

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes

Wednesday, September 7, 2016

6:02 PM

**Village Hall Board Room
1050 W. Romeo Rd.**

Village Board - Workshop Meeting

1. CALL TO ORDER-Roll Call

Present 6 - Jose Chavez, Linda Palmiter, Ken Griffin, Dave Richards, Brian A. Clancy Sr., and John Noak

Absent 1 - Sue A. Micklevitz

2. POSTING OF COLORS-PLEDGE OF ALLEGIANCE**3. ITEMS FOR DISCUSSION**

[16-2258](#)

Recognition of CITGO

Ms Rajzer recognized CITGO for their exclusive sponsorship of the fireworks for RomeoFest.

[16-2259](#)

Recognition of Assistant Chief Panzer

Assistant Chief Panzer was recognized for his 38.5 years of service to the Romeoville Fire Department. The Fire Department retired his badge and the Village presented him with a token of appreciation. Assistant Chief Panzer stated that it has been a pleasure serving the Village of Romeoville.

Trustee Richards congratulated Assistant Chief Panzer on his retirement. He will be missed.

Trustee Clancy congratulated Assistant Chief Panzer and his family.

Trustee Griffin stated that his father is looking down on him and his very proud of him.

Trustee Palmiter wished him well and thanked him for his years of service.

Trustee Chavez stated that this is a great moment for his family. He wished him the best of luck.

[ORD16-1306](#)

An Ordinance Amending Chapter 159 (Zoning Ordinance) of the Village of Romeoville Code of Ordinances for Food Trucks, Linear Lighting, and Accessory Structures

Mr Rockwell reported that this amendment will update the zoning code to add language to allow food trucks and food truck operators in the P-B Planned Business District and all Manufacturing Districts so long as they meet the standards set forth in Chapter 129, to modify the accessory structure section to remove the distance requirement from the principal structure or distance requirement from other accessory structures for patios, walkways, driveways, hot tubs or pergolas (they will still need to meet other setback) and to add language to commercial lighting standards

to prohibit linear lighting (rope lighting) around storefront windows.

Mayor Noak state that these changes are overdue. What we have presented for food trucks is a good start. There might need to be some tweaks in the future. With regards to the linear lighting, Mistwood just put some up. Mr Rockwell stated that they are not a commercial store front so that is ok.

ORD16-1307 An Ordinance Approving the Rezoning of Property for the Valley View School District Administration Center Parking Lot at the southwest corner of Normantown Road and Michigan Drive

Mr Rockwell reported that a request has been filed to rezone property located at the southwest corner of Normantown Rd and Michigan Drive from R-3 Single Family Residential to P-1 Public/Private Conservation District. The subject property consists of .54 acres and is vacant. The plan is to develop the subject property as a parking lot for the proposed Valley View 365U Community School District Administration Center. He than stated that Valley View 365 U is in the process of entering into a long term lease with Para Romeoville, LLC The lease is for the vacant commercial building located at 801 Normantown Rd to be developed into the administration center along with the aforementioned vacant lot. A total of 25 parking spaces are proposed to be added to the existing parking lot in the front of the site. The additional parking brings the total amount of parking on the site to 95 spaces. Additional landscaping is also being proposed around the site with an emphasis on screening the south end of the site from adjacent residential properties. Existing landscaping will be revitalized and replaced to bring up the aesthetics of the site. The School District met with the adjacent neighbors at two different meetings and has provided a landscape plan that is the result of the neighborhood feedback. The plan for the vacant lot includes a total of 38 parking spaces for the site and a single driveway off of Michigan Drive. The parking lot has been located as far northeast on the site as possible to be as far away from the adjacent residential properties as possible. A significant buffer is proposed on the south and west sides of the parking lot to screen the neighbors as much as possible. Two freestanding light fixtures are proposed at the endcaps of the middle parking row. These lights will be LED and will include a dimming system so that the lights can be dimmed when the parking lot is not in use.

Trustee Richards stated that there was some input from the residents and from the Plan Commission members. The School District did a good job working with the residents. Drainage and lighting were big questions. The parking lot is an overflow lot. Mr Rockwell agreed.

Mr Zabrocki stated that the flooding that occurred during that significant

rain event was due to the private ponds north of Normantown Rd. being blocked. This was the impetus for our new pond inspection program. The School District is grading this lot so that all of the overland flows will go towards Michigan into the storm sewer. This was a key criteria for this project. Mr Zabrocki added that the District agreed to add porous pavers in the center of the lot as another "belt and suspenders".

