

# **Village of Romeoville**

*1050 W Romeo Rd*



## **Meeting Minutes**

**Wednesday, September 21, 2016**

**6:04 PM**

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

### **Village Board - Workshop Meeting**

**1. CALL TO ORDER-Roll Call**

**Present** 6 - Jose Chavez, Ken Griffin, Dave Richards, Sue A. Micklevitz, Brian A. Clancy Sr., and John Noak

**Absent** 1 - Linda Palmiter

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

[RES16-2197](#) **Authorizing the credit of \$10.00 on the October 2016 residential water and sewer bills of Village of Romeoville Residents**

Mr Openchowski reported that this authorizes a \$10.00 water bill relief credit. The credit will be reflected on the October, 2016 water bills. The aggregated amount of relief to be provided to residents is approximately \$114,000. This is the sixth year the Village has been able to provide a credit. Total credits, including this year, exceed \$1.12 million. The water bill relief program applies only to single family housing units located within the Village's corporate limits and also excludes any second meters such as irrigation meters and sewer accounts only. It does not apply to commercial or industrial accounts and the credit will not be paid out in cash but will remain on the account to apply against future water charges if applicable.

Mayor Noak stated that this is a great program. It is a great way to give back to the residents.

[PROJ16-065](#) **A Concept Plan for B&W Truck Repair at 667 Parkwood**

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Mr Rockwell reported that B & W has purchased the property at 667 Parkwood. This site was formerly the Seebert Landscaping Company. B & W is proposing to redevelop the site with a truck repair and inspection facility. The site is approximately 1.5 acres in size. The applicant is proposing a 8,633 s.f. area for truck repair and inspection and 1,625 s.f. for office space. The facility will feature a safety lane where trucks can drive through the building and complete their necessary inspections. There will be four bays for repair. There is a dispute with the neighbor to the north who has been driving on the B & W property to access his truck dock on the side of his building. In the coming weeks, the attorneys for all of the parties will meet to try to resolve this issue. The applicant will also be providing the Village a 60'x45' easement area for a future project to relocate and reconstruct the Parkwood lift station. This is part of the reason for shifting the building to the south. The other is due to the turning radius needed for the trucks utilizing the safety lane. The rear of the building , including the safety lane, will be fenced in with a gate to allow access to the safety lane. Many of the clients who use this type of facility

are law enforcement agencies who require the site to be secure if their vehicles are going to be parked there.

Mayor Noak stated that this is an odd site not uncommon in this park. This is a usage that we need.

Trustee Richards stated that Planning and Zoning's concern was with the metal facade on the building. They were glad to see it gated.

Trustee Micklevitz asked if staff had any staff concerns and Mr Rockwell replied that there were concerns with the material as well. Mr Gulden added that most of the buildings in this area are metal sided. We could look at maybe having the back be metal with the sides brick.

Trustee Richards added that this is a much needed use.

[PROJ16-065](#)  
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**A Concept Plan for Normantown Road Apartments by Edward Rose & Sons and S.R. Jacobson**

Mr Rockwell reported that this is to develop a 216 unit apartment community on 12.8 acres located on the south side of Normantown Rd, just east of Brunswick Lane. The subject property is currently vacant and unimproved. A portion of the property was originally annexed to the Village and is zoned R-6, Attached Residential. The remaining property is unincorporated and will be annexed into the Village as part of this development process. The project is proposed to be a high end apartment community with desirable site amenities. The development plan includes a total of 216 apartment units in 6 three story buildings. The unit mixture includes 90 one bedroom units, 114 two bedroom units and 12 three bedroom units. A 6,000 s.f. clubhouse is proposed. A pool, sun deck and pergola will be located behind the clubhouse with an outdoor gathering area. Other site amenities include a carwash area, dog park, on site professional management and a large amount of open space around the site. The main entrance into the site is proposed through a new full access driveway from Normantown Rd. A secondary access point for emergency access is proposed on the east end of the site that will connect to Kingsley Dr. There are a total of 443 parking spaces, including 107 garage spaces and 336 surface parking spaces.

