

## COUNCIL- MANAGER FORM

***Proceedings of the Council of the City of Joliet, Illinois  
held on the 16<sup>th</sup> day of August, A.D. 2010***

PRE-COUNCIL MEETING of the Council of the City of Joliet, Illinois held on Monday, August 16, 2010 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, 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.

1. Presentation of Preliminary Plans for Aunt Martha's Health Care Facility Project on the Silver Cross Hospital Campus

The City Manager stated Aunt Martha's wanted to give the City Council a preview of the preliminary plans for this project which will first be reviewed by the Plan Commission and then will come back to the Council for approval. He said that there is stimulus package money involved and they would like to get the structure built. He said there is no action requested of the Council today, this is strictly informational.

Mr. Bob Richardson, Chief Administrative Officer for Aunt Martha's, introduced Franca Liburdi of Aunt Martha's and Mr. Dave Mikos of Anderson Mikos Architects. He said that they are here to present preliminary plans for a community health center that they are looking to build on the campus of Silver Cross Hospital and as the City Manager stated, they received approximately \$6 million to build a center that will provide medical, dental and behavioral health services. He said the building will be approximately 22,000 sq. ft. but they are still working out those details. He said that the land has been donated by Silver Cross Hospital and they would like to have the clinic in place before the end of 2011.

Mr. Richardson continued that Aunt Martha's has been an organization in the south part of Chicago for about 38 years and they provide about 60 different programs that involve health care, residential services and also education. He asked Ms. Franca Liburdi to give a brief explanation of what some of the services are that have been offered in the Joliet area.

Ms. Franca Liburdi stated that she has been involved in the Joliet community for the last 27 years and in those years, Aunt Martha's has provided a variety of different services within the community such as juvenile delinquency prevention and working with the Department of Children and Family Services and runaway and homeless youth in the area. She said they also provide other services such as housing advocacy and life skills training for youth that have been involved with the Department of Children and Family Services and the juvenile correction center. She said Aunt Martha's is very excited about receiving the money and

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opening up a community health center to further serve the youth and their families.

Mr. Dave Mikos, President and CEO of Anderson Mikos Architects, stated he is very excited about bringing this project to the community. He said they want to create a facility that provides a safe haven for children, families and anyone that comes on the campus. He said not only will this be a safe haven in terms of security and wellness and health, but a social environment as well, a community center and conference area that the community and community groups can use. He said it will also be a learning resource to teach kids about energy conservation and recycling so they will be going for LEED Certification and their goal is to be the first healthcare provider in Joliet to have LEED Gold Certification. He said they will be innovative with fresh indoor and outdoor air and natural lighting. He said the site is on the Silver Cross Hospital campus and is across the street from the hospital that is an employee parking lot right now. He said half the lot is paved and the other half is dirt, and the part that is dirt is not in the City and they are planning on annexing those lots. He said that it is very important to have visibility from Eagle Street and they are very concerned about site access for both the patients, staff and carpool vans and would like to work with the City on having RTA establish a bus stop in front of their location since approximately half of their patients come via public transportation. He said they would like to utilize the existing parking lot and possibly install solar power lighting, enhance the existing storm water detention and also work with ComEd to remove the power lines and put them all underground. He said on part of the area that currently is all stone, they are going to create a green space with a natural path, benches and other exercise and educational tools and they are trying to be respectful to the residential area.

COUNCILMAN SHETINA asked if a needs assessment had been performed that said that Joliet should be the spot for this facility. He said he would like to know what the typical day is and where the clients come from.

Mr. Richardson responded that it is an outpatient clinic that would typically operate from 8 a.m. to 5 p.m., and some days it may remain open until 7 p.m. or so. He said they would also be open on the weekends depending on the volume of people. He said that the clients come from the surrounding community who have been using the existing Silver Cross Hospital Emergency Department for primary care. He said Aunt Martha's did a very detailed analysis with Silver Cross Hospital that they had to present to receive the grant and he could provide that information to the Council. He said they presented their analysis to Washington, D.C. and a consultant was sent to verify the data. He said the majority of the people are coming from the Northeast side of Joliet, basically where the hospital is currently.

COUNCILMAN SHETINA asked if this facility would take the place of the Emergency Room but in a different building.

Mr. Richardson said it is his understanding that the current facility is looking to be sold to the Veterans Administration which is why they would be building a new facility. He said Aunt Martha's does not do emergency care; this would be for primary care that is currently going to the Emergency Department and doesn't need to be.

COUNCILMAN BROPHY asked for a brief update on the history of Aunt Martha's in Joliet and what the square footage will be for the facility.

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Mr. Richardson stated that the building will have 24,000 sq. ft. and will be two story.

Ms. Liburdi stated that Aunt Martha's has been involved in the Joliet community for 27 years and started out in Joliet working with the United Way of Will County and receiving funds to provide counseling services as a gang prevention program. She said after that Aunt Martha's continued to receive funding from the State of Illinois as well as federal funds in working with runaway and homeless youth and youth and families involved with the Department of Children and Family Services. She said their Board of Directors has three members from Will County and they are a 501(c)(3) organization.

COUNCILMAN GIARRANTE stated that there are a lot of Joliet people out of work and he hopes they will be using local tradespeople to build the facility.

The City Manager stated that this project will be on the September Plan Commission agenda and staff has been working on the storm water and road issues. He said the Council should see this again at a meeting in October and he did have a discussion with them about using as many local contractors and Joliet residents as they can to work on the project, and they have been very cooperative.

COUNCILWOMAN QUILLMAN asked when Aunt Martha's plans on breaking ground and how long the project would take to complete.

Mr. Richardson responded that they would like to break ground in November and it will take one year to complete.

Mr. Mike Carruthers, President of the Joliet Black Chamber of Commerce, asked if there was anything set aside for minority participation in the project.

The City Manager stated that he did have a conversation with them regarding using local contractors, local labor and also being inclusive as far as looking for local minority owned business to be involved with the project.

