

***Proceedings of the Council of the City of Joliet, Illinois
held on the 15th day of June, A.D. 2009***

PRE-COUNCIL MEETING of the Council of the City of Joliet, Illinois held on Monday, June 15, 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 5 COUNCILMAN WARREN C. DORRIS, COUNCILMAN AT LARGE THOMAS C. GIARRANTE and COUNCILWOMAN AT LARGE JAN QUILLMAN.

ABSENT: DISTRICT 2 COUNCILMAN TIMOTHY M. BROPHY, DISTRICT 1 COUNCILMAN JOSEPH R. SHETINA, COUNCILMAN AT LARGE MICHAEL F. TURK and DISTRICT 3 COUNCILMAN ANTHONY UREMOVIC.

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

Mr. Garland Gant announced the upcoming opening of his new store, Gjis Sweet Shoppe, at 81 N. Chicago Street, featuring gourmet popcorn and ice cream. He presented a tin of popcorn to the Mayor and Council.

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.

The City Manager explained Council Memo #538-09 dealing with Awarding a Contract for Professional and Consulting Services for the Joliet Regional Multimodal Transportation Center Facility Plan to VOA Associates, Inc. at a fee not to exceed \$125,000. He then explained Council Memo #561-09 dealing with Change Order No. 1 in the amount of \$17,575 on behalf of VOA Associates, Inc. for the Joliet City Center Development Plan.

The City Manager explained Council Memo #513-09 dealing with a Special Use Permit to Allow a Child Day Care Center at the Joliet Township High School District Administration Building at 300 Caterpillar Drive.

Mr. John Sears, representing the Mary Sears Children's Academy, was present on behalf of the petition.

COUNCILMAN GIARRANTE said condos are immediately to the north of this and he asked what kind of buffer there is.

The City Manager said there is no fence, landscaping or berming. He said there is a retention facility that is part of the homeowners association of Fairview Estates Unit II and there has been some discussion to put some kind of barrier there so the residents who back up to the parking lot won't see the cars. He said that's not part of this agreement but he has raised the issue with the School District and it's something we can continue to work on.

COUNCILMAN GIARRANTE asked if there is going to be a fence around the playground back there to keep the kids away from the retention pond.

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The City Manager said the fence will be on the south side of the building and will be an aluminum wrought iron fence.

Director of Community and Economic Development James Haller said the playground will be on the McDonough Street side and there is quite a bit of setback in the front yard so it's going to be tucked up close to the building and there is sufficient room for them to do that.

COUNCILWOMAN QUILLMAN asked if the Homeowners Association for Fairview is aware of this because there is nobody here from that organization.

Mr. Haller said he doesn't think they're threatened by any of this because the building is pretty far away from them. He said there is the parking lot and a storm detention pond and Fairview has their own storm detention pond. He said the residents were notified and we didn't have any complaints by any of the homeowners and had no opposition.

COUNCILWOMAN QUILLMAN asked if this is in conjunction with the school or is this separate from the school.

Mr. Sears said they are leasing it from the school and it is separate. He said it is open to everyone, not just school district employees.

The City Manager then explained Council Memo #514-09 dealing with a Special Use Permit to Allow a Private Vehicle Service and Repair Facility in an Existing Commercial Structure at 557 N. Scott Street.

Attorney Bruce Zumstein was present on behalf of the petition.

COUNCILMAN GIARRANTE asked if they are purchasing the parking lot that is across the alley.

Mr. Zumstein said no, they are staying south of the fence line and it will be all enclosed; everything will be inside the building itself.

COUNCILWOMAN QUILLMAN asked if we could review this in a year just to make sure everything is going as scheduled.

The City Manager said we will add that as a condition if it's not in there already. He said we do have a provision that authorizes a review if there is a public nuisance that's created on the property, but we can have a standard one-year review added to it.

The City Manager then explained Council Memo #515-09 dealing with a Variation of Use to Allow the Continuation of an Auto Repair Facility at 1311 Collins Street.

Attorney Zumstein was present on behalf of the petition.

