO. 16225)

Q. Annexation of 1.501 Acres North of Millsdale Road

1. A RESOLUTION Approving an Annexation Agreement for 1.501 Acres North of Millsdale Road as recommended by the Plan Commission was presented and read. (#A-82-08/District #5)  
(Council Memo #903-08)  
(RESOLUTION NO. 6106)
2. AN ORDINANCE Approving the Annexation of 1.501 Acres North of Millsdale Road as recommended by the Plan Commission was presented and read. (#A-82-08/District #5)  
(Council Memo #903-08)  
(ORDINANCE NO. 16226)
3. AN ORDINANCE Approving the Classification of 1.501 Acres North of Millsdale Road to I-T Zoning as recommended by the Plan Commission was presented and read. (#A-82-08/District #5)  
(Council Memo #903-08)  
(ORDINANCE NO. 16227)

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R. Annexation of 19.847 Acres South of Millsdale Road

1. A RESOLUTION Approving an Annexation Agreement for 19.847 Acres South of Millsdale Road as recommended by the Plan Commission was presented and read. (#A-83-08/District #5)  
(Council Memo #903-08)  
(RESOLUTION NO. 6106)
2. AN ORDINANCE Approving the Annexation of 19.847 Acres South of Millsdale Road as recommended by the Plan Commission was presented and read. (#A-83-08/District #5)  
(Council Memo #903-08)  
(ORDINANCE NO. 16228)
3. AN ORDINANCE Approving the Classification of 19.847 Acres South of Millsdale Road to I-T Zoning as recommended by the Plan Commission was presented and read. (#A-83-08/District #5)  
(Council Memo #903-08)  
(ORDINANCE NO. 16229)

S. Annexation of 59.533 Acres West of Noel Road

1. A RESOLUTION Approving an Annexation Agreement for 59.533 Acres West of Noel Road as recommended by the Plan Commission was presented and read. (#A-84-08/District #5)  
(Council Memo #903-08)  
(RESOLUTION NO. 6106)
2. AN ORDINANCE Approving the Annexation of 59.533 Acres West of Noel Road as recommended by the Plan Commission was presented and read. (#A-84-08/District #5)  
(Council Memo #903-08)  
(ORDINANCE NO. 16230)
3. AN ORDINANCE Approving the Classification of 59.533 Acres West of Noel Road to I-T Zoning as recommended by the Plan Commission was presented and read. (#A-84-08/District #5)  
(Council Memo #903-08)  
(ORDINANCE NO. 16231)

T. Annexation of 86.7 Acres North of Noel Road

1. A RESOLUTION Approving an Annexation Agreement for 86.7 Acres North of Noel Road as recommended by the Plan Commission was presented and read. (#A-85-08/District #5)  
(Council Memo #903-08)  
(RESOLUTION NO. 6106)

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2. AN ORDINANCE Approving the Annexation of 86.7 Acres North of Noel Road as recommended by the Plan Commission was presented and read. (#A-85-08/District #5)  
(Council Memo #903-08)  
(ORDINANCE NO. 16232)
3. AN ORDINANCE Approving the Classification of 86.7 Acres North of Noel Road to I-T Zoning as recommended by the Plan Commission was presented and read. (#A-85-08/District #5)  
(Council Memo #903-08)  
(ORDINANCE NO. 16233)

U. Annexation of 38.991 Acres West of Vetter Road

1. A RESOLUTION Approving an Annexation Agreement for 38.991 Acres West of Vetter Road as recommended by the Plan Commission was presented and read. (#A-86-08/District #5)  
(Council Memo #903-08)  
(RESOLUTION NO. 6106)
2. AN ORDINANCE Approving the Annexation of 38.991 Acres West of Vetter Road as recommended by the Plan Commission was presented and read. (#A-86-08/District #5)  
(Council Memo #903-08)  
(ORDINANCE NO. 16234)
3. AN ORDINANCE Approving the Classification of 38.991 Acres West of Vetter Road to I-T Zoning as recommended by the Plan Commission was presented and read. (#A-86-08/District #5)  
(Council Memo #903-08)  
(ORDINANCE NO. 16235)