Mr. Richardson said they will be using contractors that are WBE (woman business enterprises) and MBE (minority business enterprises) certified and are also making a pledge to try and hire as many local contractors as possible.

2. Presentation of Concept Plan for the JJC Downtown  
Campus Expansion and Renovation Project

Mr. Bob Wunderlich, Chairman of the Joliet Junior College Board of Trustees, thanked the Mayor, Council and staff for giving JJC the opportunity to show them the plans for the City Center Campus. He stated that since the 1980's the college has been committed to providing educational opportunities in downtown Joliet at the City Center Campus. He said as part of the college's current Master Plan they have planned for renovation and expansion of the campus which includes the current downtown programs in Adult Education, Workforce, GED and ESL services and also will move its renowned Culinary and Hospitality programs to this location. He said they appreciate the City's willingness to work with the college on this venture and to see Joliet Junior College as an important part of the City's own master planning efforts. He said by supporting this project the City will help the college create new learning opportunities for their students and residents as well as bringing students into downtown to support businesses

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and the community. He said the JJC Board has not decided on a final concept plan but are excited to share the options with the City Council.

JJC President Dr. Gena Proulx stated that the last time she came before the City Council, on May 3<sup>rd</sup>, it was to discuss the plans for addressing the deteriorating conditions of the old Sheraton Building at the City Center Campus. She said since October 2009 they have been in discussions with the City Manager on how to make the project work and she would like to thank the Council on behalf of the Board of Trustee, faculty and staff for their partnering support in purchasing the White Store space. She said that location has been of interest to the college since it is contiguous with the Renaissance Center and allows for a potential connection to that facility which the college plans to update internally. She said previous to the White Store being on the market, as part of the Master Plan process, the college had anticipated having to relocate the current City Center operations to temporary space, and relocation in a new facility built on the White Store site will save the college an estimated \$1.1 million in relocation costs in addition to the potential lost revenue due to the interruption in services to the workforce clients and adult students. She said the college's current plan is to build on the White Store site, relocate all of the services and programs in the Sheraton building to the new building and then relocate the Culinary and Hospitality programs to the new site which will allow JJC to tear down the Sheraton building and create a parking lot.

Dr. Proulx said that the City Center Campus currently houses the college's Community and Economic Development Programs and the Adult Basic Education and GED Programs, and in addition the college leases space to the Workforce Services of Will County, the Three Rivers Education for Employment Systems and the Education to Careers Program. She said in the fall of 2009 the City Center Campus had approximately 482 students enrolled, and with the property at 235 N. Chicago Street, the college will be able to expand that enrollment number by relocating the Culinary and Hospitality Management Programs from the main campus to the new site. She said that in the fall of 2009 these two programs enrolled 749 students and with the move to the City Center they anticipate an increase in these programs by approximately 300 students, bringing an increased number of students to the City of Joliet.

Dr. Proulx stated that the college has a very exciting project planned and are working with the Mortensen Development team to review the conceptual plan. She said the JJC Board has yet to vote on the final design so what will be shown to the Council are concepts of what it might be. She stated that in addition to the programs that are currently or will be relocated to the City Center Campus, there will also be amenities added to accommodate the needs of the students including a learning resources center, a computer laboratory, computer kiosks, a science lab, fitness area and a casual eating area. She said the City Center Campus will be partially funded with \$15 million that was part of the \$89 million referendum that was passed on the November 2008 ballot, and the college will have to pursue additional dollars from other sources for the project which is projected to cost \$42 million. She said the college, like the City of Joliet, want a facility that fits in on Chicago Street and because of the need for parking they are envisioning one building on one site instead of two buildings on two separate sites which may have to be completed in two phases pending Capital Funding from the State that may not be received by the college until 2012.

Dr. Proulx continued that the college would also like to tie the project into the Renaissance Center which will also be receiving an internal facelift, focusing on upgrading restroom facilities, enhancing the technology capabilities and the

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support areas for the campus such as a boardroom, wine tasting room, kitchen upgrades, hotel front desk and a demonstration hotel room suite for student practicum. She said the college is committed to having academic programming drive the new campus center site. She said that the White Store building can not meet their square footage needs and faculty and staff have projected that 43,000 sq. ft. will be needed to accommodate the current functions at the City Center. She said in addition to that, the Culinary and Hospitality programs will need an additional 40,000 sq. ft. and this does not include the amenities such as the learning center and the laboratories. She said in all they are looking at a building as large as 150,000 sq. ft.

Mr. Dominick Demonica of Demonica Kemper Architects stated that one of the things that became very important to the team as they began to look at how the building was going to work in the downtown City Center area was to understand what the long term needs of Joliet were going to be, and the best way to determine that was by the City's Master Plan that was recently developed. He said the facility is located in the heart of the City Center area and the Transportation Center and Court House Complex anchors the South part of the City Center area and the Will County Offices anchor the North end of the City Center, and it is important that the Chicago Street access be developed as a main thoroughfare that connects the downtown City Center space as identified in the Master Plan and that is something the developers want to be cognizant of as they develop the facility and how it fits in. He said the Master Plan also develops an East/West corridor along Webster Street and the proposed site is not only accessible off of Chicago Street but at the crossroads of the main center of the City Center space. He said the White Store space has a lot of opportunity for connectivity to the Renaissance Center and this is where the main access of Chicago Street and Webster Street is so it is right at the corner. He said one of the things that became apparent early on was that the White Store is approximately 40,000 sq. ft. of area and the overall size of the building is scheduled to be around 150,000 sq. ft., so if the college were to reuse the existing White Store and build next to it, the building would be 16 stories tall, long and slender and not feasible to the programs that would have to fit into the space. He said as a result they came up with three different concepts for the Council and college to review.

Mr. Demonica showed each of the concepts and said the college has not made any selection on what the completed building will look like. He said the primary issues that are consistent with all of the concepts are trying to create some very active spaces on the lower levels and do something special at this busy intersection in the City Center. He said another issue is trying to create transparency throughout the building and these concepts are very contemporary because there will be very exciting and forward thinking programs happening inside of the building. He said they are trying to be respectful of what is happening around the building but at the same time trying to move forward with the college and show off the building to attract students and community members with the architecture.