Mayor Noak asked that the plantings be mature enough to add benefit immediately and that the lights dim at the allotted time. He thanked the residents and the School District for working together on this.

Trustee Clancy asked if there will be an increase in handicapped spots. Mr Rockwell replied that the plans meet our code.

Mayor Noak added that this allows the School District to move along with plans to further Early Childhood Education. It is nice to fill this building.

Trustee Richards stated that this will add 12 classrooms to the building they are in now. He wanted to make sure that they are cognizant of the lighting in the back of the building as it faces bedrooms.

Trustee Chavez thanked Dr. Mitchum for meeting with the residents. He added that the residents were concerned with the grass around the parking lot. We know that the property will be maintained, that is a plus for the entire area.

Mike Lopez from the Valley View District stated they are excited to have this property. They take pride in their property and do work hard to maintain it.

[ORD16-1310](#) **An Ordinance Approving a Special Use Permit and a Special Use Permit for a Planned Unit Development - Final Development Plan for the Valley View 365U Community School District Administration Center**

See above.

[ORD16-1309](#) **An Ordinance Approving a Variance to the Zoning Code for Side Yard Setbacks for 551 S. Dollinger Drive and 569 S. Dollinger Drive**

Mr Rockwell reported that William Ryan Homes has begun constructing their new product in the Renwick Place subdivision. Due to a surveying error by the developer, several of the initial foundations were put in the wrong spot. As a result, two of the houses now encroach into the side yard setback. To solve this problem, William Ryan is requesting a variance on the two lots with the encroachment.

The representative from William Ryan Homes stated that this was a mistake. We are here to rectify this. Mayor Noak stated that the distance isn't that dramatic.

Trustee Chavez asked if there were utilities in there and the response was there is an easement but no utilities.

Trustee Richards stated that these are not off by much.

ORD16-1311 An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for DCT at 5 Greenwood

Mr Rockwell reported that the National Fiberglass building at 5 Greenwood is closed and vacant. DCT is proposing to demolish the building and redevelop the site with a new precast concrete structure. The new building is approximately 140,000 s.f. It has 138 car parking spaces. There are no trailer parking spaces away from the building. There are also no truck docks facing Greenwood. The rear of the building has 24 docks and 21 trailer positions. There are two access points along Greenwood Ave. The eastern access will line up with Parkwood Ave. The existing building and lot have no stormwater detention. The Village owns several vacant lots to the south of the site, next to the Public Works facility. These lots currently have a small pond on them. DCT is proposing to expand the Village ponds to take the water from this development. The Village is offering up this land for detention in lieu of a TIF redevelopment incentive.

A representative of DCT Industrial introduced himself. Mayor Noak stated that they have done some projects in the Village before. He is glad that they are investing in a much nicer building.

Trustee Richards stated that this is a step up from what was there before. This entire area is industrial and this is exactly the use intended for this area.

RES16-2185 A Resolution to Waive the Bid Process and Accept the Price Quote for the Replacement of the Salt Dome Roofing at the Main Public Works Facility

Mr Bjork reported that reshingling of the salt dome roof is necessary due to the deteriorating condition of the existing shingles and has been planned for in this year's budget. A price quote has been received from Crowther Roofing and Sheet Metal, Inc. for the removal and disposal of the existing shingles, repair of any deficient plywood decking and placement of roofing underlayment and new shingles for an amount not to exceed \$48,200. Crowhter is recommended to perform the work as they are a very reputable local contractor that has satisfactorily performed several other roofing jobs

in the past.

RES16-2186 A Resolution to Waive the Bid Process and Accept the Price Quote For the Replacement of Collector Street Trees

Mr Bjork reported that many trees along the major collector streets throughout the Village have been removed due to the Emerald Ash Borer damage, damage from vehicles and other issues. These trees are primarily located along Taylor Rd., Airport Rd., Southcreek Parkway, Crossroads Parkway and Normantown Road. The devastating effects of the Emerald Ash Borer on trees in the region has resulted in a high demand for replacement trees and subsequently has created a shortage of available trees for planting. One local landscaping contractor, Allscape, can provide trees in the desired 2.5" to 3" caliper range and can provide us with the 140 trees we are requesting. A proposal of \$59,575 has been provided for the installation of a combination of seven different species of trees suitable for parkway applications.