1. Joliet Buccaneers Football Team

Ms. Sandra Geib-Ingram, CEO, and Michael Ingram, President of the Joliet Buccaneers, said the Joliet Buccaneers Minor League Football organization is a state registered, not for profit organization based in the Will County area and offers individuals an opportunity to play competitive football after their high school

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or college careers. He said they have been in existence for 5 years. He said their season starts in late June and ends in early October. He said in 2007 the Buccaneers were the Eastern Conference Champions of their league. He then presented the Mayor with his own jersey.

COUNCILMAN GIARRANTE asked how many teams are in the league.

Mr. Ingram said they have approximately 12 teams in the league that covers four states including Indiana, Michigan, Wisconsin and Illinois. He said they play an 8 game regular season and it is a very good time for a lot of young men between the ages of 18 and 30.

The City Manager then explained Council Memo #512-09 dealing with the Reclassification of 406 N. Nicholson street from R-2 to R-3 Zoning. He said staff has concurred with the findings of the Zoning Board of Appeals and is recommending that the property not be rezoned.

Attorney Robert Krockey and Joseph Able, a planning consultant, were present on behalf of the owner, James Matzuka.

Mr. Krockey said he would like to say a few things before the Council makes its final decision. He said the City has never up zoned the property before and in Mr. Haller's words "is not a reason not to give them what they have requested". He said the character of this neighborhood is taken from the University which is located less than a block away and he would like to point out that the University of St. Francis is a substantial property holder in the neighborhood. He said he thinks three properties are single family residences and he doesn't think that the University purchased those properties at the price that they did beginning in 2004 to maintain them as single family residences, they believe that what the college wants to do is probably build either a parking lot, a dormitory or both on this property. He said there are more non-single family residential uses in this area than there are single-family residential uses, particularly on this block. He said they don't feel that there is any reason legally to not grant their request.

COUNCILMAN TURK arrived at the meeting during the discussion.

COUNCILMAN GIARRANTE asked if all of the violations have been corrected.

Mr. Krockey said he thinks the problem is that Mr. Matzuka has had a lot of trouble getting a building permit to do anything with regard to this property as long as he has petitioned to have the property rezoned. He said he has been denied permits on some things he wanted to do.

COUNCILWOMAN QUILLMAN asked why Mr. Matzuka isn't here today.

Mr. Krockey said Mr. Matzuka is at his residence in Hawaii and they are here to represent him.

Mr. Joseph Able said in reviewing the LaSalle factors used to evaluate a request to rezone property, he thinks the most important is the character of the area and existing land uses in the surrounding area. He said there are only two parcels zoned single family on the block; everything else on the block is zoned and used for either two flats or three flats and the extreme northern property is an eight unit structure. He said to the south and across the street all of the properties that touch the property are also zoned for other than single family and when you turn

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the corners you can see no single family whatsoever. He said from 1897 through 2006 it has always been used as a two family structure and there are two gas meters attached to the house that have been there for quite some time.

Mr. Able then commented on the comprehensive plans for this area. He said somewhere along the line when the property went into foreclosure, it was lumped together with some other downzonings and was changed from two family to single family which created only the second structure in the entire length of the block that is zoned single family. He commented on the new Near West Side Neighborhood Plan and asked what the City has planned for this area. He said for the entire block directly across from the campus, the plan shows multiple family housing and parking and it doesn't seem to him that it makes any sense to put a single family home in a block of two, three and eight structure uses and across from what is going to be a future multiple family and major parking area for the university. He said from a planning standpoint it certainly seems that a two-unit building would be more appropriate in a block that only has one other single family use and will be across the street from a major expansion of the dominant land use in this area which is the college.

The City Manager then explained Council Memo #511-09 dealing with the Preliminary and Final Plat of Pucel's Resubdivision which would allow for the sale and possible future construction of a single family home on Lot 2 of the subject site. He said the proposed Lot 1 of the resubdivision is approximately 7,503 sq. ft. and is developed with an existing single family home at 1117 Frederick Street; the proposed Lot 2 is approximately 7,842 sq. ft. and is currently undeveloped. He said he did receive an e-mail from COUNCILMAN BROPHY who has some concerns and reservations about this request.