COUNCILMAN SHETINA asked how the Renaissance Center building would contrast with the concepts.

Mr. Demonica said that the existing building is a stucco, buff colored building that has a lot of potential to blend in with the facility depending on how the stone is used.

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COUNCILMAN SHETINA asked how they could get a little more tradition or something that reflects Joliet more with respect to the façade. He said it is kind of a shock; the concepts are exciting and he would love to see it happen but he is looking for something that would fit in with the environment better.

Mr. Demonica stated that they have started to study more traditional concepts and those concepts may not be able to reflect what is happening inside the building. He said the tried and true facilities are more solid facilities which could be any type of building from an office building to condominiums. He said the challenge is how to create a facility that says what the facility is and still blend in with the architecture around it.

COUNCILMAN UREMOVIC stated that all the concepts are exceptional and he thinks it would be a tremendous addition to downtown. He asked how this fits with the strategic plan for the Chicago Street corridor.

The City Manager stated that one of the main focuses in the downtown plan is trying to bring people here and plans in the past have looked good and kept with tradition, but really haven't brought people to the downtown. He said they will be introducing a thousand new students to the downtown and their buying power will help the City accomplish its goals of revitalizing the business community in downtown Joliet and also may help jumpstart a residential opportunity downtown. He said when he saw the presentation last week, he was a little shocked also because he had anticipated a very traditional stone or brick type of facility, but once he heard the presentation from Mr. Demonica it does make sense. He said there was an article in the Tribune that discussed the Chicago skyline with respect to buildings like this and how it really does fit in with the old and to have one concept throughout the entire downtown without some diversity really doesn't bring in the individualism that needs to be brought in. He said when Dr. Proulx said that she wants to make this the beacon for downtown, this truly does and it is going to bring students to downtown as opposed to a traditional, older style looking building. He said he knows there is an issue on that but that is not being decided on today, they are just looking for a go ahead to proceed with the closing on the property since the City helped facilitate that sale and the sellers are ready to sell and there is a contractual obligation to complete that. He said today they are just looking for the green light to close on the property and to continue working with the Joliet Junior College development team and there is a historic preservation issue and he knows this is a shock for the Historic Preservation Commission. He said he has spoken with the Commission members and they were concerned about this issue before the concept plans were unveiled, but it is an issue where they need time to work on it and if the building is going to be demolished, there are opportunities in preserving the history and Dr. Proulx and her team have indicated they would be willing to help with the preservation as far as the history and documenting that properly and reusing some of the materials. He said he thinks this is a very exciting project that probably finally gets the downtown revitalized and gives confidence to other people to invest in downtown Joliet.

COUNCILMAN UREMOVIC said he would like to make a motion that JJC be allowed to move forward and close on the property.

COUNCILMAN BROPHY stated that he is excited about the plans and would encourage them to move forward on the plan in general, but specifically what is neat about this, in most cities, what has been preserved stands out because of what is around it, not because it blends in with everything else. He said they have come a long way in understanding what is valuable in preserving and they

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know what they should preserve and why and the stories behind them, and going forward he thinks the City could certainly blend in some modern structures to the character of downtown because as the City Manager mentioned, twenty year plans have gone by and have not provided an incentive to commercial residents and tenants in numbers that would change what is happening downtown. He said he thinks such an investment with such a marquee and such a great organization behind it is a good idea to deviate from the old look and he supports it.

COUNCILWOMAN QUILLMAN stated she thinks the whole idea is a shot in the arm to the City, however, the front façade on the White Store is made of white porcelain which was a certain process that had to be done in the 1800s and she would challenge the architects to preserve that façade and somehow incorporate that into the new building so that the old is worked in with the new and part of the history is preserved and could maybe be put on the outside of the building with a plaque or something. She said she thinks that may be more palatable than destroying the entire building and she doesn't know how the Preservation Commission feels about that, but that is her suggestion.

Mr. Demonica responded that that is certainly something they can explore and what he should have said at the beginning is that these are very early conceptual drawings and images and if the building ends up looking like any of the concepts he would be surprised. He said that the final building may be close but the concepts are not even based on final square footage and they are going through that process now. He said there is a lot of opportunity to look at the possibility of incorporating materials on the outside and inside of the facility and they have started to have conversations with the college about ways to potentially create a component of the building that would discuss the history of the site.

COUNCILWOMAN QUILLMAN stated that the concern she has, the City had a beautiful Court House that was torn down and the building that replaced it does not serve its purpose and does not fit in with the makeup of the rest of downtown. She said she understands moving forward, but little by little Joliet is disappearing and there is practically nothing left of old Joliet. She said she would like to see some part of the building preserved and worked into the concept building.

Mr. Demonica stated that they can certainly look at that.

COUNCILMAN DORRIS asked if COUNCILMAN UREMOVIC'S motion includes the purchase of the White Store.

COUNCILMAN UREMOVIC stated that he thinks the City Manager was asking for that to move forward with the purchase and to close out the contract.

COUNCILMAN DORRIS requested that the Council recess for a brief closed session to discuss land acquisition.

COUNCILMAN DORRIS moved that the Council recess to closed session at 4:35 p.m. to discuss land acquisition after which the meeting will reconvene.

Motion seconded by COUNCILMAN SHETINA.

Motion carried by the following vote:

AYES: COUNCILWOMAN BARBER, COUNCILMEN BROPHY, DORRIS,  
GIARRANTE, COUNCILWOMAN QUILLMAN, COUNCILMEN

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SHETINA, TURK, UREMOVIC and MAYOR SCHULTZ.

NAYS: NONE.

The meeting reconvened at 4:40 p.m. with all members being present.

COUNCILMAN SHETINA asked what action the college is asking the Council to take today.

