

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes

Wednesday, July 19, 2017

6:00 PM

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

Village Board - Workshop Meeting

1. CALL TO ORDER-Roll Call

Present 6 - Linda Palmiter, Ken Griffin, Dave Richards, Brian A. Clancy Sr., John Noak, and
Trustee Lourdes Aguirre

Absent 1 - Jose Chavez

2. POSTING OF COLORS-PLEDGE OF ALLEGIANCE

3. ITEMS FOR DISCUSSION

[17-2383](#)

Swearing In of New Officers - Dominic Thielmann & Estevan Gallardo

Clerk Holloway swore in our two newest officers. Both officers thanked the Mayor and Board for the opportunity to serve the Village.

[ORD17-1364](#)

An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for B & W Truck Repair at 667 Parkwood Ave

Mr Rockwell reported that the Board first reviewed this project on May 17th. It was tabled at that meeting to allow the developer and the neighbor to the north to work out a cross access easement. The parties have stated to the Village that they have reached an agreement. The project design itself has not changed since the last meeting.

[ORD17-1384](#)

An Ordinance Approving a Special Use Permit for a Planned Unit Development (PUD) - Final Development Plan for Village Place Apartments by Edward Rose & Sons and S.R. Jacobson

Mr Potter reported that Edward Rose and Sons and S.R. Jacobson received approval of its PUD by the Village on May 3, 2017. In addition, the annexation and development agreement that outlines the terms and obligations of the development was approved by the Board on March 1, 2017. The GDP approved a 216 unit apartment community located on the south side of Normantown Rd., just east of Brunswick Lane. The apartment development consists of a high end apartment community with desirable amenities. There will be six 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 included. They have complied with requests that were made by Planning and Zoning and the Village Board.

Mayor Noak stated that this has been a great group to work with. Better quality rental living is in high demand. I am sure they will do well with this project.

Trustee Richards stated that it was nice to see a developer so willing to work with the Village. This is a great addition to the community. There is a

demand in the area. They are building a quality product.

Mr Gulden stated that the connection to the Popeye's/White Castle road is designed so that when those vacant lots are developed, the t-intersection will work and that developer will be required to link into this to make that intersection a light to get out onto Normantown Rd.

ORD17-1392 An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for Murphy Oil

Mr Rockwell reported that Murphy Oil USA, Inc. has applied for a Final Development Plan review for a new gas station and convenience store at the northeast corner of Weber Rd. and the Blain's/Wal-Mart access road. The proposed gas station will have 16 pumps located under a canopy. There will be a 1400 s.f. convenience store with restrooms and a sales counter in the center of the canopy. 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.

Mayor Noak thanked them for making the requested changes. It ties in with the overall corridor. This will do well here.

ORD17-1391 An Ordinance Amending Chapter 157 (Comprehensive Plan) and Adopting the Updated Comprehensive Plan for the Village of Romeoville

Mr Potter gave a short overview of the updated Comprehensive Plan. This plan builds off of the 2001 plan and will prepare the Village for balanced growth and a diversified economy. It provides a statement of policy for land use, transportation, infrastructure and development decisions. Mr Potter thanked Kon from Teska for the outstanding work he did on this project. He also thanked the Steering Committee who gave very good input.

Mayor Noak commended all for their hard work on this project. They did a fantastic job. A lot of this plan is an update from the 2001 plan. The marketplace has completely changed in a short period of time. This reflects the new marketplace. This does highlight the Lewis University corridor and the property referred to as the Ward Farm. There is a lot of reference to mixed use in this new plan which is becoming the norm now. This is a footprint of what could be. This is a living document.

Trustee Richards stated that this is just a plan, a potential guide. Don't get hung up on what is going on a certain piece of property. He thanked all for the hard work.

Trustee Griffin thanked all who participated in this project. He is very proud

of this document.

RES17-2331 A Resolution Awarding the Contract for the Parkwood Avenue Lift Station Replacement project to Steve Spiess Construction Inc. in the amount of \$1,528,683.00 (2 formal bids were received).

Mr Zabrocki reported that on June 1, 2017, a bid opening was held for this project. Two formal bids were received. The low bid was received from Steve Spiess Construction, Inc. who has completed numerous construction projects within the Village. The low bid in the amount of \$1,528,683.00 is below the budgeted amount.

