

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes

Wednesday, June 15, 2022

6:00 PM

Village Hall Board Room

1050 W. Romeo Rd.

Village Board - Workshop Meeting

1. CALL TO ORDER-Roll Call

Present 7 - Trustee Jose Chavez, Trustee Dave Richards, Trustee Brian A. Clancy Sr., Mayor John Noak, Trustee Lourdes Aguirre, Trustee Linda Palmiter, and Trustee Ken Griffin

2. POSTING OF COLORS-PLEDGE OF ALLEGIANCE

3. ITEMS FOR DISCUSSION

[22-3013](#)

Youth Academy Graduation

Chief of Police Ken Kroll explained that this is the first time the PD has been able to host their Youth Academy in two years due to the pandemic. This year the academy had 17 participants. Officers called the academy graduates and handed them their certificates.

[22-3014](#)

The Keep Romeoville Beautiful Commission's Clean Up Week Poster Contest Winner Presentation

Village Manager Dawn Caldwell explained that the Keep Romeoville Beautiful Commission was excited to host the 2022 Clean Up Week Poster Contest for students in Pre-K through 5th grade. The commission received 47 submission depicting how they keep Romeoville clean. Thank you to everyone who submitted all their drawings! They were on display at the Recreation Center for 2 weeks.

The first, second, and third place winners were presented with ribbons.

The Mayor thanked all the participants and the commission members.

[PROJ22-071](#)

A Concept Plan for Taco Bell at 643 N. Independence Blvd.

[4](#)

Sponsors: Joshua Potter

Community Development Director, Josh Potter, explained that this is a new proposal for a Taco Bell that will be developed on the Southeast corner of Route 53 and Greenwood Ave. This property is just under 1 acre and has been vacant for a number of years. The proposed restaurant is 2,048 square feet and includes a drive thru lane with a new right in right out off of Route 53 with full access from Greenwood Ave. The building is masonry construction and will have various accents and Taco Bell branding. Planning and Zoning reviewed this last night at their meeting and provided comments.

Trustee Richards commented that Planning and Zoning were fine with this proposal. It is a quality project and an improvement to the area.

They are planning for a Spring 2023 start.

[ORD22-1784](#) **An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for 1409 Joliet Road**

Sponsors: Joshua Potter

Mr. Potter explained that Transport Properties recently purchased the property previously owned by Alan Landscaping. This is a unique and isolated property that isn't a part of any larger business park. The new tenant for this site is Snow Plus, which is a business that services about 400 acres of property in Romeoville. The site currently has several nonconforming conditions. This proposal would allow for a PUD on the site which includes site improvements and grant some relief based on the uniqueness of the property. Planning and Zoning held a public hearing last night and the commission recommended approval.

The Mayor commented that this is a great use of the site and a great tenant for the property.

[ORD22-1785](#) **An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for ML Realty at 1203 Lakeview Drive**

Sponsors: Joshua Potter

Mr. Potter explained that ML Realty has submitted final development plans for a building at 1203 Lakeview Drive. The proposed building is a single load building that includes 25 docs, 12 trailer spaces and 174 car parking spaces. The building will be precast construction with offices on the corners and a lot of landscaping around the building. Planning and Zoning held a public hearing and recommend approval. ML Realty will start site work as soon as possible.

The Mayor commented that this is a great use for the site.

[RES22-3382](#) **A Resolution Approving a License Agreement—Romeoville JJ, LLC**

Sponsors: Rich Vogel

Village Attorney, Rich Vogel, explained that this is the remaining piece to the new Jimmy John's located on Route 53. Because of the complexity of the site, a portion of the signage and drive thru will actually be located within the boundaries of a Village easement. In order to process that type of usage of the Village easement, we need to enter into a license agreement granting them the right to use it under the conditions put forth in the license agreement. The most important of those conditions being if the Village needs to go in and do watermain related work we have the ability to remove and relocate the improvements with the restoration costs thereafter to be born by the developer. The final review and adjustments of the agreement is at the discretion of the Village Manager and Attorney.

[RES22-3389](#) **A Resolution for Approval of a License Agreement with Everstream for the installation of Telecommunications Facilities within the Rights of Way**

Sponsors: Chris Drey

Public Works Director, Chris Drey, commented that this is a license agreement for fiber optic installation for Everstream. This would be along Route 53 and Spangler. This is a company that offers fiber optics to businesses so it is a good fit in a good area.

The Mayor commented that is always important to have proper communications infrastructure in the business community.

Trustee Chavez asked if this company only supplies to businesses and Mr. Drey confirmed that at this time it would only be offered to commercial.

[RES22-3390](#) **Waive the Bid Process for Fencing at the Romeoville Fire Academy training site at 3121 Enterprise Drive**

Sponsors: Kent Adams

Fire Chief, Kent Adams, explained that 3121 Enterprise Drive is the home of Fire Station 2 and our Fire Academy training site. The current fencing is the original chain link fencing that was added about 13 years ago. This proposal would allow for privacy fencing to be installed to be able to clean up the site. Two quotes were received for the project and the lowest bid will be contracted to perform the improvements.

[RES22-3391](#) **A Resolution Authorizing the Lease/Purchase and waive the bid process for a 2023 Rosenbauer, ACP 55 mounted on a Commander Custom Chassis from Sentinel Emergency Solutions of St. Louis MO**

Sponsors: Kent Adams

Chief Adams explained that this is a replacement aerial ladder device for our Fire Department. In the current budget, Fire accounted for \$1.5 to replace the truck and started receiving quotes and the vehicle that was intended to be purchased was more than what was budgeted for. After reviewing the options, the Fire Department found a vehicle that met all the needs and came in under budget. Rosenbauer has developed something called a snorkel with a smaller chassis and it will fit in a more confined spaces which will be easier to provide for some of the smaller residential areas.

The Mayor explained that is a tough market so it was great to be so creative.

Trustee Richards asked if he was reading the delivery date correctly and Chief Adams confirmed that it can take 600 days to receive this vehicle.

Trustee Clancy commented that he does like that it is a smaller more

compact parking lots. Chief Adams agreed and commented that it will also be great for Citgo if anything ever happens there.

4. ADJOURNMENT

A motion was made by Trustee Griffin, seconded by Trustee Clancy, that this Meeting be Adjourned. The motion carried by a unanimous vote.