The City Manager stated that the City entered into an intergovernmental agreement with the Joliet Junior College Board of Directors in May 2010 and the City's role in the process was facilitating the acquisition of the site and conveying it to Joliet Junior College at the same closing, with the City's ownership of the site lasting a matter of minutes. He said the contract called for the college to work on a concept plan and bring it back to the Council. He said this concept wasn't a design type plan that gets into all the actual details of the building, it is basically an idea of the size of the project and the number of students that would be coming downtown to give the City the chance to evaluate the economic impact the project would have. He said the City's interest was to make sure it was big enough for the City to justify its role and they met with Joliet Junior College once they went through the planning process and as Mr. Demonica indicated, this is not the final rendering of what it will look like; they are still several months away from finalizing anything and there will be time for input from the citizens and the City Council and staff. He said today's request is to give authorization for the staff to proceed with the closing on the property, to purchase it from the current owners and then immediately transfer the title to Joliet Junior College.

Mrs. Bonnie Horne of the Joliet Historic Preservation Commission stated that the Commission believes that the college's expansion into the Joliet City Center is a good thing. She said that their Culinary Arts Department, which is highly touted, has been highly touted at the facility it is currently located at, so she doesn't think it is necessarily the building that makes the award winning department as it is the people involved with the department itself. She said the aggressive plan that JJC has for a 10 story building is out of place for the downtown streetscape on Chicago Street, however part of the 10 stories is not dedicated to the Culinary Arts and JJC and will be used as an income property for the college.

Mrs. Horne stated that downtown Joliet City Center is a unique environment and when looking at the suburban sprawl throughout the Chicago area, Joliet is an old industrial town with a riverfront setting and a history that is unlike anywhere else. She said that story is told through the architecture of its buildings; the White Store for example has an early 1900s porcelain enamel façade and resembles the typical garment factory from the 1880s. She said the exterior also has old Chicago brick that is generally regarded as a significant historical surface worthy of preservation. She said talking about concepts and mixing the old with the new, the concept on Joliet Junior College's main campus is consistent and does not mix the old with the new and if a building like the White Store was put on the campus, it wouldn't look correct compared to the architectural style of the main campus. She said there are many reuse projects at colleges, universities and within cities and Joliet Junior College's use of the Renaissance Center for their Culinary Arts Program was a great reuse project. She said the Senior Suites project in the old YMCA building is another example and these are buildings that were made to last and have lasted. She said the University of Chicago has built its architectural reputation based on its buildings and while Joliet's buildings may not be as grand, she thinks the City has something worth saving in the White Store. She said when you look at the

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concept for JJC for their Culinary Arts Department, they will be removing the Sheraton building which 30 years ago people thought was a great modern concept. She said when you think about a building like the White Store being replaced by an "Embassy Suites" looking building, you have to think about what people would say 10 to 20 years from now and they are going to wonder what the City was thinking.

Ms. Sharon Merwin of the Joliet Historic Preservation Commission stated in looking at the White Store building, some observers might think that it looks old but that does not mean that the White Store does not have value and it is a wonderful find in the rough, right on Chicago Street on historic Route 66. She said through the years Route 66 in Joliet has seen its share of businesses being part of that rich heritage, including the Sweet Orr Overall factory which is what the White Store was, and the White Store is a building worthy of being restored and preserved. She said historic preservation is more than Abraham Lincoln sites and ladies with buns in their hair at a Victorian Tea House, historic preservation blends the enduring qualities and properties of historic buildings with new products and technologies of today to reuse and repurpose buildings and bring them and their communities a new vitality. She said historic preservation creates jobs and is the original green as it has always stressed reusing and repurposing buildings. She said that historic preservation is about the places that matter to the residents, the places that are part of the community and heritage. She said when residents and taxpayers of the Joliet Junior College District voted yes on the referendum to fund expansion such as this project, perhaps some residents and taxpayers did not vote to give away that heritage, perhaps residents and taxpayers would like to be included in the process to know how their money is being spent and how the process impacts them. She said in coming years we may have to judge ourselves not only on the journeys we have taken but also on how well we kept the path of generations before and after us. She said we have to make decisions on what mattered to our parents and grandparents, what matters to us and what will matter to our children and grandchildren, and the White Store matters.

COUNCILMAN TURK asked what the time estimate is from when Joliet Junior College takes control of the building until the project is completed.

Mr. Brian Kronewitter from Mortenson Development stated that the anticipated start of construction could be as early as late next summer and it would then take approximately 20 months to build the project.

Mrs. Horne asked what the timeline is for the demolition to take place.

Mr. Kronewitter said that has not been determined yet but it would be a fair guess that it would be sometime in the spring of next year.

COUNCILMAN UREMOVIC moved that the concept plan as presented for the JJC Downtown Campus Expansion and Renovation Project be approved, and that staff be authorized to proceed with the closing to purchase the White Store property at 235 N. Chicago Street.

Motion seconded by COUNCILMAN SHETINA.

Motion carried by the following vote:

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

NAYS: NONE.

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ABSTAIN: COUNCILWOMAN QUILLMAN.

Prior to his vote, COUNCILMAN BROPHY stated that he wanted to congratulate the Joliet Junior College Board of Directors for the work they have done in selecting a fine group of professionals to put this presentation together to bring to the Council and the community and he knows there is a lot of work behind it. He said when you talk about value and values, it is never an easy decision and there are usually trade-offs, moving forward is never 100% clear and sometimes there are things left behind that may have been done differently, but it is not their job to find a perfect good but to find a greater good as they move forward. He said on balance, while he regrets the loss of a beautiful structure like the White Store, he wholeheartedly anticipates the gain that the community will have with this structure and more importantly the lives that will be touched and passed through it. He said it is a necessary step at this point in the life of the City of Joliet to embrace their partnership with Joliet Junior College and break ground on an exciting new downtown campus.

Prior to his vote, COUNCILMAN GIARRANTE stated that he was here when the City had the old Court House, he has been in Joliet his whole life and they probably should have never torn it down, but he does not see how the architects would be able to incorporate all of the White Store building into the new concept. He said it is a shame to lose the building but like COUNCILMAN BROPHY said, sometimes you have to sacrifice things for the future and the future of having all of these students in downtown Joliet and hopefully revitalizing downtown Joliet, but the points that the Historic Preservation Commission made are well taken.

