

***Proceedings of the Council of the City of Joliet, Illinois  
held on the 19<sup>th</sup> day of October, A.D. 2009***

PRE-COUNCIL MEETING of the Council of the City of Joliet, Illinois held on Monday, October 19, 2009 at 3:30 P.M. in the Council Chambers, Joliet Municipal Building, 150 W. Jefferson Street, Joliet, Illinois.

ROLL CALL

PRESENT: MAYOR ARTHUR SCHULTZ and DISTRICT 4 COUNCILWOMAN SUSIE A. BARBER, DISTRICT 2 COUNCILMAN TIMOTHY M. BROPHY, COUNCILMAN AT LARGE THOMAS C. GIARRANTE, COUNCILWOMAN AT LARGE JAN QUILLMAN, DISTRICT 1 COUNCILMAN JOSEPH R. SHETINA, COUNCILMAN AT LARGE MICHAEL F. TURK and DISTRICT 3 COUNCILMAN ANTHONY UREMOVIC.

ABSENT: DISTRICT 5 COUNCILMAN WARREN C. DORRIS.

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

1. Introduction of New Joliet Public Library Executive Director

The City Manager thanked Jim Johnston, retiring Executive Director of the Joliet Public Library, for his many years of service to the library and the residents of Joliet. He said we have seen the library grow, prosper and become one of the finest libraries in the United States through the hard work of Jim Johnston and his Board of Directors.

Mr. Johnston thanked the City Manager for the recognition and then introduced his replacement, John Spears, who was Manager of the 95<sup>th</sup> Street Branch Library of Naperville.

Mr. Spears said he is very excited to be assuming the leadership of the Joliet Public Library and said he has some large shoes to fill.

2. Presentation by Joliet Township High School District of Proposal to Convert Silver Cross Field for a Multi-Purpose Facility

The City Manager said about six weeks ago a concept plan was presented to the Mayor and Council for the improvement of Silver Cross Field for multi-use purposes for sports and other activities, and we thought it would be appropriate to have the School District make a presentation today and give an update on where they stand, knowing that we still have not made any final decisions at this point and that process is still on-going.

Dr. Paul Swanstrom, Superintendent of Joliet Township High School, began a PowerPoint presentation and stated they had plans for splitting the sports teams from Joliet West and Joliet Central and to have two equitable facilities. He said they have now split the teams but they have a facilities issue that they have to address. He said as they were looking for developing facilities for the Central Campus, they thought it might be possible to make some modifications to Silver Cross Field and use it to play football and other events.

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Dr. Swanstrom said their proposal is for some modifications to Silver Cross Field and if they are able to use it, they own most of the property in front of the school and they would like to increase the green space there. He said one of the important issues to them is to remove more and more of the urban feel of that high school campus and to remove as much asphalt as they can around the campus to increase the green space and how the campus looks. He explained how the overlay and the field itself would look and he reviewed the necessary modifications.

Dr. Swanstrom said this would be about a \$2 million investment by the Board of Education. He said what they are proposing is to provide a multi-purpose playing field with the latest turf technology. He said their plan is to reimburse the City of Joliet for any of the changes necessary to accommodate the football field and they would like to use Silver Cross Field as the home of the Joliet Central Steelmen for baseball, football and soccer. He said they would also like to participate in the selection of vendors, architects, construction management for the field and the reconfiguration.

Dr. Swanstrom said what they would request from the City is for the City to build and supervise the renovations and to be reimbursed by the School District for those costs. He said they would ask that the Joliet Central Steelmen be given priority scheduling for its athletic events. He said they know the field was built for the JackHammers so they don't anticipate interfering with that schedule at all, and they also know that the University of St. Francis plays baseball there and those schedules are already in existence, but they would like to work in their high school baseball games with those schedules whenever possible.

Dr. Swanstrom said they would like to recommend the creation of a scheduling oversight committee where they would get a chance to participate in the scheduling of that field along with other uses of the stadium. He said they are also requesting to share revenues from field users, advertising and so forth, that become possible because of this turf. He said when this turf is put in it is not as sensitive as natural grass and so all kinds of uses can be placed on that field from concerts to football, baseball, soccer games and other events so it creates the potential to use that field and that stadium much more frequently than it currently is and because of their investment they would ask that they could share it. He said the important part of that revenue is to create a sinking fund. He said the turf is warranted for about 10 years and we know we have to replace that probably in 10 years depending on the amount of wear, so the sinking fund would be established from some of the revenues that come in so when maintenance needs come along it is not a shock to any of us and funds are available. He said they would also request that their clubs be able to participate in the vending to the extent that the existing contracts allow. He said also because it is a public high school, no alcoholic beverages would be allowed during their games. He said they would also like to work with the City on creating the green space between Silver Cross Field and Joliet Central High School.