Mayor Noak stated that this is less intensive than the previous proposal. One of his concerns is the market demand for additional higher end apartments. Mr Rockwell stated that the reports state that even with this development there is still demand for this product in our community. A representative of the development stated that they are the 12th largest multi family owner in the country. Mayor Noak asked how many projects are in the Chicagoland market right now and the response was about 39 active

projects. Mayor Noak added that it is amazing to see the market demand for apartments. He then asked what the time line is and Mr Rockwell replied that they would close this year and build one building at a time. The current project on Weber will be nearly complete before this is started.

Trustee Richards stated that Planning and Zoning touched on it not being very walker friendly. Also, the first building back lighting is a concern as it is close to the Greenhaven development. He than stated that there was discussion regarding the entrance onto Normantown Rd. Mr Rockwell stated that their traffic study showed that because you have a stop light on either side it is more regulated. It does seem to work. We are still reviewing the traffic study.

Mr Gulden added that he would like to see a connection to the internal road by Popeye's so there is a second egress which may eliminate the Kingsley connection. Mayor Noak agreed with this.

Trustee Chavez agreed with the Village Manager's comments. He is looking forward to seeing the elevations from Normantown Rd. It is real important that the traffic studies are done during peak traffic time.

Trustee Micklevitz stated that this product will attract a demographic that we need in this community. She did research on both companies and found very positive comments. Also, she appreciates the amount of open space in this plan.

Trustee Clancy agreed with the second entrance.

Trustee Chavez added that there are attached and detached garages which is a great concept.

#### [PROJ16-065](#) **A Concpet Plan for the CN Group at 525 Anderson**

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Mr Rockwell reported that the CN Group is purchasing the vacant property at 525 Anderson Dr. They are proposing a spec warehousing/industrial building for the site. This property was originally approved as Romeoville Commercial Park Lots 13 & 14. That PUD showed three buildings across the two lots. The southernmost building was constructed as well as some of the overall site improvements. Due to the recession, the northern two buildings were never constructed. The area where the northern two buildings would have been was subdivided off and purchased from the bank by the developer. It is now being purchased by the CN Group who is proposing a spec building on the site. The building would be approximately 33,000 s.f. with 6,000 s.f being devoted to office. They are proposing 20 truck docks and car parking spaces. The connection in the rear would be maintained for fire access only. The two existing curb cuts

on Anderson would be utilized in their current location. No new curb cuts are proposed.

Mayor Noak stated that this is exactly what this industrial park is designed for.

**ORD16-1317 An Ordinance Approving a Variance to the Zoning Code (Chapter 159) for Amazon Signage**

Mr Rockwell reported that Amazon is remodeling the building to become a distribution center for large product items. They are investing heavily in new conveyor systems and other building improvements. They are projected to have up to 600 employees when the facility is fully operational. Village code limits wall signs in the P-B District to 5' in height. Amazon is requesting a wall sign that is 7' in height for the text and 9'10" in height for the logo. The sign would be located on the front of the building by the office area. There is also an existing 48 s.f. monument sign on the site that Amazon will be reusing.

Mayor Noak stated that this is not an overwhelming sign for a building of this size.

Trustee Micklevitz stated that this is not overwhelming at all.

**ORD16-1318 An Ordinance Approving an Amendment to the Planned Unit Development - General Development Plan for Duke at Paragon**

Mr Rockwell reported that Duke Realty is purchasing the central 9.2 acres of the Paragon Business Park Development south of Paragon Dr. The Paragon Business Park's original plan showed a total of 14 buildings. To date, 3 of the originally proposed buildings have been constructed. In 2014, Opus purchased the northern portion of the development and received approval for 3 buildings. Since approval, Opus has built 2 of their proposed buildings. Duke is proposing to purchase the four vacant lots in the center of the development. This would leave one lot remaining. They are proposing a 150,000 s.f. building oriented north towards Paragon Dr. This is approximately the same size as the four buildings they are proposing to replace. The new building would be accessed off of Paragon Dr. The one existing curb cut on Belmont would be utilized as a shared access between Duke and the remaining vacant lot. The plan calls for 117 car parking spaces, 32 trailer parking spaces and 32 truck docks.

Mayor Noak stated that we are going from 4 buildings to 1 with the same square footage.