Prior to her vote, COUNCILWOMAN QUILLMAN stated she has been advised by the Corporation Counsel to abstain from voting.

Prior to his vote, COUNCILMAN SHETINA stated that there is a critical mass downtown and it was talked about 30-40 years ago. He said it is amazing that St. Francis and Joliet Junior College are two of the major players in helping reconstitute what the City tried to do a long time ago. He said he congratulates the Joliet Junior College staff, board and the architects, it is a very exciting complex and Joliet needs it badly but he does hope that somewhere in the concept the porcelain from the White Store can be incorporated.

Prior to his vote, COUNCILMAN TURK stated that although he is proud to share his last name with the owners of the White Store, he has absolutely no ownership in the building and he has no direct relationship with the owners.

Prior to his vote, COUNCILMAN UREMOVIC stated this is a tremendous project for the City as a whole, not just downtown Joliet and it is going to benefit everybody in the community, students and potential students.

3. Request from AFSCME for Support of Responsible  
Budget Coalition

Mr. Joe Plugger said he is speaking on behalf of AFSCME Council 31, Local 440, the Central Trades and the Will County Federation of Teachers and urges the City to join the Responsible Budget Coalition call to action. He said the Responsible Budget Coalition is committed to building the support needed to solve the State's budget crisis by raising adequate revenue to prevent harmful cuts to essential services and jobs in the public and private sectors and to stop the deepening and damaging cuts to education, health care, human services and public safety. He said they believe Illinois has a moral and legal obligation

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to protect the public safety and health, strengthen the economy and ensure that every individual has an opportunity to thrive. He said the City has taken action to tighten its budget and could be looking at a continuing fall in State funding, and to protect vital services and jobs and enable the economy to survive and recover, new revenue is needed and we must urge Illinois leaders to demonstrate responsibility and leadership and raise adequate revenue as soon as possible to fund vital services. He said they are asking the Council to entertain becoming part of the Responsible Budget Coalition.

COUNCILMAN SHETINA suggested that this be referred to the Finance Committee or Public Service Committee to find out what this entails and there were no objections.

Deputy Liquor Commissioner Dan Campus then explained Council Memo #638-10 dealing with the Issuance of a Class "C" Liquor License to Guru Rakhaa, LLC (Jatinder Kaur) at 3111 Theodore Street.

COUNCILMAN SHETINA stated that this is in his Council District and he doesn't think they need anymore liquor licenses or liquor stores or tobacco stores. He said he does not support it in his District, it is not necessary in this location and there is enough there now.

4. Issuance of a Class "C" Liquor License at 3111 Theodore Street  
(Council Memo #638-10)

A communication from the Liquor Commissioner regarding the application of Guru Rakhaa, LLC (Jatinder Kaur) d/b/a Dotty Liquor and Tobacco for the issuance of a Class "C" Liquor License at 3111 Theodore Street contained his recommendation that the issuance of this license is in the best interest of the City, and therefore, approval is recommended.

COUNCILMAN SHETINA moved that the application of Guru Rakhaa, LLC (Jatinder Kaur) d/b/a Dotty Liquor and Tobacco for the issuance of a Class "C" Liquor License at 3111 Theodore Street be denied.

Motion seconded by COUNCILMAN DORRIS.

Motion carried by the following vote:

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

NAYS: NONE.

Prior to his vote, COUNCILMAN BROPHY asked for clarification on where this strip mall is.

Mr. Campus said that the strip mall is on the north side of Theodore Street east of Essington Road.

COUNCILMAN BROPHY asked what was previously in the space.

Ms. Jatinder Kaur, the applicant, stated that it had previously been a grocery store.

COUNCILMAN BROPHY asked what other tenants are in the strip mall.

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Ms. Kaur said there is a hair salon, an empty store and she thinks the other one does something with jobs for people.

COUNCILMAN BROPHY asked if the City has to set a limit on liquor licenses before they arbitrarily deny a license or can they set a legislative agenda by dealing with one specific item.

The Corporation Counsel stated that each item comes up individually so they do not need to set a numerical limit and reach that limit to make a denial. He said the Council needs to take into consideration the record that has been compiled by the Liquor Commissioner but they are allowed to rely on their own experience and knowledge of the area including the surrounding land uses to make a judgment on whether it would be in the best interest of the City to issue a new license.

COUNCILMAN BROPHY stated that there has been a pattern beginning and the City has seen in other strip malls with difficult tenancy owners looking for liquor licenses to fill spots and he thinks it is appropriate that the City starts to deal with it; there is no shortage of places. He said he tends to agree, but he doesn't like picking on a specific individual, and he wishes the Council had had a generic conversation prior to this to be fair to the Liquor Commissioner's Office and to give them direction, but he will join the District Councilman and his wish to deny this one in hopes that there is a larger conversation about the matter so that building owners, commercial strip center owners and business planners can understand where the City is with regard to new liquor licenses and he votes aye on the motion to deny.

Prior to his vote, COUNCILMAN DORRIS stated there is no doubt he is going to support the denial, there are 8 liquor licenses within 1 mile of this proposed license and 185 licenses in the City and you have to ask, is it in the best interest of the City and he has been saying for the past 4 years that the Council needs to revisit how many liquor licenses the City has. He said he supports COUNCILMAN SHETINA in his District and he votes aye.

Deputy Liquor Commissioner Jim Greenan then explained Council Memo #639-10 dealing with the application for a Class "I" Liquor License at 1214 N. Raynor Avenue (formerly Garnsey III).

