

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes

Wednesday, June 20, 2018

6:03 PM

Village Hall Board Room

1050 W. Romeo Rd.

Village Board - Workshop Meeting

1. CALL TO ORDER-Roll Call

Present 5 - Jose Chavez, Ken Griffin, Brian A. Clancy Sr., John Noak, and Trustee Lourdes Aguirre

Absent 2 - Linda Palmiter, and Dave Richards

2. POSTING OF COLORS-PLEDGE OF ALLEGIANCE

3. ITEMS FOR DISCUSSION

[18-2486](#) **Youth Police Academy Graduation**

Graduates of the Youth Police Academy were recognized.

[18-2485](#) **Citizen's Police Academy Graduation**

Graduates of the Citizen's Police Academy were recognized.

[18-2484](#) **Swearing In Ceremony - Romeoville Fire Department**

Clerk Holloway gave the oath of office to the Village's new Lieutenant, Kevin Koziol.

Lieutenant Koziol thanked the Village, the Department, and his dad. Also, this promotion took months of hard work and time to achieve and he could not have done it without his wife.

[18-2492](#) **Recognition of Michael's Pizza**

Micheal's Pizza was recognized for 35 years of service in Romeoville. Michael Dillon thanked the Mayor and Board for recognizing his business. He is grateful for the Village of Romeoville for all of its support.

[PROJ18-067](#) **A Concept Plan for the Gateway Truck Wash**

[4](#)

Mr Rockwell reported that O & I Ventures has applied for a concept plan review for a new truck wash facility in the Gateway Development. The proposed building would be located just south of the new access road being built into the Gateway Development. This is the last remaining lot in the development. At the time the GDP was approved there was not a user for this site, therefore, it was zoned P-B like the property behind it. As part of this project, the applicant would request rezoning to B-4, Automotive Service District. The site itself would be primarily accessed from the internal access road. Trucks would enter, maneuver to the north side of the building and pull in. The trucks would be washed inside the building and then exit the south side.

Trustee Chavez stated that he is glad that we are taking a dead area and

revitalize it. Best of luck to all involved.

[RES18-2521](#) **A Resolution to Waive the bid process, accept the proposal and enter into a contract with Orange Crush LLC for the Pavement Rehabilitation of Volunteer Park (based on proposals received as part of the 2018 Contractor Street Resurfacing Project).**

Mr Zabrocki reported that at the May 2, 2018 Board meeting, the Board approved the unit prices from Orange Crush, LLC for the 2018 Hot-Mix Asphalt Program and approved the proposal from Orange Crush, LLC for the 2018 Contractor Street Resurfacing Project. As they are now working in the Village, Orange Crush was asked to provide a proposal for the pavement rehabilitation of the parking lot at Volunteer Park. Their proposal, in the amount of \$122,850, is in alignment with our estimate and will within the budget set aside.

[ORD18-1488](#) **An Ordinance Authorizing the Issuance and Sale of, One or More Series of, Revenue Refunding Bonds (Lewis University), Series 2018, of the Village of Romeoville, Will County, Illinois, In an Aggregate Principal Amount Not to Exceed \$45,000,000; Authorizing the Execution and Delivery of a Bond and Loan Agreement, a Loan Agreement, a Trust Indenture, a Bond Purchase Agreement and Related Documents; and Authorizing the Distribution of a Preliminary Official Statement and an Official Statement; and Authorizing Certain Related Matters.**

Mr Openchowski reported that the Village has agreed to act as the tax exempt conduit issuer for bond issues, up to \$45 million, for Lewis University. The Village will act as the issuer but has no obligation regarding repayment of the bonds. The sole responsibility of the debt repayment rests with Lewis. The bond issues require a public hearing, which will be included as part of the regular Board meeting. In order to obtain tax exempt financing, Lewis University is required to work with a governmental agency. Lewis University is paying the Village an issuer fee of \$25,000 and any associated fees. The bonds will be used to refinance the remaining portions of both the University's Series 2006 and Series 2011 bond issue. The actual bond issue is expected to be about \$31.4 million but may fluctuate based upon market conditions at the time of the sale. The bonds are set to close on July 12th.