Trustee Richards stated that Planning and Zoning did have a concern regarding truck traffic on Belmont and for the resident's knowledge, truck

traffic will be on Taylor Rd and not through the neighborhoods.

[ORD16-1320](#) **An Ordinance Authorizing the Execution of an Amendment to an Economic Incentive Agreement (Thomas Motors of Joliet, Inc., d/b/a Romeoville Toyota)**

Mr Vogel reported that this proposed amendment changes the dates by which the developer is to obtain a building permit and begin construction and obtain a certificate of occupancy. Originally the economic incentive agreement set these dates as April 1, 2017 and April 1, 2018 respectively. Under the amendment, these dates would be revised to July 1, 2017 and July 1, 2018 respectively. The revision in the dates has been requested by the developer to accommodate the process necessary for it to obtain certain approvals from the property owners association that administers the covenants applicable to the proposed dealership location.

Mayor Noak stated that he sees no problem with this.

[ORD16-1319](#) **An Ordinance Amending Chapter 155 of the Code of Ordinances Rental Property Inspections of the Village of Romeoville**

Mr Vogel reported that this amends Chapter 155 Rental Property Inspections of the Romeoville Code of Ordinances by amending the notice given to the property owner to include a statement that the Village may exercise its right to seek an administrative search warrant in the event of an owner refusing an inspection. While the Village has typically proceeded in such cases by filing an application for such a warrant directly with the court, the judge hearing Village code enforcement cases has requested that the Village expressly provide for this option in the Code of Ordinances.

[RES16-2198](#) **A Resolution to Waive the Bid Process and Accept the Price Quote For the Upgrade and Installation of Fuel Monitoring Equipment and Software**

This Resolution was Removed From Consideration.

[RES16-2201](#) **A Resolution Approving an Agreement With Kane, McKenna and Associates (Abbott Land Gateway LLC)**

Mrs Caldwell reported that the Village has previously entered into an annexation agreement with Abbott Land Gateway LLC for the development of the Lambrecht property at the corner of Joliet Rd. and Route 53. The proposed project contemplates the creation of a tax increment financing district. Staff is requesting authorization to use Kane, McKenna and Associates to analyze the eligibility, revenue review and feasibility of a TIF District in connection with the proposed project. If it meets the requirements, Kane, McKenna and Associates will also complete a

redevelopment plan which is required for the implementation of a TIF District. The cost for Phase 1 and 2 of the review will not exceed \$40,000. Costs will be reimbursed to the Village through the TIF Funds. No estimate has been provided for Phase 3 of the project. Once we get to that point, we will bring it back to the Board for authorization.

Trustee Micklevitz asked why we are looking to have a TIF District in this area. Mr Gulden replied that the soils in this area are very difficult so for one this is to dynamic compact the development area and number two for the road. We are asking the developer to put the internal road in to meet our vision of this area. Without the TIF, this property would not be able to be developed the way we want it to.

**[RES16-2202](#)****A Resolution to Authorize Design and Construction Services for Phase I and Phase II for Discovery Park**

Ms Rajzer reported that last October, the Village approved Phase I of the Discovery Park renovation. The renovation of this park is in part funded by a \$400,000 OSLAD grant which had been on hold due to state budget constraints. Recently, we were advised that the budget constraints had been lifted and a check from the State Comptroller's Office for 50% (\$200,000) will be mailed in approximately 30 days. At this time, we are going to combine Phase I and Phase II to expedite the completion of the project. Phase I and Phase II will include the following: five soccer fields, parking lot, two sand volleyball courts, trail system with interpretive signage and overlook, three half basketball courts, two sets of bean bag toss games, landscape restoration, and storm water management. An extension of Highpoint Dr. will be included through the Public Works budget. The total cost for this project will be \$2.6 million with \$400,000 coming from the OSLAD grant.

Mayor Noak stating that we have been talking about this project for a very long time. There is a great need for park space.

Trustee Micklevitz stated that this is an awesome project. One of the concerns is the use of fund balance. Are there concerns with this. Mr Gulden replied that we have been fortunate over the past two years to improve our fund balance. Our fund balance will continue to grow. We are comfortable with this. He added that the road construction will only go down to the parking lot and not all the way down at this time.