V. Annexation of 138.044 Acres South of Schweitzer Road

1. A RESOLUTION Approving an Annexation Agreement for 138.044 Acres South of Schweitzer Road as recommended by the Plan Commission was presented and read. (#A-87-08/District #5)  
(Council Memo #903-08)  
(RESOLUTION NO. 6106)
2. AN ORDINANCE Approving the Annexation of 138.044 Acres South of Schweitzer Road as recommended by the Plan Commission was presented and read. (#A-87-08/District #5)  
(Council Memo #903-08)  
(ORDINANCE NO. 16236)

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3. AN ORDINANCE Approving the Classification of 138.044 Acres South of Schweitzer Road to I-T Zoning as recommended by the Plan Commission was presented and read. (#A-87-08/District #5)  
(Council Memo #903-08)  
(ORDINANCE NO. 16237)

W. Annexation of .5 Acres East of Vetter Road

1. A RESOLUTION Approving an Annexation Agreement for .5 Acres East of Vetter Road as recommended by the Plan Commission was presented and read. (#A-88-08/District #5)  
(Council Memo #903-08)  
(RESOLUTION NO. 6106)
2. AN ORDINANCE Approving the Annexation of .5 Acres East of Vetter Road as recommended by the Plan Commission was presented and read. (#A-88-08/District #5)  
(Council Memo #903-08)  
(ORDINANCE NO. 16238)
3. AN ORDINANCE Approving the Classification of .5 Acres East of Vetter Road to I-T Zoning as recommended by the Plan Commission was presented and read. (#A-88-08/District #5)  
(Council Memo #903-08)  
(ORDINANCE NO. 16239)

X. Annexation of .14 Acres East of Vetter Road and South of Schweitzer Road

1. A RESOLUTION Approving an Annexation Agreement for .14 Acres East of Vetter Road and South of Schweitzer Road as recommended by the Plan Commission was presented and read. (#A-89-08/District #5)  
(Council Memo #903-08)  
(RESOLUTION NO. 6106)
2. AN ORDINANCE Approving the Annexation of .14 Acres East of Vetter Road and South of Schweitzer Road as recommended by the Plan Commission was presented and read. (#A-89-08/District #5)  
(Council Memo #903-08)  
(ORDINANCE NO. 16240)
3. AN ORDINANCE Approving the Classification of .14 Acres East of Vetter Road and South of Schweitzer Road to I-T Zoning as recommended by the Plan Commission was presented and read. (#A-89-08/District #5)  
(Council Memo #903-08)  
(ORDINANCE NO. 16241)

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- Y. Annexation Agreement for 298 Acres South of Schweitzer Road (the "Northwest Zoning Parcel")
1. AN ORDINANCE Approving the Reclassification of the Northwest Zoning Parcel from R-2 and I-1 Zoning to I-T Zoning as recommended by the Plan Commission was presented and read. (#Z-7-08/District #5)  
(Council Memo #903-08)  
(ORDINANCE NO. 16242)
- Z. Annexation Agreement for 134 Acres East of Brandon Road (the "Southeast Zoning Parcel")
1. AN ORDINANCE Approving the Reclassification of the Southeast Zoning Parcel from R-4 and R-1B Zoning to I-T Zoning as recommended by the Plan Commission was presented and read. (#Z-8-08/District #5)  
(Council Memo #903-08)  
(ORDINANCE NO. 16243)
- AA. Annexation Agreement for 398 Acres Northwest, Northeast and Southeast of the Laraway Road and Brandon Road Intersection (the "North Zoning Parcel")
1. AN ORDINANCE Approving the Reclassification of the Northwest Zoning Parcel from I-1 Zoning to I-T Zoning as recommended by the Plan Commission was presented and read. (#Z-9-08/District #5)  
(Council Memo #903-08)  
(ORDINANCE NO. 16244)
- BB. Annexation Agreement for 118 Acres South of Millsdale Road from I-1 Zoning to I-2 Zoning (the "Southwest Zoning Parcel")
1. AN ORDINANCE Approving the Reclassification of the Northwest Zoning Parcel from I-1 Zoning to I-T Zoning as recommended by the Plan Commission was presented and read. (#Z-10-08/District #5)  
(Council Memo #903-08)  
(ORDINANCE NO. 16245)

COUNCILMAN DORRIS moved that said Resolutions and Ordinances be adopted and that the Mayor and Council approve the City Manager's recommendation to: 1) Amend the Zoning Ordinance to Establish the I-T Zoning District; 2) Approve the Annexation Agreement and Concept Plan for the project; 3) Annex the properties in the order listed on the Agenda; and 4) Zone the project site as an I-T (Intermodal Terminal District).