Dr. Swanstrom said in summary, they would like to create a new home for the Steelmen. He said they propose that the artificial turf be installed in the spring of 2011 and it's possible that if the JackHammers and the University of St. Francis were agreeable to perhaps start late, we could do the installation this spring of 2010. He said the City's assistance is necessary in giving JTHS access and vacating Eastern Avenue. He said he has received a copy of a letter from Director of Public Works Jim Trizna to the City Manager indicating some concerns about the vacation and he thinks they can address those concerns. He

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said their idea is not to close it off fully, they realize there is a fire station in that area and that Eastern Avenue is a main thoroughfare for emergency vehicles, so they want to look at maintaining that thoroughfare but perhaps pave it with stone pavers rather than asphalt. He said they also would need vacation of Van Buren Street. He said there would be no cost to the City for field improvements and they believe it would provide additional revenue sources for the City. He said there needs to be an intergovernmental agreement where the details can be hammered out and they have set November 16, 2009 as a deadline for that so if it's possible to do the installation in the spring, that can get done and we can take bids and schedule that work. He said members of the Board of Education are here today as well as some of their administrative staff and they would be happy to answer any questions.

COUNCILMAN GIARRANTE asked about locker room facilities.

Dr. Swanstrom said for the high school we are right across the street so rather than disturb any more of the structure or increasing the cost of renovation, their kids can go across the street for that.

COUNCILMAN GIARRANTE asked if anybody has looked into the portable pitching mound.

Dr. Swanstrom said they have been looking at that and have not received answers on how the Northern League and the IHSA will react to it.

COUNCILMAN GIARRANTE said he went to UIC and was really impressed with the field and said from 50 feet away no one would know it was artificial turf, it looked like grass, but his concern is the pitcher's mound.

MAYOR SCHULTZ asked if they know who the general contractor is.

Dr. Swanstrom said they have worked with Gilbane Building Company as a Construction Manager and they would like to continue to work with them, but in terms of who would do the work at this point, they don't have that.

COUNCILWOMAN QUILLMAN asked what exactly the School District is asking for when they say they want part of the concessions.

Dr. Swanstrom said they currently have agreements with the Chicagoland Speedway where their clubs can go and work their concessions and the clubs receive some revenue back in support of their activities. He said in addition to that, they would ask that some amount of revenue goes into that sinking fund to make sure that they can maintain that field when it needs to be maintained.

COUNCILWOMAN QUILLMAN asked if they have talked to the IHSA about this.

JTHS Athletic Director Chris Olson said he spoke with a representative at IHSA and they would not make any decisions until they knew that they needed to, so that's where they stand on it.

COUNCILWOMAN QUILLMAN said so in other words they wouldn't commit unless they had to.

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Dr. Swanstrom said he thinks they don't feel like they need to make a commitment until something happens. He said the contract actually is coming up next year because we're on a five year deal with them so it would probably be a re-bid situation and then they would make the judgment from the re-bid with the City.

COUNCILWOMAN QUILLMAN said that brings up another question, isn't there a new facility going up in Romeoville to accommodate special events such as IHSA so are they waiting for that to get done to renew a contract.

Mr. Olson said he doesn't know about the IHSA contacting them or anything. He said he thinks the artificial turf is an advantage because every year it's a nightmare anticipating what we're going to do if we have rain.

Director of Visitors Services Ben Benson said the bids for hosting the playoff games will be due in the spring. He said he has talked to the IHSA and they didn't have a concern about the outfield and the artificial turf, they even used the example that many professional fields have that ability and the drainage is a concern, but it's a positive concern. He said the only concern they had was about the pitcher's mound.

The City Manager said if everything else falls into place, he's assuming that we will find a way to have a regular pitcher's mound and during baseball season that should not be that big of a challenge. He said we know that's an issue that is important for everybody. He said we don't have that answer yet but we are working on it with the engineering staff that's handling it and we will work with IHSA. He said we'll need to bring this back to the Council to see if we want to re-bid for the privilege of hosting the playoff games and if so, we need to be able to sell it that we'll have a quality field. He said as Mr. Olson indicated, we have had some heavy rains during a couple of the early June weekends and have had some substantial delays and this will obviously help us out. He said he thinks the JackHammers are very much in favor of this because of cost savings and the ability to play when we've had some rain during the day.