Mr. Mike Rogina of Rogina and Associates was present on behalf of the petition.

Ms. Mary Ann Decman of 1123 Frederick Street said she has lived there for 56 years and her concern is she has never gotten water in her basement and they're going to put a small house on the lot and she's going to get water in her finished basement. She said most of the homes are brick ranch homes on two lots and now this is going to stick out like a sore thumb if the lot is 60' wide and you're going to put a little house on it.

Ms. June Decman of 23812 W. Mill Street said her issue is the narrow lot, it would change the lay of the land in the neighborhood and most of them are two lots already with numerous trees on that lot. She said this would change the aesthetics of the neighborhood.

Ms. Nancy Lipe of 1120 N. May Street said she lives directly behind this property and her concern is they have never had a water problem before and if they put a small house in there, she's going to start getting water. She said to cut those beautiful trees down that have been there for over 50 years would be a shame. She said if they build a house there is no room for a garage and are they going to be parking on the street.

COUNCILMAN TURK said this would be a 62 ft. lot and he asked what size the other lots in the area are.

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Mr. Mike Rogina stated the existing three lots were about 120' wide. He said the current structure on Lot 1 fits with setbacks on a 60' wide lot. He said they have a right hand driveway and rear garage so the existing structure has two garage spaces and two other spaces in front of their garage. He said the existing house on Lot 1 is consistent with a 60' lot width. He said they requested at the Zoning Board hearing a modification of the front yard setbacks to make any possible new structure on Lot 2 fit in with the character of the neighborhood.

COUNCILMAN TURK asked what square footage size house could fit on that lot.

Mr. Rogina said currently the vacant lot is 7,800 sq. ft. and R-2 Zoning requirements allow a total of 20 feet of side yard setbacks. He said there would be a two story structure built on the lot that would be similar to the houses in the neighborhood, but as of this time the petitioner has not submitted any product and short term has no current plans.

COUNCILWOMAN QUILLMAN said so we have no idea what this house is going to look like.

Mr. Rogina said that's correct; there has been no architecture.

COUNCILWOMAN QUILLMAN asked if he is selling his home in addition to this lot.

Mr. Rogina said Mr. Pucel is representing his parents in this issue who are the current residents on Lot 1; he is not the land owner.

COUNCILWOMAN QUILLMAN said but they own Lot 2 also.

Mr. Rogina said that's correct.

COUNCILWOMAN QUILLMAN said now that they're selling it they want to sell them separately, is that correct.

Mr. Haller said at the time of application they told staff that they were going to put the house up for sale and separately put the lot up for sale, and if they could sell them separately that would be fine, and if somebody wanted to buy the existing house with the adjoining lot they would consider that as well. He said the realtor that was representing them thought they could sell the two lots easier if they were subdivided than if they did it as one package.

COUNCILMAN DORRIS asked if we could vote on this today.

The Corporation Counsel said this is not a public hearing so the matter can be voted on today. He said he didn't know if the owner intended to be here tomorrow night.

COUNCILWOMAN QUILLMAN asked the City Manager to elaborate on Councilman Brophy's reservations.

The City Manager said he thinks the Councilman was opposed to it but he did not get any of the reasoning, it was just a short e-mail that indicated he was opposed to this Council Memo.

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Mr. Rogina requested that the vote be held tomorrow as the petitioner may want to contact Councilman Brophy to address any concerns he may have.

COUNCILMAN DORRIS said there is no plan of what's going to go on this lot, what the house is going to look like and if it's going to change the character of the neighborhood. He said unless there's a move to table he's ready to vote on this today.

The City Manager said the Plan Commission recommended with a 4 to 2 vote to approve and we are concurring in the Plan Commission's recommendation to approve the subdivision. He said it's actually a situation where we're taking three lots, consolidating them and creating basically one stand-alone lot. He said whoever would come in with plans for that would have to conform with all of our regulations and if there was any request for a variance it would have to go before the ZBA for a public hearing and the residents would be notified. He said this does happen on occasion where some of the undersized City lots we currently have get consolidated and there is an attempt to try to package them so a vacant lot could be created that conforms with our regulations.

