

# **Village of Romeoville**

*1050 W Romeo Rd*



## **Meeting Minutes**

**Wednesday, July 18, 2018**

**6:00 PM**

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

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

## 1. CALL TO ORDER-Roll Call

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

## 2. POSTING OF COLORS-PLEDGE OF ALLEGIANCE

## 3. ITEMS FOR DISCUSSION

### [18-2501](#)

#### **Commemoration Program**

Mrs Caldwell reported that staff has created a unique opportunity for residents to honor someone that has made either a significant financial contribution or a has had a major impact on our community through a new Commemoration Program. The program offers numerous options including: park benches, trees, honorary streets/greeways or other public space and buildings, parks or pavilions. Although different requirements, we included our current program for memorial plaques for fallen veterans and the paver program. Each category has specific requirements that must be met although, most have similar basic qualifications such as: the accomplishments and services required to qualify must be outside the honoree's job or scope of work, the honoree must be a former or current Romeoville resident, must be a significant contribution or impact on the community, and the honoree must be in good standing with the Village (the Village has the right to conduct a background check to confirm). Once the application is completed, a committee will review it. The committee will consist of one elected official, the Village Manager, a Village of Romeoville employee, a non-profit representative and a Romeoville resident.

### [18-2502](#)

#### **Veterans and Service Member Banner Program**

Mrs Caldwell reported that to honor the men and women who have served in one of the five branches of the armed forces, the Village of Romeoville Veteran's Commission will recognize their accomplishments with the Romeoville Veteran & Service Member Banner Program. Residents will be able to display their loved one's name and branch of service on a double sided vinyl patriotic banner that will be on display throughout Romeoville from May through November. After the banners have been displayed, banners will be given to the individuals who purchase them. Three banner options are available: In Memory, In Honor and Thank You. The banners will be \$45.00 to purchase. Part of the proceeds will go towards funding Veteran's Commission scholarships and assistance for veterans.

Mayor Noak stated that these are fantastic ideas.

[PROJ18-067](#)**A Concept Plan for the Dog Haus restaurant at 800 S. Weber Rd.**[5](#)

Mr Rockwell reported that Dog Haus International has submitted plans for the development of a Dog Haus Restaurant located at the northwest corner of Weber Rd. and Renwick Rd. Dog Haus is a gourmet hot dog, sausage and hamburger restaurant chain that is based out of Pasadena, California and is rapidly expanding in several states. The proposed site is a vacant outlot consisting of approximately 0.92 acres that was part of the Rose Plaza Development. The proposed restaurant consists of 2,468 s.f. The restaurant does not include a drive through. There is an outdoor patio area on the east and north sides of the building. The main access to the site will be from the interior private road at the west end of the site. Future cross access is approved on the north end of the site and will be provided when the lot to the north is developed. A total of 54 parking spaces are proposed.

Mayor Noak stated that a lot of people have been asking about this. They are very excited to see it come. This is California's version of Portillos. We are the fourth location in this area. This is a great use for this corner. The changes suggested by staff and Planning and Zoning are very appropriate.

Trustee Richards stated that it is nice that it is over parked and that there is no drive through with the patio.

Trustee Chavez asked where the outdoor seating is located and the response was on the north and east side of the building. He then stated that there is more room on the west and the project engineer replied that is a flush area where the accessible stalls will be located but he can look into that.

[ORD18-1485](#)**An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for Joe's Beverage Warehouse and additional retail space on Lot 3 of the Troutman and Dams development (NWC IL Route 53 and Romeo Rd)**

Mr Rockwell reported that plans have been submitted for the development of a 10,620 s.f. liquor store and 3,900 s.f. of additional in-line retail space. The site consists of 1.6 acres and is located immediately north of the Romeoville Express Car Wash in the Troutman and Dams development. The proposed building is 14,520 s.f. Joe's Beverage Warehouse would occupy 10,620 on the south end of the building and an additional 3,900 s.f. of retail would be provided on the north end. The property will have cross access to the north and south and will be connected to the internal development roadway. All of the utilitarian features will be located behind the building. The site has access from three points. The site includes a

total of 58 parking spaces.

Mayor Noak stated that this is another addition to this intersection. The owners are expanding, they have an existing business in Joliet. They are developing the space to lease as part of this endeavor. Staff has worked extensively with them on the layout and traffic control.

Trustee Richards stated that Planning and Zoning had concerns with traffic flow throughout the property. It was explained that the natural flow of the space will cut down on the cut through although it cannot be stopped all together. No issue with signage or trash enclosures. The temporary road will be asphalt. There were no real issues.