Mr. Greenan stated that a public meeting was held in the Council Chambers on August 10, 2010 and neighbors from the 1200 block of Raynor and Kelly Avenues, Mary Beth and Chris Charley, Mayor Schultz, Councilwomen Quillman and Barber, Councilmen Brophy and Shetina and the Corporation Counsel were present. He said the Corporation Counsel gave a thorough explanation on procedures for the neighbors and applicants to consider, and as a result Ms. Charley has agreed to apply for a Class "I" Liquor License and this would be more in line with their request for a restaurant and pub establishment. He said Ms. Charley signed a Memorandum of Agreement that includes sealcoating the parking lot, posting quiet zone signs on the fence, not allowing collection of garbage between 10 p.m. and 8 a.m. and also collecting and disposing of any litter or debris on their property, public property and private property in the vicinity of the business. He said he has also spoken with Ms. Charley with regard to the importance of monitoring the parking lot after closing to prevent loitering or other activity. He said if the license is approved it will not be issued until the building is in compliance with all City of Joliet codes.

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COUNCILMAN BROPHY asked if the restaurant license includes package liquor.

Mr. Greenan said package liquor would not be included.

COUNCILMAN TURK asked what the closing hours are for a Class "I" license.

Mr. Greenan said that it would be 1 a.m. during the week and 2 a.m. on the weekends.

COUNCILWOMAN QUILLMAN stated she was at the meeting and she is glad that the neighbors and Ms. Charley could reach a compromise; the Charleys have promised that they would be a good neighbor and patrol the area and clean up the garbage and she knows they have already taken care of some of the items that were damaged as a good faith gesture. She said they can't hold Ms. Charley responsible for past mistakes and she believes they will hold true to their word and it will be a nice restaurant. She asked the Corporation Counsel to explain about the license if it is denied because there is still some confusion.

The Corporation Counsel stated that the City of Joliet is not the final decision maker when it comes to liquor licenses, there is an administrative process run by the State of Illinois so any business or person that applies for a license has the right to appeal a decision that the applicant thinks was improper. He said in this case, what is on the floor is the transfer of a liquor license, downgraded to a Class "I" to a new applicant. He said if the decision were to be appealed to the State of Illinois, the State would look at whether or not there was something unique to the applicant that justified a decision to deny the transfer. He said the location has already been approved by the Zoning Board for the operation of a tavern and has also been approved by the Liquor Commission for the operation of a tavern so if a decision to deny a license is reviewed by the State, they would look at factors pertaining to Mary Beth Charley, they would not take into consideration some of the issues that were raised by the neighbors because those have been resolved through prior zoning and liquor license decisions.

COUNCILWOMAN QUILLMAN stated that at the meeting she asked for a compromise and Ms. Charley did compromise with changing their license from a Class "A" to a Class "I" and showing good faith. She said it is going to be there anyway and if the Council did deny the license it could go back to the way it was and still be a tavern and she doesn't want to see that. She said she is glad everyone came together and she doesn't think Ms. Charley will fail them.

COUNCILMAN BROPHY stated that he would like to encourage the Mayor and the Liquor Commissioners to look at the de facto beer gardens that occur when smokers leave the premise with a drink and he thinks the City has to begin some serious enforcement on that issue because they are subjecting nearby neighbors to beer gardens that have not been approved. He said he wanted to be clear with this operator also that should this be approved, and if they want smoking at all, it is smoking only that occurs outside and not drinking without a beer garden license.

Ms. Mary Beth Charley, the applicant, thanked the Council and thanked COUNCILWOMAN QUILLMAN for the meeting and stated that it was very productive and if their license is approved, as an extra measure of good faith they wanted to invite just the neighborhood for a pre-opening party. She stated that the sealcoating was completed today on the parking lot. She introduced

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their chef, Mark Bronson, who is a recent graduate from JJC and said he will be preparing all of the meals.

5. Application for a Class "I" Liquor License at 1214 N. Raynor Avenue  
(Council Memo #639-10)

A communication from the Liquor Commissioner regarding the application of Mary Beth Charley d/b/a Riley's Bleachers Pizza & Pub for a Class "I" Liquor License at 1214 N. Raynor Avenue (formerly Garnsey III) did not contain a recommendation from the Liquor Commissioner due to the fact that he lived behind this business for several years and still has a rental property there.

COUNCILMAN GIARRANTE moved that the application of Mary Beth Charley d/b/a Riley's Bleachers Pizza & Pub for a Class "I" Liquor License at 1214 N. Raynor Avenue (formerly Garnsey III) be approved.

Motion seconded by COUNCILWOMAN QUILLMAN.

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.

Prior to his vote, COUNCILMAN DORRIS stated since this is a transfer and not a new license and she has made a compromise, he will vote aye.

Prior to her vote, COUNCILWOMAN QUILLMAN thanked the neighbors and the Charley's for coming together because this way the neighbors have some input and the Charley's said they would be available 24 hours so if there is a problem they can be called immediately and they will rectify it. She said she wanted to thank everyone who attended the meeting and came to an agreement and she votes aye.

Prior to his vote, COUNCILMAN SHETINA stated he echoes COUNCILWOMAN QUILLMAN comments, it is a very difficult situation, there are neighbors that are concerned but he thinks the Charley's are aware of it and will take care of their business. He said he is glad a compromise was made and he votes aye.

Prior to his vote, COUNCILMAN BROPHY stated that as the District Councilman he knows that neighbors surrounding this establishment have five representatives but with him usually being the first call, he will side with the neighbors in most cases in helping to resolve whatever they claim is happening, so he hopes the Charley's hold up their end about being good neighbors, and he votes aye.

The City Manager then explained Council Memo #626-10 dealing with awarding a contract for Telecommunications Services to Call One. He said that in September 2007, the City entered into a 36 month contract with AT&T for the T-1 lines that service the City and it is coming close to the end of that contract. He said the City approached the Suburban Purchasing Cooperative which is comprised of the Will County Governmental League, the Northwest Municipal Conference, the DuPage Mayors and Managers Conference and the South Suburban Mayors and Managers Association, and the City looked at the information they had compiled through a bid process in 2008 for phone services for municipalities and the result was a proposal from Call One that was given to

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the Suburban Purchasing Cooperative that the City has looked at and it appears to fit the City's needs very well. He said the current contract costs approximately \$183,000 per year and staff believes that this contract will reduce that cost by about 22% per year, saving over the three year period around \$137,000. He said the contract was reviewed by staff members involved with the phone system and there will not be any change in numbers or level of service and it will actually be non-apparent to those using the phones, but it will save a substantial amount of money and staff is recommending its approval.