COUNCILMAN DORRIS asked the City Manager if he thinks this would fit into the character of the neighborhood.

The City Manager said the single family lot would fit into the character of the neighborhood because they're all single family in that area. He said the question is what's going to go on there and it would have to be a house that would be similar in size to the homes that are there and most of the time the market will dictate that. He said we've seen this in other areas and it seems to work. He said if the Council would like to hold off on this we could table it until the next meeting and talk to Mr. Pucel and see what his plans are.

2. Ordinance re: Approving the Preliminary Plat of Pucel's Resubdivision (#P-5-09/Dist. #2)
(Council Memo #511-09)
3. Ordinance re: Approving the Final Plat of Pucel's Resubdivision (#FP-3-09/Dist. #2)
(Council Memo #511-09)

COUNCILMAN DORRIS moved that said items be tabled to the City Council meeting to be held on July 7, 2009.

Motion seconded by COUNCILMAN GIARRANTE.

Motion carried by the following vote:

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

NAYS: NONE.

The City Manager then explained Council Memo #537-09 Awarding a Professional Services Contract to Ceridian for a Human Resources/Payroll Latitude system. He said we believe with this contract through Ceridian we'll see a considerable savings, not only in time and efficiency, but also in expenses. He said the system will be much more efficient than the manual time carding we currently do and we'll probably cut down on errors that have been estimated to

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be from 1% to 5% which could save us about \$83,000 with just a 1% savings. He said it will also have a considerable amount of labor savings.

Mr. Jim Kasnicka of Ceridian was present to respond to questions.

COUNCILMAN GIARRANTE stated the memo says "Ceridian has proposed the following cost estimates". He asked if this is not a hard number.

The City Manager said it is a hard number, it is not an estimate. He said it is a hard number that can be adjusted based on the number of employees. He said there will be a unit price for each employee so it is an estimate but it's based on an actual number of 1,180 so we'll be able to calculate a hard number.

COUNCILMAN GIARRANTE asked if the cost goes down if the number of employees goes down.

The City Manager said yes it does. He said this matter was reviewed by the Communication and Technology Committee last week who voted in favor of the proposal.

COUNCILWOMAN BARBER gave a brief report on the Committee meeting and the payroll system and stated that the Committee has recommended approval of this contract.

COUNCILWOMAN QUILLMAN said after looking at the City of Joliet's current process is she correct in saying that when our current contracts expire with the health insurance, that we'll be bringing that in-house or will we still have a middleman.

The City Manager said that's actually a separate issue. He said this just deals with getting paychecks to our employees and the library employees.

COUNCILWOMAN QUILLMAN said she saw Blue Cross/Blue Shield mentioned in the memo and that's why she was wondering.

The City Manager said there is a lot of interaction that the payroll system has with the various vendors that deal with us, whether it's deferred comp or flexible spending and those types of things where money is taken out of our checks, and he believes that was the interaction that was being discussed. He said as far as the issue with the broker for the health insurance package, that is something we're currently reviewing and we'll be bringing a recommendation back to the Council when our contract with our current provider expires at the end of September.

COUNCILWOMAN QUILLMAN asked if this company could handle that if we chose to do that.

The City Manager said no, this company basically handles payroll systems, it doesn't really handle the negotiations with Blue Cross/Blue Shield or anything to do with our health insurance.

COUNCILMAN TURK said so this won't be done on premises.

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The City Manager said there will still be a lot of work done here. He explained the entry of work hours by each department and said in the Police and Fire Departments it's a pretty big job as they have 200 to 300 employees, and there is a lot of interaction and a lot of overtime and shift changes. He said we will still have some of that input by each of the departments but all of the processing and storage of the information will be off premise. He said there are two different locations where there is an actual hard drive that contains the information so if there is a problem with one location there is a backup to it. He said many municipalities go with an outside provider and what's nice about this is it provides us with a lot of cost savings. He said it is a six month process to get this transformed to Ceridian but once that's done there will be some cost savings in personnel expenses also.