The City Manager said with Aramark and the concessions, usually booster clubs will handle concessions for high school and he thinks they're looking to find a way to replace that revenue based on the model that is at the Chicagoland Speedway where they have charitable organizations and other organizations come in to staff the facility and then get a percentage of sales. He said we'll probably end up approaching Aramark or whoever has our contract with that type of an arrangement. He said he knows the booster club will still need revenue and we'll certainly work with them and he thinks Aramark will probably look for the free labor when it comes to that. He said he thinks we can work around that.

COUNCILMAN SHETINA said he wanted to comment that he is glad JTHS is here and he doesn't think there is anything here we can not work out. He said he thinks it's very positive and he has liked it from the start.

Dr. Swanstrom said if the Council is in agreement, they would ask for the Council's permission for the two administrative teams to work together to begin hammering out an intergovernmental agreement so that we get to some of the finer points.

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COUNCILMAN BROPHY asked what the budget is as drawn here.

Dr. Swanstrom said it's about \$2 million for the field work and he asked Assistant Superintendent for Business and Personnel Rich Pagliaro to explain.

Mr. Pagliaro said the field portion is about \$2.1 million and for the green space and Eastern Avenue we're adding approximately \$2.5 million so the project is around \$5 million at this point. He said the other piece that we're looking at to include in the green space is the possibility of introducing that same turf surface in a large portion of that so it could have other uses other than just a nice grassy area and that would add about another \$400,000 onto the project. He said as we move along and progress with this project we'll refine it more but we're looking at between \$5 and \$6 million at this point in total. He said that includes all engineering, architectural and construction fees too.

COUNCILMAN BROPHY asked if their Board has identified sources yet for this.

Mr. Pagliaro said no they haven't other than the use of a construction manager along with Wight as the architect. He said they feel they've used that system in the past and it's worked extremely well for them. He said Field Turf is probably one of the leading providers for the surface itself and as far as the excavation, more than likely they would use local contractors as they have in all their previous projects. He said they would anticipate the majority being local.

COUNCILMAN BROPHY said this is probably one of many alternatives being considered.

Mr. Pagliaro said this is actually one of two and if this doesn't work they have a backup plan which may actually be more costly and not quite as conducive.

COUNCILMAN BROPHY asked if that includes distance or land acquisition.

Mr. Pagliaro said it would include land acquisition.

COUNCILMAN BROPHY asked what's the price tag on that, double or more.

Dr. Swanstrom said we've not gone as deeply into that; we felt this was our first focus.

COUNCILMAN BROPHY said if it's a significant savings to the public that would be a key factor, but he'd like to know some details about what exactly we're doing before we invade the gem that we have there.

Dr. Swanstrom said our intention is not to take away from the gem at all and maybe even polish it up and have it be more useful. He said what people will see when they come to a baseball game will be a baseball field, it will not be a football field. He said we're not proposing any structural changes to that field other than pushing the left field wall back a little bit and taking the slope on the left side and terracing it and we think it will make it better instead of kids sliding down the hill. He said they intend to use the green space between the two areas as practice fields for the band, a half field that their football and soccer kids could practice on and then closer to the building create more of a park-like setting.

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COUNCILMAN UREMOVIC said in regards to the financing instrument, will the high school be taking out the bond.

The City Manager said we have talked quite a bit about the financing mechanism and there may be some City involvement with that with the contract with the School District. He said the primary reason for that is that we have some opportunities under the Recovery Act that gives us some very good interest rate opportunities with the City's involvement. He said it's something our finance people need to work on and bring back but it would not involve pledging the full faith and credit of the City of Joliet behind that bond. He said we do think it's a great opportunity to take advantage of what's out there.

Dr. Swanstrom said their intention is to make this absolutely cost neutral in terms of any modifications necessary for them to play football and so forth.

COUNCILWOMAN QUILLMAN asked where would the opposing team sit.

Dr. Swanstrom said there is not a bad seat anywhere in that stadium and one of the original thoughts was to put temporary seating on the east side and that's something that could be done, but it would create a need to build some additional protection and buy some additional stands. He said although it's not a standard football arena in terms of seating, he thinks it would be fine.

COUNCILWOMAN QUILLMAN asked Director of Public Works Jim Trizna his concerns about closing off Eastern and Van Buren even though we'll leave it open for emergency vehicles.

