

# **Village of Romeoville**

*1050 W Romeo Rd*



## **Meeting Minutes**

**Wednesday, March 1, 2017**

**6:00 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, Brian A. Clancy Sr., John Noak, and Lourdes Aguirre

**Absent** 1 - Linda Palmiter

## 2. POSTING OF COLORS-PLEDGE OF ALLEGIANCE

## 3. ITEMS FOR DISCUSSION

### [ORD17-1347](#) **An Ordinance Amending Chapter 150 (Building Ordinance) and Chapter 91 (Fire Prevention Ordinance), and Chapter 151 (Housing/Property Maintenance Code) of the Village of Romeoville Code of Ordinances**

Mr Rockwell reported that this amends Chapter 91 (fire code), Chapter 150 (building code) and Chapter 151 (housing/property maintenance). Due to changes in construction techniques and labor methods, codes need to be updated periodically. The adoption of the 2015 code is necessary to enforce these changes. Additionally, amendments are being implemented for certain practices that are unique to the jurisdiction of the Village of Romeoville. Going from the 2009 ICC Codes to the 2015 ICC Codes and 2014 National Electric Code is a necessity as the Insurance Services Organization (ISO) has given the Village one year (until April 30, 2017) to update our current codes or lose audit points which would place Romeoville in a Class 9 category rather than the present Class 5. Updating our codes will put the Village as a leader in the health, safety and welfare of its residents and visitors.

Mayor Noak stated that these are universal standard codes. Our goal is to make sure that our rating stays as low as it possibly can. The better the rating, the lower the insurance rate each homeowner and business pays.

Mr Novak added that the ICC Codes come out every 3 years. Aligning all departments with the 15's, we will be one of the most current in the county. This is very advantageous to the community.

Trustee Chavez stated that we have done this in the past. He reminded the homeowners to check your insurance policies to make sure that they have the rider that requires homes to be repaired/replaced up to current codes in the event of an emergency or accident.

Trustee Aguirre stated that this is important.

### [ORD17-1352](#) **An Ordinance Approving a Special Use Permit for a Planned Unit Development (PUD) - Final Development Plan for Highpoint Town**

### **Square Apartments**

Mr Rockwell reported that final development plans have been submitted for the development of 72 apartment units on a vacant site located in the Highpoint Apartment Community. The subject property consists of 2 acres and is located at the northwest corner of Highpoint Dr. and Friendship Square. The development is 9 buildings consisting of two building types; a 3-story, 6 unit building branded as a carriage home and a 3-story 12 unit live/work building featuring 18 work/live units on the ground level. The business units are intended to be entrepreneurial spaces that function as small business incubators rather than typical retail space. The Planning and Zoning Commission did have some recommendations for this project. Mr Rockwell stated those recommendations. Surrounding neighbors have a concern regarding the vacant field behind the project and have asked for a fence. The developer suggested putting a fence and heavy landscaping there.

Mayor Noak stated that this project was approved 21 years ago. He is very glad that we addressed the confusion with the uses for the live/work units in this project. There are 18 live/work units. Some uses are not practical for this development. Also, he appreciates the developer taking the residents concerns under consideration regarding the fence. He asked about the rental cost for these and the response was about \$200/month over what is there now.

Trustee Richards stated that there was very good discussion last night. This is a nice fit for this area. The uses will be more technical uses. This is a different live/work concept. We have come up with reasonable solutions to the issues that were raised last night. At the end of the day we are putting apartments in an existing apartment complex.

Trustee Chavez thanked the residents who attended the meeting last night. He is glad to see the adjustments that were made. This will be a good fit.

Trustee Richards added that we have done surveys and there is a need for the rental market in the area. We are not flooding the market.

Mr Gulden added that he has had several conversations with residents last night and this afternoon. They are very appreciative of the new plan with regards to the fence and landscaping.

### **[RES17-2266](#) A Resolution Awarding the 2016 Manhole Rehabilitation Project at Poplar Ridge to Front Range Environmental, LLC in the Amount of \$67,300.00 (5 Formal Bids Were Received).**

Mr Zabrocki reported that on February 16, 2107 a bid opening was held for the Manhole Rehabilitation Project which includes rehabilitation of

approximately 37 sanitary manholes in the Poplar Ridge subdivision. The manholes included in this project have been identified by previous inspections over the past 12 months. The Village received 5 formal bids and the low bid was received from Front Range Environmental LLC in the amount of \$67,300 which is below the budgeted amount. We have been doing this type of project for several years.

Trustee Clancy stated that this will create a faster turnover and less chance of leakage. Mr Zabrocki replied that this coating keeps rainwater out of our sewer system where it would need to be treated.

Trustee Chavez stated that the entire Poplar Ridge subdivision is being covered.

Trustee Richards asked if we have worked with this company before. Mr Zabrocki replied that we have not used them before.

**[ORD17-1354](#) An Ordinance Adopting and Ratifying Ordinance No. 17-1350 Authorizing the Execution of an Annexation and Development Agreement (Series N of IBT Holdings, LLC, an Illinois limited liability company, and Romeoville Properties L.L.C., a Michigan limited liability company)**

Mr Vogel reported that this ordinance is in substance identical to the Ordinance No 17-1350 approved at the February 1, 2017 meeting. The Village published notice for the public hearing required for the agreement but did not place an item on the agenda for the conduct of the hearing or conduct the hearing. Accordingly, the Village has re-published notice for a March 1 public hearing and an agenda item has been placed on the agenda for the conduct of this hearing. The substance of the ordinance and the agreement remains unchanged from what was presented on February 1, 2017.

**[ORD17-1355](#) An Ordinance Regulating Temporary Dumpsters (Amending Chapters 93 and 43)**

Mr Vogel reported that this is to amend Chapter 93 to provide for a permit system for the use of temporary dumpsters. A permit allows a dumpster to be used for 30 days in a residential area during construction, remodeling, demolition or special events. A residential permit can be extended for 3 additional 30 day increments, up to a total length of 120 days. In nonresidential areas, a temporary dumpster permit can be issued for the duration of a construction or renovation project as long as a valid building permit remains in effect. All temporary dumpsters must be on an impervious surface and set back 5 feet from property lines, may not be placed on public property and its contents cannot be over the top of the container.

[RES17-2264](#) **A Resolution Authorizing the Amendment of a Contract for the Provision of Collection and Cost Recovery Services (Fire Recovery USA, LLC)**

Mr Vogel reported that this approves an amendment to an agreement with Fire Recovery USA, LLC. Under the agreement, Fire Recovery USA LLC provides collection and cost recovery services relating to unpaid fees and charges owed with respect to services provided by the Romeoville Fire Department. This amendment would allow Fire Recovery USA LLC to provide collection and cost recovery services relating to unpaid fees and charges specifically for hazmat services, in addition to other services outlined in the original agreement.

#### **4. ADJOURNMENT**

**A motion was made by Griffin, seconded by Richards, that this Meeting be Adjourned at 6:42 p.m. The motion carried by the following vote:**

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

**Absent:** 1 - Palmiter

**Non-voting:** 1 - Noak