COUNCILMAN SHETINA asked what Committee this should have gone to.

COUNCILMAN BROPHY said that it probably should have gone to the Communications, Technology and Information Systems Committee but since there was not time to call a meeting, Director of Marketing and Communications Ben Benson called him last week and discussed it over the phone and went over the details. He said he asked Mr. Benson to provide the Council with information about how staff arrived at this recommendation and he wanted to be clear that AT&T was given an opportunity to bid. He said Mr. Benson was very clear about what the City is going to save and in the \$136,000 contract, the City will save \$41,000 per year so it was compelling that the City look at this even with the long relationship with the prior carrier and he is satisfied and in support of the contract.

COUNCILMAN BROPHY asked what the 2% administrative fee that the Governmental League receives from Call One is based on and if it is based on the volume of those under contract or is it just Joliet's.

The Corporation Counsel said that the Will County Governmental League is a voluntary association that is joined and the League wants Joliet to be a part of the association and the City is the largest municipality that would be in the membership. He said the 2% is a fee that Call One returns to the Governmental League and some of the other suburban municipal associations that are part of the group as compensation for brokering interest from municipalities in Call One services.

COUNCILMAN BROPHY stated that the Governmental League needs the funding, he just wanted to make sure the City has a say in the organization should it be needed. He asked if by being a municipality in Will County is the City automatically a member of the Governmental League.

The City Manager stated that he would imagine the bylaws of the League, although he doesn't know this for a fact, would allow any municipality in the County to join and it would be the City's option.

COUNCILMAN BROPHY stated that he just wanted to point out that the City is supporting a funding mechanism for the Governmental League.

It was requested that this item be voted on today.

6. Award of Contract for Telecommunications Services to Call One  
(Council Memo #626-10)

A communication from the City Manager contained his recommendation that the Mayor and Council approve a 36-month contract for Telecommunications

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Services with United Communications Systems, Inc. (dba Call One) with a projected yearly cost of approximately \$136,931.88.

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

Motion seconded by COUNCILMAN UREMOVIC.

Motion carried by the following vote:

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

NAYS: NONE.

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

The City Manager explained Council Memo #601-10 dealing with a Cross Connection Control Program. He said this program is required by the U.S. Environmental Protection Agency to implement a set of standards for industrial, business and residential users that connect to the City of Joliet's water system by something other than traditional means to access water for drinking and cooking purposes. He said there are devices that are required to be put on the system to make sure there is no backflow that could contaminate the drinking water. He said staff is recommending engaging a local management company, Backflow Solution Inc., to help in managing the connection program, especially with the industrial users, and to pass along their fee of \$14.95 to each of them. He said the ordinance has been approved in concept by the Public Service Committee and he believes the Committee will be looking at it again tomorrow.

Mr. Tom Dardis of the Plumbing and Mechanical Contractors Association of Joliet stated he has worked with Director of Public Utilities Jim Eggen for the past year to help gather information on how other communities are complying with this requirement. He said he has supplied that information to Mr. Eggen and just completed a meeting in the past week and reviewed the ordinance and they wanted to let the City know that as plumbing professionals, the contractors in the area endorse this process and want to get details worked out on how they can indicate on websites where home or business owners can go to get the proper credentialed inspector to comply with the ordinance.

The City Manager explained Council Memo #603-10 dealing with the Vacation of a Portion of Center Street Located 132' South of McDonough Street and Terminating just South of Jasper Street as requested by Ozinga Illinois RMC, Inc., the petitioner. He said Ozinga has asked that the City vacate this portion so Ozinga could continue using the property and the vacation is subject to the payment of the appraised value in the amount of \$49,500.00. He said Shane Gordon of 412 Market Street had some concerns regarding drainage and flooding in the area.

MAYOR SCHULTZ left the meeting during the discussion.

COUNCILMAN GIARRANTE stated he has talked to Shane Gordon numerous times, every time it rains he gets flooded and he has worked with Inspections Director Dave Mackley regarding this. He said there is a big pile of concrete that needs to be moved to alleviate some of the flooding, and he asked if the City could expedite that because every time it rains the water is running off of

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Ozinga's property and flooding Mr. Gordon's property plus something needs to be done with the water runoff.

COUNCILMAN BROPHY said with regard to the CSO (Combined Sewer Overflow), what is going on the property. He said Ozinga has been using the area but it has never been vacated.

The City Manager said this is an old area that was platted in the 1800s with streets that went all the way to the river before the concrete walls were put up and they were probably functioning streets before it became an industrial area. He said it has probably been in use by Ozinga and its predecessors for years.

COUNCILMAN BROPHY stated that it is dedicated at the moment and the City needs to get to the riverwall and he doesn't know that the City can go through what Ozinga is doing there, but the City is a couple of feet away from having an entire stretch available to the City to get to the wall.

Director of Public Utilities Jim Eggen stated that the City currently has a sanitary sewer that runs down the old Center Street so a utility easement would be retained and they are looking to abandon some of the water main that is there.

COUNCILMAN BROPHY asked if this is the area where the City has been talking about crossing the river with a tunnel.

Mr. Eggen said that it is actually further south, it would be south of I-80. He said the main interceptor sewer that serves the west side of the river actually was cast within the concrete riverwall and they have no intention of running through there.

COUNCILMAN SHETINA stated he was going to bring up the same question and maybe the City could do something here.

Mr. Eggen stated that the City doesn't have right-of-way on the east side of the river and the existing crossing now is next to the I-80 bridge.

COUNCILMAN BROPHY stated he wouldn't want to vacate away the City's leverage in this.

Mr. Eggen stated they have talked to Ozinga about easements the City needs to incorporate with the transfer.

The City Manager stated that what the Council is asking is why can't the City do the river crossing on the Ozinga property, for example if the City retained an area of 100' x 100' for the structure that would need to go there to house the transfer of the water and did the river crossing there, and then on the east side of the river, go south to the treatment plant.