Mr. Trizna said he had a list of things. He said we did a streetscape on that street a few years ago and we would want those street lights back; we use those as parts. He said we have to keep easements out there for our utilities and we have to maintain the easements for that, but he's sure that wouldn't be an issue. He said a real big key is traffic patterns; 5,000 to 6,000 vehicles a day use Eastern Avenue right now and we'd want to see a traffic impact study from the consultant. He said it's probably going to put quite a bit of additional traffic on Collins Street to the east of the building and Cass Street which is very heavily impacted.

COUNCILWOMAN QUILLMAN asked how long would it take for a traffic study of that magnitude.

Mr. Trizna said he doesn't think it would take more than a few weeks to a month.

MAYOR SCHULTZ asked what the School District needs from the Council now.

Dr. Swanstrom said what we need is the Council's consent for the City's administrative team to move forward in developing the intergovernmental agreement. He said he will need to do the traffic studies and answer the other questions the Council has raised.

COUNCILMAN SHETINA moved that staff be authorized to move ahead with the project and work on an intergovernmental agreement with the School District.

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Motion seconded by COUNCILWOMAN QUILLMAN.

Motion carried by the following vote:

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

NAYS: NONE.

Prior to her vote, COUNCILWOMAN QUILLMAN said she just wants to make sure what the cost is going to be before we proceed any further but she will vote aye to explore that.

Prior to his vote, COUNCILMAN SHETINA said he thinks this is a great, positive thing for Joliet and a great way to use that facility. He said it's going to triple and quadruple the use of the facility and he votes aye.

3. Presentation by University of St. Francis of Economic Impact Study of USF's Presence in Joliet

The City Manager said the University recently had an economic impact study done and would like to present their findings to the Council. He said President Michael Vinciguerra and Ms. Nancy Pohlman are present from USF.

Dr. Vinciguerra said a lot of the impact the University has had on the City of Joliet is because the City has invested in them and supported them, and because of that he would like to show some of the return on that investment that the City receives. He said they distributed copies of the full independent economic impact study to the Mayor and Council which showed the impact from their educational programs and from the types of activities they are involved in including employment opportunities, quality of life, what they're doing in the Rialto Center campus and their heavy involvement in the community. He said many of the programs they offer are ones they choose to do because they are part of the need of the local community with a heavy investment in nursing, education and social work, so they do provide a workforce that's important and critical to raise the standard in the quality of life throughout the City.

Dr. Vinciguerra said they looked at the new monies that they bring in as a major contributor as well as the monies they retain by virtue of their presence. He said when they did the direct impact of students, they only looked at those students who come here from outside of Joliet and bring revenue in only because they are here, and 28% of the revenue received by USF in the direct revenue column actually comes from people who come from outside of Joliet itself. He said \$1 of every \$100 in personal income earned in the City of Joliet actually came from the USF community. He said USF also provides residential property taxes and sales taxes, and of the \$3.8 billion of earnings within the City of Joliet, USF produces \$38 million of that. He said most of their students come from Joliet and Will County, but in the greater Will County area, \$1 of every \$350 in personal income are the results of USF. He said they are looking at \$174 million that is actually added to the economy of Joliet and the Chicago area based upon their presence in the area.

Dr. Vinciguerra mentioned the CAPA area and said they have made improvements by adding parking to get cars off of the street. He also commented on their recent move to the Rialto building and their ongoing discussions with JTHS and the City Manager to see if they can become part of

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the Silver Cross Field proposal. He said they are going to be receiving a larger bus from PACE which has been named the "Saints Express" to take people from east to west and west to east. He said they are also seriously working to see if they can move their mass communications program to the Rialto and that would bring a lot more foot traffic downtown.

Dr. Vinciguerra then thanked the City for being a partner and said he hopes that everyone sees from this study that they are also a good partner with the City.

COUNCILMAN SHETINA said USF also brings intrinsic value to Joliet that can't be measured in dollars. He said he is very happy with their commitment to downtown, it has been a tremendous asset and it is already proving beneficial for the City.

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

4. Proclamation re: Congratulating Governors State University on their 40<sup>th</sup> Anniversary

COUNCILMAN BROPHY read a Proclamation issued by MAYOR SCHULTZ congratulating Governors State University on their 40<sup>th</sup> Anniversary and commending them for their commitment to educational excellence and service to the surrounding communities.

Mr. Tim Houlihan of Governors State University thanked the Mayor and Council for their recognition.

Deputy Liquor Commissioner Dan Campus then explained Council Memo #965-09 dealing with the Transfer of a Class "B" Liquor License at 1100 NE Frontage Road.

It was requested that this item be voted on today.

