

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes

Wednesday, April 5, 2017

6:07 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 Lourdes Aguirre

2. POSTING OF COLORS-PLEDGE OF ALLEGIANCE

3. ITEMS FOR DISCUSSION

[PROJ17-066](#) **A Concept Plan for Holiday Inn Express on Lot 2 of Normantown Square** [1](#)

Mr Rockwell reported that Hospitality Guru is proposing the development of a Holiday Inn Express on Lot 2 of the Normantown Square Development. The property consists of 2.35 acres and is located at Normantown Rd. and Center Boulevard. The proposed Holiday Inn Express consists of 4 stories and includes 96 guest rooms. It would also feature a pool, meeting rooms, fitness center, business center and breakfast/lounge space. An outdoor patio is proposed on the north side of the building. A total of 96 parking spaces are proposed in front of the building. Two access points would connect to the existing development roadway network.

Mayor Noak stated that we have been working with the applicant for a little while now. The original concept didn't work well with the lot. This new plan works really well for the site. This is a quality product that everyone will enjoy.

Trustee Richards stated that the latest concept is a quality concept. There were no real issues with this at Planning and Zoning. The one question he has is the height and the Fire Department responded that they are fine with this.

Mr Gulden added that there is still some tweaking to do as this is a concept.

Trustee Chavez asked if we have any comments from Creme de la Creme and the response was no. He then asked if they are aware of it and the response was yes.

[PROJ17-066](#) **A Concept Plan for Murphy Express** [2](#)

Mr Rockwell reported that Murphy Oil, Inc has applied for a concept plan review for a new gas station and convenience store at the southeast corner of Weber Rd. and the Blain's/Wal-Mart access road. The proposal calls for 16 gas pumps located under a canopy. The center of the canopy would have a 1,4000 s.f. convenience store with restrooms and a sales counter. The site also has space for ice and propane sales away from the building.

No other outside storage will be permitted. The site will have two access points on the internal ring road for Farm and Fleet. The northern access point will be a shared access with the outlot to the north. The applicant will be installing their section of sidewalk as part of the project.

Mayor Noak stated that this has come a long way since it was first presented. We always knew a gas station would be part of the overall plan.

Trustee Richards stated that there was some question about the underground tanks and who fills them, he added that Murphy fills their own.

Trustee Griffin asked if this is part of the Blain's organization and the response was no. He then asked if it will be open 24 hours and the response from the Murphy's representative was yes. Trustee Richards added that they did indicate that it will be 24 hours at the Planning and Zoning meeting.

Trustee Chavez asked if the entrance will be utilizing the same light as the Sam's Gas Station and the response was yes.

Mayor Noak stated that it is nice to see the outlots starting to move.

[ORD17-1358](#) An Ordinance Approving a Variance to the Stormwater Ordinance (Chapter 160) for the Spangler Property (Pizzuti)

Mr Zabrocki reported that the Pizzuti Companies purchased the 80 acre Spangler property off of Taylor Rd. The developer has completed the mass grading of the site and constructed the stormwater ponds. As part of that process, the developer had to work with FEMA on the floodplain, work with the FAA due to the proximity to the airport and work with the Village for compliance to the stormwater ordinance. The FAA requires ponds to empty faster than the Village stormwater code to prevent wildlife from being attracted to areas around runways. The Village is deferring to the FAA standard on this property as it is at the end of a runway.

Trustee Chavez asked if we have double checked the documentation to make sure that there will not be flooding issues. Mr Zabrocki replied that all of the documentation has been approved, it has been looked at by a lot of eyes.

[RES17-2283](#) A Resolution to Waive the Bid Process and Accept the Price Quote for the Purchase of a Road Hog Cold Asphalt Planer

Mr Bjork reported that Public Works has dollars allocated in the budget for the purchase of a RoadHog cold asphalt planer. McCann Industries has provided a price quote within our budgeted amount. The existing cold planer is approximately 12 years old and is in need of replacement.

Trustee Chavez asked how many pieces of equipment we have that this can be attached to. Mr Bjork replied that we will attach this to our two skidsteers.

RES17-2285 A Resolution to Waive the Bid Process and Accept the Price Quote for the Installation of Security Gates at the Public Works Facility

Mr Bjork reported that \$53,000 has been allocated in this year's budget for the purchase of security improvements including a security gate. The security gate will prevent unauthorized access onto the premises as was recommended by a police security evaluation conducted at Public Works earlier in the year. S & J Door has provided a price quote of \$45,000 for the installation of these gates.

RES17-2273 A Resolution Approving an Office License Agreement with the Senior Services Center of Will County, Inc.

Mrs Caldwell reported that the Senior Services of Will County, in an effort to reach more seniors about the services they can provide, would like to have a satellite office in the Village Hall. The office will be located in the Sharp Room just off of the front lobby. They will pay an annual fee of \$1,200 and provide the necessary insurance required. They will have set hours as well as doing site visits with seniors. This partnership will be a great benefit to the community.

Mayor Noak stated that this will be a great partnership. This organization does an outstanding job providing senior services.

Trustee Chavez stated that this will be great for our residents. He asked what the hours will be. Barry Kolanowski from Senior Services replied that they will be mirroring the Village's hours. This is our third satellite location.