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Motion seconded by COUNCILMAN GIARRANTE.

Motion carried by the following vote:

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

NAYS: NONE.

ABSTAIN: COUNCILMAN BROPHY.

Prior to his vote, COUNCILMAN DORRIS said this has been difficult and a long time coming. he said there are some things in here that are really going to put the City of Joliet on another level and put some people to work who are sitting at home. He said he heard one person say tonight that the taxpayers are going to have to pay the bill, but if you aren't working, you aren't paying taxes, and we've got a lot of people around here not working, and this is going to give a lot of people an opportunity to work, so CenterPoint, we're going to hold your feet to the fire, but he votes aye.

Prior to his vote, COUNCILMAN GIARRANTE said when the Mayor appointed him liaison and we started meeting with CenterPoint over a year ago, we tried to anticipate some bumps in the road and he thinks we did a good job anticipating most of them, but any time you have a project like this, everyone is not going to be pleased. He said any time you work with the public, you're never going to please everybody, but he thinks this is a good project for the City of Joliet, and he votes aye.

Prior to her vote, COUNCILWOMAN QUILLMAN she has been toiling over this for the last two months. She said she has done a lot of research and met with many residents and went out to the property several times. She said this is a difficult decision to make, and there are still some questions left unanswered, however, she'd like to just assure the people that are the homeowners that we will not abandon you, we will be with you every step of the way and we'll work with CenterPoint to come to some amicable agreement. She said having said that, she has heard many good things about CenterPoint, but she has heard many bad things as well. She said one of them she heard tonight is that you are a good neighbor, and she would hope that you are a good neighbor and that you live up to that because Mr. White said earlier that you are a man of your word Mr. Mullen, and so when you say you're going to be in negotiations, she is going to hold you to that one as well.

COUNCILWOMAN QUILLMAN said she does have another question that wasn't addressed here this evening about charitable contributions. She said as a big corporation that's going to build a \$2 billion project in our community, what type of policy do you have in place for making charitable contributions to our community.

Mr. Mullen said we do business in a lot of communities; we've got 24 branded business parks in the state of Illinois/Wisconsin, and in each one of those communities, we try to invest somewhat randomly to our investment in that community. He said given the fact that this will be the largest investment in the history of the company, he will assure you that this will be the community where we will begin to make most of our charitable contributions.

COUNCILWOMAN QUILLMAN asked if he had a dollar amount in mind.

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Mr. Mullen said we get lots of requests from lots of different groups and he doesn't have the authority to make that decision himself. He said there is a Board of Directors at CenterPoint, but again, as he said, this is the only \$2 billion project that he's working on and it's the only \$2 billion project he has ever worked on, so he would say relative to their investment, this will become the focal point of their charitable giving going forward.

COUNCILWOMAN QUILLMAN said the biggest and Mr. Mullen said yes, the biggest.

COUNCILWOMAN QUILLMAN said OK and she will hold him to that and Mr. Mullen said yes, you can.

COUNCILWOMAN QUILLMAN said having said all that and having that clarified, it is very emotional for some people, it's emotional for her, but again, we do need these jobs and we need to put people back to work. She said for the greater good she has to support this project, and if anybody here tonight wants her card, she promises they can contact her at home because a lot of these folks have her home number and they can call her as well, and she will work hand in hand to help them as much as she can within her power. She said she knows this Council will back that as well because they have already, and she doesn't want to speak for anybody out of turn, but she is assuming we're all on the same page with that, and she just wants to say that she knows they're going to be a good neighbor, she has heard a lot of pros and cons, but we have to separate the good and the bad, and for the greater good, she is going to vote aye on this project.

Prior to his vote, COUNCILMAN SHETINA said everything has been said probably that ought to be said, but this is a very bittersweet situation for him. He said he has watched people's lives being disrupted, that's why we got involved in this thing in the beginning. He said he thought that the best venue for this to occur, and he believes it was going to occur whether the City got involved or not, was in the City of Joliet. He said we were warned about CenterPoint, but we've had good dealings with them. He said we were warned to get it in writing, and we did. He said he feels bad about the people in Cedar Creek. He said he thinks what we need to do is to try to buffer that as much as we can with some kind of decoration from the City that looks good and makes sense to kind of buffer the thing and try to make it a gated community of some sort. He said there's a lot of benefits and a lot of detraction that comes from this type of thing, and if you ever sit on a Council or sit on a school board and you have to make a decision, it's not that simple, people's lives are important to us too.