5. Transfer of a Class "B" Liquor License at 1100 NE Frontage Road  
(Council Memo #965-09)

A communication from the Liquor Commissioner regarding the application of 176 West, Inc. (Juan Guzman) d/b/a 176 West for the transfer of a Class "B" Liquor License at 1100 NE Frontage Road contained his recommendation that the transfer of this license is in the best interest of the City, and therefore, approval is recommended.

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

Motion seconded by COUNCILMAN TURK.

Motion carried by the following vote:

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

NAYS: NONE.

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The City Manager then explained Council Memo #909-09 dealing with the Annexation of 8.21 Acres at 40 Mills Road (Rendel's) and Council Memo #910-09 dealing with the Annexation of 4 Acres at 80 Mills Road (Spencer Lemenager). He said the Rendel's group has asked that this be tabled to November 17, 2009 to review some improvements the City has requested, and since these are adjacent properties, we thought we would have both of them tabled until then.

Attorney Mike Martin was present on behalf of the Lemenager petition.

The City Manager then explained Council Memo #913-09 dealing with the Reclassification of a Portion of 692 Theodore Street from R-3 to B-3 Zoning. He said this property is the site of the Bailey's Carpet business and has had two zoning designations since at least the development of the business. He said this would correct the technical zoning violation where a part of the building encroaches onto the R-3 portion of the property.

Attorney Edward Jarot was present on behalf of Bailey's Carpet, the petitioner.

It was requested that this item be voted on today.

6. AN ORDINANCE Approving the Reclassification of a Portion of 692 Theodore Street from R-3 to B-3 Zoning as recommended by the Plan Commission was presented and read. (#Z-2-09/Dist. #2)  
(Council Memo #913-09)

COUNCILMAN SHETINA moved that said Ordinance be adopted.

Motion seconded by COUNCILMAN GIARRANTE.

Motion carried by the following vote:

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

NAYS: NONE.

(ORDINANCE NO. 16539)

The City Manager then explained Council Memo #924-09 dealing with an Agreement with Cornerstone Services for the Conveyance of Neighborhood Stabilization Program Property at 326 Margaret Street for use as a single-family home.

Mr. James Hogan, President/CEO of Cornerstone Services, was present to respond to any questions.

It was requested that this item be voted on today.

7. A RESOLUTION Authorizing the Execution of an Agreement Between the City of Joliet and Cornerstone Services, Inc. for the Conveyance of Neighborhood Stabilization Program (NSP) Property at 326 Margaret Street was presented and read.  
(Council Memo #924-09)

COUNCILMAN SHETINA moved that said Resolution be adopted.

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Motion seconded by COUNCILMAN UREMOVIC.

Motion carried by the following vote:

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

NAYS: NONE.

(RESOLUTION NO. 6306)

The City Manager then explained Council Memo #926-09 dealing with the Conveyance of Property Located at 1400 Bronk Road to the Will County Forest Preserve District.

Mr. Larry Newton of the Will County Forest Preserve District was present to respond to any questions.

It was requested that this item be voted on today.

8. A RESOLUTION Authorizing the Conveyance of Property Located at 1400 Bronk Road to the Will County Forest Preserve District was presented and read.  
(Council Memo #926-09)

COUNCILMAN SHETINA moved that said Resolution be adopted.

Motion seconded by COUNCILMAN GIARRANTE.

Motion carried by the following vote:

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

NAYS: NONE.

(RESOLUTION NO. 6307)

The City Manager then explained Council Memo #918-09 dealing with a Special Use Permit to Allow Used Motor Vehicle Sales at 810 E. Cass Street.

Attorney Alexander Domanskis and the petitioner, Mr. Tomas Stasys, were present on behalf of the petition.

COUNCILMAN BROPHY asked if the tent space that is outside is for operable vehicles that are for sale or for employee parking.

Mr. Domanskis said they would be for both but most everything is going to be inside and almost everything is going to be exported to Lithuania.

COUNCILMAN BROPHY said the vehicles for sale will be in the showroom and not out on the street. He said the landscaped area in the front will not allow for cars. He said he read in the memo that they were parking cars for sale right up against the building somewhere and he didn't see how that would work. He said the memo also says he wants to sell vehicles to the general public.

Mr. Stasys said inside is a pretty decent size warehouse so he will be keeping cars inside so a client can look at a car inside the warehouse, but outside he will be storing just operable vehicles which will be ready to be shipped overseas.

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COUNCILMAN BROPHY asked if the City would have any responsibilities now with regard to the shipping going on to and from our boundaries with the Patriot Act considerations. He said these are things that will be packed in City of Joliet property for shipment overseas and he assumes coming back from overseas.

