

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes

Wednesday, November 15, 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 Trustee Lourdes Aguirre

Absent 1 - Linda Palmiter

2. POSTING OF COLORS-PLEDGE OF ALLEGIANCE

3. ITEMS FOR DISCUSSION

[MISC17-088](#) **State Representative's Natalie Manley and John Connor Update**

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State Representative Manley and State Representative Connor gave an update on what is happening in Springfield.

Mayor Noak thanked them both for coming to give us this update. He thanked them for making themselves available to the residents.

[17-2422](#) **Harvest Saturday Presentation**

Chris Braasch reminded the residents that Harvest Saturday will be taking place on November 18th. They are in need of volunteers to work the event. Also, if you are able, please donate. She thanked all of the volunteers/sponsors/residents for making this event possible.

[PROJ17-067](#) **A Concept Plan for the Offices at Windham Lakes Building Three (OWL 3)**

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Mr Rockwell reported that this proposed office building would be a 43,227 s.f. single story structure. It is designed to have multiple entrances to allow various tenant build out scenarios. Initially, there would be five entrances/units though the inside of the building would remain open until tenants are finalized. The site is shown with 208 parking spaces wrapped around the building. Access to the site would be from two points off of Windham Pkwy. At staff's request they have lined up their central access point with the entrance across the street and pushed their second access point all the way to the east. Also at staff's request, they are providing cross access to the property to the west. To meet this request, the front parking lot and cross access point will encroach into the 35' parking setback. This is the only exception being requested and staff supports it.

Mayor Noak stated that this project says a lot about our market. Suburban office has not been the strongest market. The exceptions are very reasonable. This will be a great project.

Trustee Chavez asked how many lots are left in this area and the response was that there are not many.

Trustee Richards stated that Planning and Zoning saw this last night and had no issues with this.

The representative of the project added that they are building to a LEED standard and are trying to get LEED certification.

Trustee Griffin asked about what is to the west and the response was future development.

ORD17-1413 An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for Thorntons at Gateway

Mr Rockwell reported that Bluestone Single Tenant Properties, LLC has submitted plans for a development of lots 1A and 1B in the Gateway Subdivision on the south side of Joliet Road and Independence Blvd. This would be for a retail/truck stop area. The proposed building would be on the northeast corner of the new intersection the Gateway Developer is building. The developer will be adding the fourth leg of the intersection as well as reconfiguring the turn lanes and access roads. The Thornton's will have two separate fueling areas: one for cars and one for trucks. The car fueling area will have 10 pump islands with 49 parking spaces. The truck fueling area will have 7 drive through diesel lanes and a scale. There is also truck parking on the other side of the internal access road with space for 70 tractor/trailers. This is a pay lot that will allow overnight parking. The retail convenience store is proposed at 5,500 s.f. It will have similar layout and product line as the Thornton's that recently opened at IL 53 and 135th.

Mayor Noak stated that this is a great project and moving along at an excellent pace. Thornton's did an excellent job at 135th street. They provide a nice product. This is the perfect location for this project.

Trustee Richards stated that everyone worked together to make this project work. This is a viable project. Moving the scales makes a huge difference with this project. It changes the whole aesthetic.

Trustee Chavez asked what is located on the north end and the response was that this is a grass area.

RES17-2418 A Resolution Authorizing an Agreement for Alarm Monitoring Services - Tyco Integrated Security

Chief Adams reported that this agreement authorizes TYCO to provide

alarm monitoring for the Village's Fire Department. The agreement is a five year agreement. Under the agreement, ADT would supply and maintain all equipment required to be installed in the Laraway Dispatch Center at its cost. ADT will also supply, install and maintain all radios and related equipment to buildings receiving alarm monitoring services. Buildings installing radio alarms will pay a monthly fee of \$99.0 with \$34.00 of that coming back to the Village. This will be approved pending final attorney and Village Manager approval.

Mayor Noak commended staff. This process has not been easy. This was not our choice and we have done the best we can to make this transition as smooth as possible.

[RES17-2417](#) **A Resolution Waiving the Public Bidding Process and Authorizing a Contract with ServiceMaster Restore for the Demolition of 620 Townhall Drive**

Mrs Caldwell reported that Service Master currently has the contract for the demo of Harris Bank. There are some cost savings if the same contractor does the dental office, as they will have the equipment on site. This approval is for \$47,250.00.

[RES17-2416](#) **A Resolution Authorizing the Execution of an Intergovernmental Agreement with the Joliet Regional Port District (Correction and Re-recording of Prior Granted Easements; Grant of Additional Easements)**

Mr Vogel reported that this agreement with the Joliet Regional Port District provides for the re-recording of revised plats of roadway and utility easements that the JRPD had previously granted to the Village along the frontage of JRPD properties adjacent to Airport Rd. and Southcreek Pkwy. The easements as originally granted did not provide for grants of easements to non-Village franchise public utilities, and this proposes that the easement plats in question be revised and re-recorded to correct this. Additionally, the agreement also provides for the JRPD to grant a new road/utility easement and a new utility easement to the Village to facilitate the Village's future extension of Pinnacle Drive and the provision of utility services to potential future annexation and development parcels at or near the Village's southern border. In return, the Village will agree to obligate the future owner/developer of one of these future development parcels to agree to convey approximately 1.1 acres of land to the JRPD to use as a runway protection zone at such time as the JRPD constructs its second runway.

Mayor Noak stated that this is a lot of housekeeping. This will be approved with final attorney and Village Manager review.

4. ADJOURNMENT

A motion was made by Griffin, seconded by Richards, that this Meeting be Adjourned at 6:49 p.m. The motion carried by the following vote:

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

Absent: 1 - Palmiter

Non-voting: 1 - Noak