COUNCILMAN SHETINA said we had local people involved in all these processes, local planners, local engineers, local labor, local unions, other County Board people, Jackson Township people, elected officials, we've all spent the time that it takes to try to get a project that makes sense for all of us. He said it doesn't mitigate at all the fact that your lives are being disrupted and we all feel that and he is empathetic about it too. He said he can't change that, and some of you will probably stay and some will probably sell your property and go. He said we have done our job and we've done it to the best of our ability and tried to work the situation with the appraisal process, we got involved ourselves in that, we got 100% premium, and he looked at every appraisal. He said that doesn't mean you like what you're getting, but we made every attempt we could and looked at it from both sides. He said we can't do any better than that, and he hopes everyone is successful in their negotiation process. He said this is a bittersweet

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night for all of us and it disrupts a lot of lives; it also brings to us a lot of opportunity. He said he hopes two or three years from now we're all satisfied and happy with the project, and he'll vote aye also.

Prior to his vote, COUNCILMAN TURK said as has been said repeatedly up here tonight, the human factor is what makes it so difficult, however, we are up here to make the decision. He said he thinks Joliet has proven itself to be a good neighbor time and time again. He said he knows that when the racetrack came in, and he knows it's not as big of a project as CenterPoint is, not near as big, but when it went in there was a lot of apprehension, a lot of people who didn't live in the City but do live around the racetrack, and we met with the people out there as we did with the several meetings like we had here, in fact we even held a meeting where we approved that on a Sunday afternoon, it was that important to the City. He said the City is a good neighbor and has proven itself to be a good neighbor to the people around this project, and he thinks this is an essential project to the City of Joliet, and it's going to provide jobs and revenue to the various taxing bodies such as the Laraway School District, the largest beneficiary, that will receive somewhere between \$6 and \$7 million a year for the next 30 years, which is phenomenal. He said all in all it's a great project, it's going to put people to work, it's going to provide revenue for the taxing bodies, and it's been said before, we've proven that we will work with the people on the fringe and we'll be here if there's any concerns, and he votes aye.

Prior to his vote, COUNCILMAN UREMOVIC said he'd like to take this opportunity to compliment our new City Manager Tom Thanas about the great job he's done on this together with Jeff Plyman and staff and making this the most transparent process possible so everyone has all the information and details in front of them and he votes aye.

COUNCILMAN SHETINA thanked Mike Hansen for the work he put into this and the sensitivity he used with the homeowners and with us. He said Mike has been a man of his word, and it's been a difficult process, but he has done his job and we appreciate that.

Prior to her vote, COUNCILWOMAN BARBER said it is a big, big decision to make tonight and she takes a lot of the people's concerns to heart, but there are ups and downs in every facet of life and she thinks CenterPoint has been long overdue because we have so many people who haven't been working in so long and the union people have been hurting for a long time with no work, so she thinks that by sitting down and working together, we can all make this happen for all people in Joliet, so she votes aye.

Prior to his vote, COUNCILMAN BROPHY said regrettably our Corporation Counsel advised him that a vote on this issue would be both a common law violation as a conflict of interest as well as a violation of our ethics ordinance, so he will explain briefly, but he wants to maintain the confidentiality of the parties involved and the transactions. He said one of the affected property owners coincidentally made an offer on a home that happens to be listed by a partner of his at Dow Realty, so while there is some indirect but small benefit, it still remains a legal conflict, so for that purpose, he must abstain.

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Prior to his vote, MAYOR SCHULTZ said he is very happy sitting up here tonight listening that people want to come in to the City of Joliet, and we must have something if they want to move in here and be a part of our City, and he is happy for his friends in labor. He said he knows CenterPoint will honor their word and do what they say, and if not, we will see that they'll do what they said, and he wished everyone good luck, and he is glad to put some of his friends in labor back to work and he votes aye.

COUNCILMAN GIARRANTE moved that the Council adjourn at 8:55 p.m.

Motion seconded by COUNCILMAN BROPHY.

Motion carried by the following vote:

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

NAYS: NONE.

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ARTHUR SCHULTZ  
Mayor

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JANET K. TRAVEN  
City Clerk

Recorded on Tape