Mr. Stasys said we are not shipping directly from the yard, we are shipping this to the intermodal yard so that the sea containers are being loaded on the railway and then going to the port.

COUNCILMAN BROPHY asked those about coming in.

Mr. Stasys said he's picking up empty containers from the intermodal yard close to Joliet.

Mr. Domanskis said he makes the purchases at auctions and then brings them in.

The City Manager said this is probably a very good example on a small scale of the benefits that the intermodal facility will bring to the City of Joliet and we're hoping we see a lot more of this. He said this is a relocation of a business from Indiana and he thinks the presence of the intermodal facility will help attract business people like Mr. Stasys to Joliet.

COUNCILMAN BROPHY said we're glad Mr. Stasys is here and we want to make sure we're clear about what's displayed where and that the landscape plan is followed. He asked what time frame we have for paving the areas that are gravel.

Mr. Domanskis said as soon as they get a permit if they can do it this fall they would love to, if they can't they will do it as soon as they can in the spring.

COUNCILMAN BROPHY said he wants to know what's in the agreement.

Mr. Domanskis said at this point it simply just says it was conditioned upon getting approval from staff. He said they did meet and did resubmit this plan and made some changes and met with Public Works as late as this morning.

COUNCILWOMAN QUILLMAN said she would like to do some more investigating on this and table it for two weeks.

9. Ordinance re: Approving a Special Use Permit to Allow Used Motor Vehicle Sales at 810 E. Cass Street (#2009-55/Dist. #4)  
(Council Memo #918-09)

COUNCILWOMAN QUILLMAN moved that said petition be tabled to the November 3, 2009 Council meeting.

Motion seconded by COUNCILMAN SHETINA.

Motion carried by the following vote:

AYES: COUNCILMEN TURK, UREMOVIC, COUNCILWOMAN BARBER,  
COUNCILWOMAN QUILLMAN and COUNCILMAN SHETINA.

NAYS: COUNCILMEN BROPHY, GIARRANTE and MAYOR SCHULTZ.

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Prior to his vote, COUNCILMAN BROPHY said his questions were satisfied here today and he didn't want to raise the issue of delaying the gentleman's plans and he's sorry if that was the impression his fellow Council members got. He said he received reasonable answers to his questions so he doesn't have any reason to delay their business plans so he votes no on the table.

Prior to her vote, COUNCILWOMAN QUILLMAN said COUNCILMAN BROPHY's questions were answered, but something else came up that she wants to take a look at and it's going to take a couple of weeks to do that, so that's why she asked for the table.

The City Manager then explained Council Memo #920-09 Amending the Charitable Raffles Ordinance Increasing the Maximum Prize Value for a Class 4 raffle to \$250 million.

Mr. Derek Brenczewski, who had requested the amendment, was present.

COUNCILWOMAN QUILLMAN asked how this differs from the ordinance in place now.

The Corporation Counsel said this is a request made by the Charity Splits people so that they can attract larger, nationwide sponsors to some of the raffles that are being hosted at their website. He said apparently the City's current prize limit structure is too restrictive and there is one particular raffle idea that Derek Brenczewski can talk about that has a retail prize value that greatly exceeds the \$500,000 maximum amount that we currently have, and for that raffle to be hosted within the licensing authority of the City of Joliet, we need to amend the ordinance. He said he wants to emphasize that we're talking about some big numbers here. He said under State law, there has to be a surety bond in place so if anything goes wrong with the raffle there are insurance proceeds available to pay all claims. He said the amount of that bond has to be twice the total value of the prizes offered and to make sure that that bond is in place no matter what happens, especially with today's uncertain financial times, we have elevated the minimum rating that the insurance company will have to have for this type of bond. He said so now not only is a raffle bond necessary, but it can only be issued by the very best insurance companies that engage in surety work, so underrated insurance companies are not issuing bonds and perhaps leaving the public unprotected if there is a problem with the raffle.

COUNCILMAN BROPHY said if they were able to pull this off and there is \$250 million in prizes. what is the City's fee.

The Corporation Counsel said our fee is 1%.

COUNCILMAN BROPHY said so that's \$2.5 million.

COUNCILMAN GIARRANTE said the Finance Committee is going to review this again and the City Manager said it is on the agenda for today's meeting.