Mayor Noak stated that we have done this before. It is pretty straightforward.

Trustee Chavez stated that he is happy that we can help out our neighbors. The key to this is that there is no obligation to the Village.

[RES18-2524](#) **A Resolution To Accept A Proposal From Peerless Fence For Fence Repairs At Various Village Parks (Village Park, Volunteer Park, Discovery Park, and Boucher Prairie Park) For A Total Repair Costs of \$32,770.00**

Ms Rajzer reported that fence repairs are required at the following parks: Village Park, Volunteer Park, Discovery Park and Boucher Prairie Park. We have received a proposal from Peerless Fence for the various repairs for a total of \$32,770.00. These repairs will improve appearance, safety as well as the security for the parks. Peerless Fence has worked in the Village before and has met our deadlines and provided quality work.

Mayor Noak stated that these fences get a lot of wear and tear.

Trustee Chavez asked if the concrete sank that much at Field 2 at Village Park. Ms Rajzer stated that we had some drainage issues in this area. This concrete did raise up. We added drain tiles to help with this.

Trustee Clancy asked if there will be a bar added in the fence by the hockey field and the response was yes.

[RES18-2509](#) **A Resolution Authorizing a Redevelopment Agreement (TD Romeoville LLC—Route 53 and 135th Street—Part of Lot 3)**

Mr Vogel reported that this approves a redevelopment agreement with TD Romeoville LLC, the developer of the site at the northwest corner of Route 53 and 135th Street. The site has presently been developed with a Thornton's gas station and a car wash. The developer is planning to develop a building on a portion of Lot 3 within the subdivision for a new Joe's Beverage Depot location. Under the redevelopment agreement, the developer will receive an incentive of \$100,000 to defray a portion of the costs of relocating existing storm sewer and of extending sanitary sewer to the boundary of the lot, along with other site work costs such as erosion control, spoils removal and the like. The funding source for the incentive will be limited to 50% of the increment generated by this specific project in a given year and actually received by the Village, meaning that the incentive will likely take several years to be paid in full.

[RES18-2510](#) **A Resolution Approving an Intergovernmental Agreement with the Plainfield Park District (Budler Park Improvements)**

Mr Vogel reported that under this proposed agreement, Plainfield Park District has agreed to contribute \$100,000 toward the approximately \$275,000 cost of renovating Budler Park. The renovations will consist of the installation of new equipment, which has reached the end of its life cycle. The park would be available for residents of both the Village and the District. The District will also be able to use the park for local programming

upon 30 days notice to the Recreation Department. The Village will oversee the design and construction of the project, and will receive the District's contribution upon the completion of the project.

Mayor Noak stated that he is glad that we are able to work with Plainfield Park District to get his done. Hopefully we see more of these partnerships.

[ORD18-1486](#) **An Ordinance Establishing a Temporary Moratorium on the Issuance of Certain Fence Permits Under the Village Code of Ordinances**

Mr Vogel reported that Village staff has recently determined the existence of the construction and installation of so-called double fencing at locations within the Village. Double fencing refers to situations where two or more fences are built on the same lot, parallel to each other and in close proximity to the same property line. This practice leads to the creation of nuisance areas between the two or more fences, due to the practical difficulties in mowing, trimming or collecting and disposing of rubbish in these areas which can lead to the attraction of insects and vermin. To allow for adequate time to investigate the existence of this condition and to provide for appropriate legislation to be presented to the Village Board, Village staff is requesting the adoption of a 180 day moratorium on the issuance of permits for or the construction of double fencing in the Village.

Mayor Noak stated that this only applies to double fencing on a single parcel.

4. ADJOURNMENT

A motion was made by Griffin, seconded by Chavez, that this Meeting be Adjourned at 6:47 p.m. The motion carried by the following vote:

Aye: 4 - Chavez, Griffin, Clancy, and Aguirre

Absent: 2 - Palmiter, and Richards

Non-voting: 1 - Noak