Trustee Chavez stated that the loading zone is overencompassing the curb and gutter section. Mr Rockwell stated that is what stalled this project. Mr Zabrocki stated that the drawing was not accurate. Mr Gulden stated that this was very challenging to figure out. It meets their and our needs.

[ORD18-1489](#) **An Ordinance Proposing the Creation of a Business District in the Village of Romeoville, Will County, Illinois, and Providing For A Public Hearing In Connection With the Proposed Business District**  
**("Normantown Road Business District No. 1")**

Mr Rockwell reported that the Village has been working on a development strategy for the area around Normantown Rd. and Weber Rd. While there are several successful businesses in the area, there is also a large amount of vacant land in what should be a prime commercial corner. Additionally, the Weber Rd. and I-55 project will create access problems for several sites. To deal with these issues, the Village is pursuing a two pronged funding strategy. The Village is proposing a Tax Increment Finance District for the vacant land and a Business District for the whole area. The Business District will levy an additional 1% tax on all sales in the district and an additional 1% on the hotel tax in the district. This money will be used to pay for some of the access improvements being proposed for the businesses.

Mayor Noak stated that there are a lot of challenges on the sites in this area and the interchange project will cause additional challenges. This is a way to move forward.

Trustee Chavez asked if this is in effect for the length of the TIF and Mr Openchowski stated for the length of the district but it is two separate things. He asked if all of the businesses will be part of this. Mr Gulden replied that he is confusing this with the TIF. Existing business will be part of the Business District but not in the TIF. He asked if the businesses know

this is coming and the response was that we spoke to some of them. He asked if Bowlero is part of this and the response was yes. Mr Gulden added that this is the first Business District we have ever done and the reason we did this was because of the unique challenges in this area. This was the best way to raise the funds to face these challenges.

[RES18-2532](#) **A Resolution With Respect to an Amendment to the Marquette Tax Increment Finance District, Establishing the Dates for A Public Hearing and Joint Review Board, and Other Matters in the Village of Romeoville ("Marquette TIF")**

Mr Rockwell reported that the Village adopted the Marquette TIF in 1989 and Independence Blvd TIF in January of 2018. At the time of the Independence TIF, it was anticipated that the property on the north side of IL 53 between Enterprise Dr and Honeytree Dr would be assembled by Duke Realty and redeveloped. Due to the many challenges of the site, that project is not moving forward. As a result, staff has reevaluated these TIFs and determined that changes are in order. The land on the south side of Independence Blvd. (IL 53) is partially in the Marquette TIF and partially not in any TIF. The land in the Marquette TIF includes properties such as the Orange Crush fill site and the old Ace Hardware site. These will likely not be redeveloped by the time the Marquette TIF expires in 2024.

Additionally, the properties not in any TIF include the Northfield Block site and several vacant pieces that have never been developed. Given this situation, staff is recommending that the Independence Blvd. TIF be expanded to include all of these areas. The area south of IL 53 currently in the Marquette TIF will be removed and added to Independence. This will reset the TIF clock, allow more time for the properties to redevelop, and create a larger increment for the Independence Blvd area with which to do projects.

Trustee Chavez asked is there anything left to develop in the Marquette TIF and the response was one site. Mr Gulden stated that we are seeing a lot of redevelopment. He added that we did meet with the school district and they are fine with what we are doing.

[RES18-2533](#) **A Resolution With Respect to an Amendment to the Independence Boulevard Tax Increment Finance District, Establishing the Dates for a Public Hearing and Joint Review Board, and Other Matters in the Village Of Romeoville ("Independence Boulevard TIF")**

See Above

[RES18-2534](#) **A Resolution with Respect to a Proposed Tax Increment Finance District Establishing the Dates for a Public Hearing and Joint Review Board, Creating an Interested Parties Registry,**

**Authorizing Reimbursement of Costs Concerning the  
Redevelopment of Certain Property and Other Matters in the  
Village of Romeoville ("Normantown/Weber Road TIF")**

Mr Rockwell reported that the Village has been working on a development strategy for the area around Normantown Rd. and Weber Rd. While there are several successful businesses in the area, there is also a large amount of vacant land in what should be a prime commercial corner. Additionally, the Weber Rd. and I-55 interchange project will create access problems for several sites. The Village is proposing a TIF for the vacant land. The TIF will cover the vacant commercial land around this corner. This money will be used to pay for some of the access improvements being proposed for the businesses and to promote new development in the area.