Mr. Eggen said that the City does not have right-of-way on the east side of the river, so the money that would be saved on the west side of the river would have to be spent on the east side of the river to acquire right-of-way through private properties.

COUNCILMAN GIARRANTE stated that he doesn't think there are a lot of houses on the east side of the river at this location unless homes have been built there.

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Mr. Eggen stated that there are a couple of stretches where the houses come up to the river. He said they have done an independent report and a local engineering firm looked at different alternatives and agreed with the preliminary analysis of the Public Utilities Department.

COUNCILMAN GIARRANTE stated that he thinks the City needs to take a look at this.

The City Manager stated that this Council Memo will be referred to the Public Service Committee to get some details and then it will be brought back to the Council at a later time.

7. Citizens to be Heard

a. Westfield Subdivision Residents re: Sewer and Drainage

Mr. Barton Hurley of 1310 Edgerton Drive stated he is here out of concern for himself and the other residents of Westfield Subdivision. He said he personally has been flooded six times in the nine years he has lived there and it is not a small amount of water, on August 2<sup>nd</sup> he received 22" of water and on June 16<sup>th</sup> of last year he received about that same amount. He said it is to the point the insurance company does not let them claim it and are dropping their insurance which in turn is going to force them into foreclosure.

COUNCILMAN GIARRANTE asked where the water was coming in at.

Mr. Hurley stated that the water comes in through the basement windows because the yard gets so flooded. He said the City put a swale in his yard and now the water stays under his deck.

COUNCILMAN GIARRANTE asked if a rear yard drain was installed as well.

Mr. Hurley said no, it is just a berm. He said in some occurrences the water has come in through the windows and the floor and his concern is overall health and safety.

COUNCILWOMAN QUILLMAN stated she would suggest that staff go out again to see what can be done to alleviate the problem because it is not unique to Mr. Hurley. She said it is a quality of life issue and needs to be addressed.

Mr. Robert Calcanas of 1521 Edgerton Drive stated he has had sewer back up into his home twice which has done damage to the floors in the bathrooms and Mr. Eggen has come out and he has given him pictures also.

The City Manager stated that Public Works Administrator Greg Ruddy has a lot of information regarding this and he will set up a meeting with the residents and then report back to the Council or the Public Service Committee on where the City stands and what the potential cost is to remedy the flooding.

b. William McMorris, 724 Wilcox re: Special Service Area Assessment and City of Joliet Property Tax Bill Line Items

c. Shane Gordon, 412 Market Street re: Ozinga Concrete's Proposed Vacation of South Center

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Neither Mr. McMorris or Mr. Gordon attended the meeting.

- d. Cadre Robert Iuffues Webb II re: (1) Law Enforcement Matters and (2) Morning Star Mission

Mr. Webb stated his first issue revolves around responses from Freedom of Information Act requests that he submitted on July 23 and August 3, 2010 regarding the posting of "No Stopping, No Standing and No Parking" signs on Sherman Street and Third Avenue and the responses from the Police Department have come back as no records exist. He said it was then sent to Public Works and Mr. Russ Lubash responded with copies of the sign order for Second Avenue but stated he found no record of a sign order for Third Avenue and Sherman Street. He said if no one has authorized the posting of the signs and there is no basis for the signs, they should be removed.

COUNCILMAN GIARRANTE asked where on Third Avenue he is referring to.

Mr. Webb responded between Sherman Street and Eastern Avenue.

COUNCILMAN GIARRANTE stated that he used to drive the ambulance out of Station #3 and when cars were parked on both sides of the street, the ambulance and the engine had a hard time making that turn to get to Sherman Street so that is probably the basis for those signs.

Mr. Webb stated that his main concern is on Sherman Street and it seems to him that it is illegal to have someone writing tickets and having cars towed when there is no basis and no one that authorized the posting of the signs in the area. He said he doesn't see these signs in various areas of the far west side. He said he is here today to have the Council take action to remove the signs and he believes that the individuals that have been victimized by receiving tickets should be reimbursed. He said he isn't looking for action to be taken today but believes two weeks should be a sufficient amount of time to consider his suggestion.

Mr. Webb continued that the other issue deals with Morning Star Mission and it has been brought to his attention by people staying at the shelter that they are being charged a fee after being there for so many days or are forced to work at the Treasure Chest resale shop on Jefferson Street if they don't have the money to pay the fee. He said he finds it difficult to believe that a non-profit organization is allowed to charge and he asked for the Director of Morning Star Mission to be summoned to appear at this meeting but she is not present. He said he believes it is something that needs to be looked into and the practice of charging to stay at a shelter should be stopped along with individuals being manipulated into working at the resale shop.

MAYOR PRO-TEM DORRIS suggested that Mr. Webb speak with the Morning Star Mission Board because they set the policy; they meet every second Monday of the month.

COUNCILMAN BROPHY said that regarding Council Memo #623-10 dealing with Awarding a Contract for the Rehabilitation of 917 Summit Street for the Neighborhood Stabilization Program (NSP), Paul Gabriel Construction does a good job, but he believes it is in the best interest of the City of Joliet to find a way to open up the bidding process to more bidders. He said the City is paying

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an extraordinary amount of money to rehab these homes and the longer it continues with one bidder it is going to get worse. He said the City needs to consider changes to the qualifications and the bid to encourage more bidders.

The City Manager stated that this has been discussed at length with staff and there are some challenges on it because of the regulations that come with the NSP money and certain qualifications that must be met eliminate a large group of potential bidders. He said when the process started 10 to 12 companies bid, but once they learned of the required qualifications, it dropped down to just 2 or 3 and Mr. Gabriel complies with those qualifications. He said that staff is also concerned about it and will check other towns to see what they are doing and if there is a better way of handling it.

COUNCILMAN BROPHY moved that the meeting adjourn at 6:05 p.m.

Motion seconded by COUNCILMAN GIARRANTE.

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

NAYS: NONE.

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ARTHUR SCHULTZ  
Mayor

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JANET K. TRAVEN  
City Clerk

Recorded on Tape