Trustee Chavez stated the beautification of our municipality is always a good thing.

RES16-2187 A Resolution for the Participation in the State Bid Contract for the Supplying of Bulk Road Salt for the 2016/2017 Fiscal Year

Mr Bjork reported that this is for the purchase of bulk road salt at a price per ton of \$55.60. This is through the Illinois Joint Purchasing Requisition program. The contract allows for the procurement of salt from Cargill Inc. This is a continuation of last year's contract.

RES16-2180 A Resolution Approving the Local Agency Agreement and Construction Engineering Services Agreement for the Romeoville Metra Construction Project [Village Section Number 10-00056-00-PK, State Job Number C-91-421-10, and Federal Project Number CMM-9003(600)]

Mr Zabrocki reported that the Metra project is currently on target for a November 4, 2016 letting which means the Final Construction Engineering Services Agreement and the Local Agency Agreement must be executed and returned to IDOT by September 14, 2016. These lay out the Village's commitment as the local share. We will get numbers immediately after the bid and will get a formal award anywhere from two to six weeks after the letting.

RES16-2181 A Resolution Authorizing its Legal Representative to File a Request to Intervene on its Behalf with the Illinois Property Tax Appeal Board and the Will County Board of Revue

Mr Vogel reported that this authorizes the Village attorney to intervene in property tax appeal matters should the Village deem this to be necessary. At the present time, the Village is not anticipating any interventions, but due to the rules regulating the time for intervention, the Village would need to adopt this resolution now in order to be able to intervene in these matters if they arise.

ORD16-1316 An Ordinance Amending Chapter 158 (Development Regulations) of the Village Code of Ordinances (Preapproval Grading Process)

Mr Vogel reported that current Village ordinances require approval of final engineering plans for the proposed underlying development prior to the commencement of site grading activities, although the Village has in several annexation agreements granted so called mass grading approval to developers. The Village has received several requests for this type of relief and has currently been presented with a request for such relief from Venture One Real Estate, LLC. The property was formerly contained within the Kehe Foods site and was purchased by Venture One after the subdivision of the site creating this vacant parcel. This amendment establishes a new preapproval grading development agreement process. The process is only available to property being developed in the P-B zoning district. He then explained the conditions for preapproval grading. Given the significant additional administrative burdens presented by the proposed process and the potential additional liability exposure, the developer shall pay an administrative fee to the Village in the amount of \$5,000/acre.

Mayor Noak stated that this is not unusual to do this at the developer's own risk.

RES16-2188 A Resolution Approving a Preapproval Grading Development Agreement (Venture One Real Estate, LLC—1200 North Schmidt Road)

See above.

ORD16-1313 An Ordinance Granting a Variance from the Provisions of Chapters 91 and 150 (Fire Prevention and Building-Extended Travel Access Distance-1125 Remington Boulevard, Romeoville, Illinois)

Mr Vogel reported that this authorizes a variance from the provisions of the 2009 International Building and Fire Codes as adopted and as locally

amended by the Village. The variance would permit the maximum travel access distance from within the building to be increased to not more than 400 feet, given the presence of an automatic fire sprinkler system, based on the Group S-1 occupancy and roof height in excess of 24 feet, without the requirement of a mechanical smoke exhaust system. Currently, the provisions of the 2015 International Building and Fire Codes (not yet adopted by the Village) do allow this extended travel access distance based on these conditions. He added that Fire Prevention is comfortable with this.

ORD16-1315 An Ordinance Creating Chapter 129 of the Village of Romeoville Code of Ordinances Entitled "Food Trucks and Food Truck Operators"

Mr Vogel reported that this ordinance would create a new Chapter 129 of the Village Code of Ordinances, to provide for the licensing of food truck operators within the Village. Under the ordinance, food truck operators would be required to apply for annual licenses to operate food trucks from property other than public rights of way, roads or streets. Licensees would be required to provide information to the Village concerning their proposed locations, licensing/permitting and insurance/indemnification.

4. ADJOURNMENT

A motion was made by Griffin, seconded by Clancy, that this meeting be Adjourned at 7:11 p.m. The motion carried by the following vote:

Aye: 5 - Chavez, Palmiter, Griffin, Richards, and Clancy

Absent: 1 - Micklevitz

Non-voting: 1 - Noak