The City Manager then explained Council Memo #936-09 dealing with the Purchase of Anti-Icing/Deicing Fluids for Snow Removal Operations which will be reviewed by the Public Service Committee tomorrow. He said a representative from SNI Solutions is present today if there are any questions on the product. He said they have come up with a product that may help us with the fight against

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snow and ice and one of the products is Geomelt which is an additive that will make the use of salt more effective. He said there are two different kinds of products that we'll be testing and Roadways Engineer Mike Eulitz and Public Works Director Jim Trizna have researched this and talked to other towns who are using the product and they are confident that a cost savings will come the City's way by introducing these products into the fight against ice and snow.

Mr. Trizna said currently we add calcium chloride to our rock salt to lower it's effective temperature when it's very, very cold. He said we're looking at other materials that some towns have been using for a while and it's basically a form of beet juice, and this material lowers the freezing point down to minus 20 and minus 30 when it is added to rock salt. He said it will actually help reduce the amount of rock salt we will need when this material is added to it and he explained the two ways it will be tested. He said even though we'll be paying a little bit more for the product, the overall rock salt we would use would be less. He said we envision somewhere around a 10% to 12% reduction in rock salt purchases. He said we have to make sure our guys reduce the amount they put down and we'll work on that this winter. He said it's better for the environment and obviously calcium chloride is very detrimental to the environment because it goes into the rivers and requires more oxygen. He said the State of Minnesota is using this now as well as some other states. He said we don't just want to dive into this full throttle, we'd like to experiment, but everyone we have talked to has been very satisfied with it.

Mr. Dan Freeman of SNI Solutions explained how the process works and said they have sold large quantities of product for the past 7 years to numerous counties in Illinois. He said they have determined that they were saving them at least a 20% reduction in the rock salt cost. He said it's a pretty unique product and it's simply just mixing sugar beet molasses with rock salt.

COUNCILMAN BROPHY asked Mr. Trizna what they spent on rock salt last year.

Mr. Trizna said almost \$1 million.

COUNCILWOMAN QUILLMAN said wasn't that partly because the contractor that we originally contracted with didn't provide the salt and we had to go elsewhere.

The City Manager said there was a shortage and we had an exceptionally tough winter last year, but even with a regular winter this still helps us save money.

COUNCILWOMAN QUILLMAN asked if we ever got our money back from that contractor.

The City Manager said we have filed a suit against them.

The City Manager said this will be on the Public Service Committee agenda tomorrow morning if anyone has any other questions.

The City Manager then explained Council Memo #917-09 dealing with a Special Use Permit to Allow a Used Car Sales Business in an I-1 District at 501-509 E. Washington Street.

Mr. Eric Chavez was present on behalf of the petition.

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It was requested that this item be voted on today.

10. An ORDINANCE Approving a Special Use Permit to Allow a Used Car Sales Lot Located at 501-509 E. Washington Street as recommended by the Zoning Board of Appeals subject to the nine conditions contained in the Council Memo was presented and read. (#2009-41/Dist. #5)  
(Council Memo #917-09)

COUNCILMAN GIARRANTE moved that said Ordinance be adopted as recommended.

Motion seconded by COUNCILMAN TURK.

Motion carried by the following vote:

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

NAYS: NONE.

(ORDINANCE NO. 16540)

The City Manager then explained Council Memo #914-09 dealing with Repealing a Variation of Use to Allow the Continuation of an Existing Two-Unit at 1268 Cora Street due to the failure of the owner to pave the driveway apron.

Mr. Dan Campus stated Mr. Francisco Sanchez, who is the petitioner, has asked him to interpret for him. He said Mr. Sanchez has said that the parking area has been paved.

The City Manager said tomorrow staff will confirm whether it has been done and if everything else is in order we'll be asking for this to be removed from the agenda.

COUNCILWOMAN QUILLMAN asked if it was a matter of financing because it was supposed to be done and wasn't done.

Mr. Campus said Mr. Sanchez said it's not a matter of financing, it's the matter that it's already done. He said it was supposed to be done in 2007 and it was done in 2007.

The City Manager then explained Council Memo #919-09 dealing with a Special Use Permit to Allow Limited Truck Sales at 22901 W. Mound Road.

Mr. Scott Beckman, the petitioner, was present to respond to questions.

COUNCILMAN UREMOVIC said this is the area that was filled in and annexed to the City.

Mr. Beckman said yes.

COUNCILMAN UREMOVIC asked if all of the improvements were made that were supposed to be made and checked out. He said there was supposed to be paving.

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Director of Community and Economic Development Jim Haller stated Mr. Beckman ended up taking a lot of fill from D Construction and we had granted him a two year period for all of that fill to settle. He said Mr. Beckman was not going to do any of the improvements during that two year time frame because he rightfully didn't want to put a parking lot in or storm detention or any of those things in and have everything settle on him. He said so what we had granted him was two years and he thinks he's a year into the two years now.