COUNCILMAN TURK said he assumes this will require everyone to go on direct deposit.

The City Manager said we have not made that as a mandate yet. He said we would certainly like to see 100% compliance with that because it will save us a lot of money and the expense of getting actual hard checks out. He said we have about 85% compliance now and we'll keep working with the remaining 15% and see if we can get close to 100%.

COUNCILWOMAN QUILLMAN said she wanted to address the health issue again. She said she is looking at the page of Ceridian's Solutions included with the Council Memo and if she is reading this correctly, they can manage that, and she asked if she is incorrect in that statement.

Mr. Kasnicka said we actually manage the changes in demographic data and flow that over to the health care provider. He said Ceridian is not an actual insurance company but we will provide that data to Blue Cross/Blue Shield.

Human Resources Department Generalist Terry Rodriguez said what happens now when we have a new employee, we have to data entry their information three times, and Ceridian would provide the link that's going to capture all of that.

COUNCILWOMAN QUILLMAN said so Ceridian couldn't manage claim forms or anything like that and Ms. Rodriguez said no.

It was requested that this item be voted on today.

4. Request Authorization to Award a Professional Services Contract with Ceridian for a Human Resources/Payroll System
(Council Memo #537-09)

A report on three proposals received for the above contract was accompanied by a recommendation from the City Manager that the Mayor and Council award the contract to Ceridian for a Human Resources/Payroll Latitude System in the amount of \$72,419.00 for 2009, \$178,643.40 for year 2010 and \$178,643.40 for year 2011, with a 3% increase for 2012 and 2013.

COUNCILMAN GIARRANTE moved that the recommendation of the City Manager be concurred in.

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Motion seconded by COUNCILMAN DORRIS.

Motion carried by the following vote:

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

NAYS: NONE.

Director of Management and Budget Ken Mihelich then explained Council Memo #499-09 dealing with Receipt of the 2008 Comprehensive Annual Financial Report (Audit) and Council Memo #500-09 dealing with Receipt of the 2008 Annual Treasurer's Report.

Mr. Ed Marso of the accounting firm Wermer, Rogers, Doran and Ruzon was also present.

Mr. Mihelich said the Comprehensive Annual Financial Report (CAFR) is done every year and includes the City of Joliet operations as well as the library, Rialto and the museum. He said for the tenth year the City has received an unqualified opinion which means when the auditors went through the financial statements they had no material objections. He said with regard to the fixed asset reporting we took about a month longer than last year because we did the report in-house and saved \$10,000 in expenses. He said the audit reflects the decrease in revenues and the decrease in net assets we've talked about over the last several months. He said we're also seeing many more liabilities due to things like OPEB (other post employment benefits) which are long term liabilities for retiree health care and other benefits. He said we also will be applying for the GFOA Certificate of Achievement for the tenth year. He said the audit will also be on the City's website after it is received by the Council.

The City Manager thanked the team from Wermer, Rogers and said they do a great job helping us manage our finances along with our Accounting Department. He said we do encourage our residents to look at this on-line.

Mr. Mihelich said the Annual Treasurer's Report, which will also be placed on-line, is a report that provides information on all of the collections broken out for the entire year. payments by fund and by vendor, the employee payroll and any refunds issued.

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

5. Citizens to be Heard

a. Robert Webb re: Constitutional Abuses

Mr. Webb withdrew his request to speak.

The City Manager advised there was no need for a closed session.

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COUNCILMAN DORRIS moved that the meeting adjourn at 4:50 p.m.

Motion seconded by COUNCILMAN GIARRANTE.

Motion carried by the following vote:

AYES: COUNCILMAN GIARRANTE, COUNCILWOMAN QUILLMAN,
COUNCILMAN TURK, COUNCILWOMAN BARBER, COUNCILMAN
DORRIS and MAYOR SCHULTZ.

NAYS: NONE.

ARTHUR SCHULTZ
Mayor

JANET K. TRAVEN
City Clerk

Recorded on Tape