Mayor Noak stated that if we need to do improvements to the wetlands, this is available. While the interchange will be done, many of the improvements that are off in either direction are still the responsibility of the Village.

Trustee Chavez stated that the access point is a great idea. He asked what can be done with all of the u-turns in this area and the response was that the median will be elongated to address this. Mayor Noak stated the businesses in this area could see problems in the long run with the interchange improvements, so by addressing the off site problems we hope to alleviate that.

**[RES18-2540](#) A Resolution to Waive the Bid Process and Accept the Proposal  
from Denler, Inc. for the Placement of High Density Mineral Bond  
Pavement Surface Treatment**

Mr Bjork reported that Public Works has typically used conventional sealcoating or an asphalt rejuvenation and preservation product for parking lots and bike paths. The Department has also reviewed and considered other pavement treatment products, but had not discovered one that appeared to economically provide the benefits and aesthetic improvements associated with this high density mineral bond surface treatment. This past winter, staff met with representatives from the Village of Wheeling who has used the product for a number of years and has a very favorable opinion of the product. Also, some of the streets that had the product applied to them were visited and viewed. The product would be used primarily on parking lots and trails and is under consideration for placement on low volume roads that could be closed for a short duration during the weekend. Denler, Inc is the sole contractor. The proposal of \$147,734.00 for 410,400 s.f. of coverage received from Denler is in line with rates at which other contractors had performed the work last year. This surface treatment will improve the appearance of the pavement and will extend the period of time before additional maintenance measures are required.

**RES18-2528 Authorizing a Sponsorship/Naming Rights Agreement with Thomas Toyota of Joliet, Inc.**

Mrs Caldwell reported that Thomas Toyota would like to secure the naming rights for the Deer Crossing Park Pavilion. The cost will be \$175,000 paid in annual installments of \$35,000 over five years. The Village will be responsible for the installation of the signage. Thomas Toyota will reimburse the Village for the construction costs associated with the sign. The pavilion will be called the Romeoville Toyota Pavilion. In addition to the name on the pavilion, they will receive sponsorship advertisement for various special events throughout the year.

Mayor Noak stated that this is in addition to the sponsorships that they are already doing.

Trustee Richards asked if the sign was lighted and the response was no it is not.

Trustee Palmiter asked if we have a completion/open date and the response was the end of the month is their hope, but the reality is more like mid August.

**ORD18-1490 An Ordinance Creating Chapter 56—Small Wireless Facilities--of the Village Code of Ordinances**

Mr Vogel reported that last April the Small Wireless Facilities Deployment Act became law in the State of Illinois. The Act defines and restricts the authority that municipalities would otherwise have over municipal utility poles or other structures within municipal rights of way or on commercially or industrially zoned property with respect to the installation of small wireless facilities or small cells used to facilitate wireless communication. Residential property and non right of way municipal property are not subject to the Act. The proposed ordinance is based on a model ordinance prepared by the Illinois Municipal League after consultation with wireless service providers and reflects a local regulatory process that complies with the requirements of the Act. Adopting this ordinance prior to August 1, 2018 enables the Village to assess fees of \$650 for each application to attach a single small cell to a single utility pole or a fee of \$350 per small cell with respect to applications involving multiple small cells and support structures. After installation, the Village may collect a fee of \$200 per year for each small cell installed by the provider. The ordinance also provides for a standard agreement to be entered into by the Village and wireless providers to establish and define construction standards and procedures and operational requirements, consistent with the Act and the ordinance.

Mayor Noak stated that the State is mandating this.

Trustee Chavez asked who regulates how many boxes go on a pole and the response was that regulates itself because there is only so much room on a pole.

[ORD18-1491](#) **An Ordinance Adopting Chapter 42B of the Village Code of Ordinances—Administrative Hearing Procedure for Public Safety Employee Benefit Claims**

Mr Vogel reported that the Public Safety Employees Benefits Act provides that sworn police and fire personnel who suffer catastrophic injury in certain emergency related circumstances are entitled to receive benefits under the Act. The benefits consist of the municipality paying for the injured employee's health insurance premium for coverage for the employee, a spouse and dependent children. However, the Act does not provide for a means to determine eligibility for benefits. This ordinance does that.

#### **4. ADJOURNMENT**

**A motion was made by Griffin, seconded by Aguirre, that this Meeting be Adjourned at 6:48 p.m. The motion carried by the following vote:**

**Aye:** 6 - Chavez, Palmiter, Griffin, Richards, Clancy, and Aguirre

**Non-voting:** 1 - Noak