Trustee Chavez asked how long we have had this property and the response was 2009. Is this the full amount of land we purchased and Mr Gulden replied the usable land.

**[RES16-2203](#)****A Resolution to Waive the Bid Process and Approve a Proposal from Clauss Brothers, Inc. as the General Contractor for O'Hara**

**Woods Pavillion Renovation and Playground Installation**

Ms Rajzer presented the next two items together. She reported that earlier this year, the Board approved an agreement with Wight & Company to develop plans and construction documents for O'Hara Woods pavilion and park renovation. A proposal was received from Clauss Brothers, Inc for \$309,788. At this time, we are requesting acceptance of the proposal. The proposal includes the construction of a new playground, baggo sets and renovation to the pavilion. This project will bring our restrooms into ADA compliance.

Ms Rajzer than reported that a proposal was received from Cunningham Recreation for \$43,160.76 for playground equipment for O'Hara Woods. Cunningham Recreation has provided us equipment for many of our parks. We have been satisfied with the quality, durability and play value that their equipment has provided.

Mayor Noak stated that it is time to update this facility.

[RES16-2204](#) **A Resolution to Waive the Bid Process and Approve a Proposal from Cunningham Recreation for Playground Equipment for O'Hara Woods**

See Above.

[RES16-2205](#) **A Resolution to Waive the Bid Process and Approve a Proposal from George's Landscaping, Inc. for the Development of Meadowdale Park**

Ms Rajzer reported that earlier this year the Board approved an agreement with Wight & Company to develop plans and construction documents for Meadowdale Park. The park will be named Forestview Park. The Village received two proposals with George's Landscaping being the lowest proposal in the amount of \$131,120. The proposal includes the construction of new site improvements and the installation of new park equipment. As developed, the park will include a playground, shelter, fitness stations, trials and landscaping. The playground equipment, fitness stations and shelter will be purchased directly from the manufacturers.

Ms Rajzer than reported that the Village received a proposal from NuToys for the purchase of fitness stations and playground equipment for \$42,572. NuToys has provided us equipment for many of our parks and we have been satisfied with their products. Also, a proposal was received from Parkreation, Inc. for the purchase of the shelter for Meadowdale Park in the amount of \$14,092. They have provided us shelters for many of our parks and we have been satisfied with the quality and durability of their product.



Mayor Noak stated that this is a great amenity to add to this area. We have been fortunate to do a lot of park projects this year.

Trustee Chavez thanked Kelly for working with both HOA's to get this project done. She thanked Al and Kristine for helping her. This couldn't have been done without them.

**RES16-2206 A Resolution to Waive the Bid Process and Approve a Proposal from NuToys for the Purchase of Fitness Stations and Playground Equipment for Meadowdale Park**

See Above.

**RES16-2207 A Resolution to Waive the Bid Process and Approve a Proposal from Parkreation, Inc. for the Development fo Meadowdale Park**

See Above.

**ORD16-1312 An Ordinance Amending Chapter 37 of the Romeoville Code of Ordinances-Personnel Manual**

Ms. Mann reported that this is amending the personnel manual to include a Telework Policy. This policy will allow some employees, who meet the criteria, to work from home when they are on FMLA or short term disability. This is a voluntary policy for employees. To be eligible for this program, employees have to meet certain standards. Employees also need their Department Manager's approval along with their physician's approval.

Mayor Noak stated that this is a great way to make it work for everyone.

Trustee Chavez stated that this is a good thing.

Trustee Richards stated that there are very specific guidelines to follow to work from home.

Trustee Micklevitz asked where we got the body of the policy from. Ms Mann stated that she contacted other municipalities and other companies and put together the policy based on the information she received from them.

#### **4. ADJOURNMENT**

**A motion was made by Chavez, seconded by Clancy, that this Meeting be Adjourned at 7:16 p.m. The motion carried by the following vote:**

**Aye:** 5 - Chavez, Griffin, Richards, Micklevitz, and Clancy

**Absent:** 1 - Palmiter

**Non-voting:** 1 - Noak