COUNCILMAN UREMOVIC said he doesn't remember seeing two years in the ordinance.

Mr. Haller said it was in there and COUNCILMAN UREMOVIC asked for a copy of that.

COUNCILMAN UREMOVIC said the two years are about up.

Mr. Haller said he thinks he has one more year left and he said he would check.

COUNCILMAN UREMOVIC asked for a copy of the old ordinance so we could find out.

The City Manager said we'll do a site visit tomorrow morning and report back and compare it with what was approved previously and make sure everything is in order.

COUNCILMAN SHETINA said he went out and looked at this today and he supported this gentleman against the wishes of COUNCILMAN UREMOVIC and COUNCILWOMAN QUILLMAN at the time of the vote. He said in his opinion he's done a good job with it but everyone should take a look at it. He said he does want to know what he's going to do with the landscaping. He said on the eastern boundary of the property where the trees are there's a road going in and he asked if those are Mr. Beckman's trees.

Mr. Beckman said they are not his trees.

COUNCILMAN SHETINA asked Mr. Beckman what he is going to do with the landscaping in the front.

Mr. Beckman said in front of his existing building it's difficult because trucks come in and out of that building so he would be up for any negotiation, but he does bring trucks in and out of there.

COUNCILMAN SHETINA said he's looked at USF Holland across the street and they have a beautiful berm and they did it as part of their package when they bought the land. He said something needs to be done with the frontage on there to make it look more attractive and he doesn't know what Mr. Beckman has agreed to with the staff. He asked Mr. Haller if he knows what they agreed to.

Mr. Haller said we had a landscaping plan that was attached to the old ordinance. He said Mr. Beckman has the desire as part of his business to buy and sell tractors and trailers. He said what Mr. Beckman explained at the ZBA meeting was that a lot of times he's updating his fleet with newer equipment and then he sells the older stuff off to other truckers in the area, and unfortunately the State of Illinois is making him get a dealer's license for him to do that. He said

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he's only talking about 4 semi-trucks a year so we're not talking about a large business.

COUNCILMAN SHETINA said he's done a good job there and he's done what he needs to do about leveling off the land, but the front looks terrible.

Mr. Haller said he was going to get to all of that after the two year period and everything is settled.

COUNCILMAN BROPHY asked to see the old Council Memo.

Mr. Haller said he'll have staff pull that for the Council for tomorrow night.

Mr. Beckman said his ultimate plan is to tear the current building down and the red farm building down and build a new structure. He said right now he has probably put \$60,000 to \$70,000 in in the last two years and with the way the economy is right now, it's difficult for him to go ahead and spend \$200,000 on asphaltting the whole facility. He said to go in and put money in or to change the landscaping in front of there, it's going to be difficult for him to get in and out of that building with a truck to work on and any new structure is going to be back farther with more landscaping.

COUNCILMAN UREMOVIC said there was supposed to be landscaping and asphalt on the fill part and not all of that is completed yet to the best of his knowledge.

Mr. Haller said no, our expectation was none of it was going to be completed until the fill settled.

COUNCILMAN SHETINA said but there is an agreement for landscaping at the terminal.

Mr. Haller said he's almost certain there is one but he'll be a lot more comfortable answering that tomorrow.

#### 11. 2010 Budget Review Meeting Schedule

The City Manager proposed the following schedule for the Council to review the proposed 2010 Budget:

Monday, Nov. 16, 2009 – Following the 3:30 p.m. Pre-Council meeting  
Monday, Nov. 23, 2009 – 4:00 p.m.  
Monday, Nov. 30, 2009 – Following the 3:30 p.m. Pre-Council meeting  
Monday, Dec. 7, 2009 – 4:00 p.m.

The City Manager said the public hearing on the proposed tax levy could be held at the December 1, 2009 Council meeting and final action on the tax levy and 2010 Budget could be taken at the December 15, 2009 Council meeting.

There were no objections to the schedule.

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

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The City Manager advised there was a need for a closed session to discuss pending litigation, land acquisition, personnel and collective bargaining.

COUNCILWOMAN BARBER moved that the Mayor and Council recess to closed session at 5:35 p.m. to discuss pending litigation, land acquisition, personnel and collective bargaining after which the meeting will be adjourned.

Motion seconded by COUNCILMAN GIARRANTE.

Motion carried by the following vote:

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

NAYS: NONE.

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ARTHUR SCHULTZ  
Mayor

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JANET K. TRAVEN  
City Clerk

Recorded on Tape