RES17-2277 A Resolution Authorizing the Execution of a Lease Amendment with PDV Midwest Refining LLC (Temporary Construction Easements/Grading)

Mr Vogel reported that this approves an amendment to a lease the Village entered into with PDV Midwest Refining (CITGO). The lease allows the Village to use the subject property for a commuter train station, parking area, and commuter access area. The amendment would allow the Village temporary construction and access easements so that road improvements can be made. The amendment also provides that the Village will perform additional grading work on the property as a result of the construction of road improvements.

RES17-2278 A Resolution Authorizing an Amendment to an Intergovernmental

**Agreement with the Villages of Bolingbrook and Plainfield
(Engineering Cost Sharing for Phase I Engineering for I-55
Interchanges at Illinois Route 126 and Airport Road)**

Mr Vogel reported that this approves an amendment to an existing intergovernmental agreement between Romeoville, Bolingbrook and Plainfield concerning cost sharing for Phase I engineering costs for the proposed interchange improvements at Airport Rd. and Route 126. This amendment is required to accommodate an increase in the Phase I engineering costs.

RES17-2279 A Resolution Authorizing the Execution of an Intergovernmental Agreement with the Illinois Department of Transportation 60X10 (I-55/Weber Road Project)

Mr Vogel reported that this approves a contract between the Village and the State of Illinois Department of Transportation to reconstruct the I-55 Interchange with Weber Rd. Reconstruction under the contract includes a new bridge structure, redecking of the existing bridge structure, reconstructing exit ramps and widening and resurfacing Weber Rd. to add a divergent diamond interchange. This contract also provides for a widening and resurfacing of Weber Rd from 119th Street to Normantown Rd.

Trustee Chavez asked if there are still pending items. Mr Vogel replied that land acquisition is still pending.

Mayor Noak stated that we are at the mercy of IDOT and Will County for this project. We were just informed that this will not be bid out until August. Construction will not take place until at least 2018.

RES17-2280 A Resolution Authorizing the Execution of an Intergovernmental Agreement with Will County for the Costs of Improvements to Weber Road from 119th Street to Normantown Road

Mr Vogel presented the next two items together. He reported that this approves an intergovernmental agreement between the Village and Will County for the costs of improvements to Weber Rd from 119th Street to Normantown Rd. The contract provides that the County will construct, but the Village will pay, for concrete sidewalks, street lights, landscaping and any maintenance of those items. The County will be responsible for the costs of constructing center medians with barrier curb and gutter, topsoil and seed and blanket. The Village will be responsible for future maintenance for the cost of future maintenance of the landscaping, as well as energy costs of the street lights.

Also, the Village and the County will enter into an agreement for the costs

of the improvements to Weber Rd. from 135th Street to Normantown Rd. The contract provides that the County will construct, but the Village will pay, for a shared use path, concrete sidewalk, street lighting, modern traffic signals, illuminated street signs, landscaping and water main. The Village will remain responsible for any future maintenance of these items. The County will be responsible for the costs of constructing center medians with barrier curb and gutter, topsoil and seed and blanket. The County will construct a dry bottom storm water detention pond within the County right of way as part of the roadway improvements. Once improvements are complete, the County will deed the ownership of the property containing the pond to the Village.

Mayor Noak stated that the Village received a grant for this project and is well prepared to move forward with this. He asked about the car wash and Mr Rockwell stated that the County is close to closing on the property if they have not done so already.

Trustee Chavez asked if Bolingbrook will be responsible for some of this project and the response was yes.

[RES17-2281](#) **A Resolution Authorizing the Execution of an Intergovernmental Agreement with Will County for the Costs of Improvements to Weber Road from South of 135th Street/Romeo Road Extending to South of Normantown Road**

See above.

[RES17-2282](#) **A Resolution Authorizing a Development Agreement with DCT 5 Greenwood, LLC (Development of Property at 5 Greenwood Avenue, Romeoville, Illinois)**

Mr Vogel reported that DCT 5 Greenwood has purchased the property located at 5 Greenwood Ave., demolished the existing structure and will develop the site with an industrial building comparable to industrial buildings currently under development in the Village. The Village owns an adjacent piece of property which is developed with a detention facility serving the Village's property and certain other properties in the vicinity. The Village owned site contains sufficient space to provide detention for the development of the 5 Greenwood site. Under the agreement, the developer will construct improvements to the pond to allow it to serve all existing tributary properties, as contemplated to be developed, as well as the 5 Greenwood site. The developer will also engineer and grade the building site for the future proposed Animal Control facility. The Developer will be entitled to the use of the pond to provide stormwater capacity for the 5 Greenwood site, in exchange for being responsible for 60% of the annual maintenance costs of the pond.

Mayor Noak stated that this is cleaning up a site that greatly needed it.

Trustee Clancy asked if the plumbing lines were checked and Mr Vogel stated that they will be responsible for doing this as part of this agreement.

[ORD17-1356](#) **An Ordinance Amending Chapter 43 of the Village Code of Ordinances (Fee Schedule)-Fire Department Fees**

Mr Vogel reported that this provides for revisions to applicable Fire Department plan review fees and to inspectional fees. The vast majority of these fees have not been revised since 2012. This is a companion piece to the ordinance that was passed at the last meeting.

4. ADJOURNMENT

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

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

Non-voting: 1 - Noak