RES17-2343 A Resolution Waiving the Formal Bidding Process and Awarding the Construction of the JJC Soccer Practice Fields Project to J. Russ and Company, Inc. in the Amount of \$260,876.36 (2 Proposals Were Received).

Mr Zabrocki reported that as part of the agreement with JJC, the Village was able to get approval to regrade the southwest portion of the existing JJC site and use it for practice fields until they are ready to use the property for future campus needs. These fields are adjacent to Volunteer Park. This is to award the project to J. Russ and Company who is currently working on Discovery Park in the amount of \$260,876.36.

Mayor Noak stated that this is a great partnership to get extra practice fields as cost efficiently as possible. This along with Discovery Park, adds significantly to our overall practice/playing fields.

RES17-2351 A Resolution Authorizing a Change Order for Discovery Park Contract with J. Russ and Company

Ms Rajzer reported that the Village Board approved the construction of Phase I and II for Discovery Park. Costs have come in favorably for the project so staff is requesting the Board to consider adding the following items into the contract: lighting for two of the five fields, adding 87 additional parking spaces and adding other necessary park items such as bike racks, nets, receptacles, etc. Adding these now would be advantageous both for cost and to not have to disturb the newly developed areas down the road. Adding these amenities will put us over our budget, however, funds to cover these expenditures will be utilized from the Parks and Recreation Department fund balance.

Mayor Noak stated that we scaled the project to stay within the budget. Favorable costs are allowing us to add these items back into the project.

Trustee Richards stated that he is happy to see we are using Real Estate Transfer Tax for what it was intended for.

[RES17-2357](#) A Resolution Waiving the Public Bidding Process and Authorizing The Purchase of an Electronic Messaging Sign From Express Sign

Ms Rajzer reported that proposals were received for a new electronic messaging sign for the Recreation Center. The low proposal was from Express Signs. The cost of the sign is \$26,939. We have used Express Signs for several signs throughout the Village.

Trustee Richards stated that this is way overdue.

[RES17-2354](#) A Resolution Authorizing the ComEd Advanced Engineering Fee for Relocation of Overhead Electric Facilities along Route 53

Mr Gulden reported that staff has been working with Lewis University on sharing costs associated with the redevelopment of the Route 53 Corridor from Renwick Rd. to Airport Rd. The next phase to this improvement project is estimated at \$200,000 which includes work by Hitchcock Design Group to define specific improvements and treatments, Robinson Engineering to complete additional surveys needed and an advanced deposit for ComEd to do the engineering for relocating the overhead electric facilities along Route 53 in this area. Recently, Lewis University authorized \$100,000 to continue with design work for the beautification of this corridor. Staff is requesting \$100,000 to advance the ComEd engineering. The advanced engineering fee is required if the Village desires to proceed with work associated with the relocation of overhead electric facilities along Route 53 from Airport Rd to the Fitzpatrick House. Once engineering is complete, a revised cost estimate will be submitted for Village approval.

Mayor Noak stated that this is a major gateway to the Village. It is nice to have lines underground. There are many benefits to a project of this nature. The University has really embraced this project. The entire community will be better for it.

[RES17-2356](#) Authorizing An Agreement with Call One for Telecommunications

Mr Gulden reported that this is to authorize a contract with CallOne for telecommunication services. Proposals were received from AT & T, Metronet and CallOne. Based on the data we received, Call One was the low proposal.

[RES17-2358](#) Authorizing the Village Manager to enter into a Contract for the Established Guaranteed Maximum Price and waiving the public bidding for the Construction of Deer Crossing Concession Stand / Restroom Facility

Mr Gulden reported that on May 17, 2017 the Village Board authorized a contract with Harbour Construction for construction management services for three projects one of which is the Deer Crossing Park concession stand/restroom facility. As part of the contract, Harbour Construction was to provide a guaranteed maximum price for the construction. The GMP has been provided with a building cost of \$839,597. Construction costs came in higher than anticipated. In addition, there are several construction elements that would not be included in the construction GMP.

Mayor Noak stated that the outdoor restrooms gives us added flexibility for the use of this area.

Trustee Richards stated that he is glad to see us moving forward with this. This is a good addition to the overall experience.

RES17-2347 Authorizing the Execution of a License Agreement with Mobilitie, LLC

Mr Vogel reported that Mobilitie, LLC provides wireless infrastructure and works with various carriers to provide service where better coverage is needed. They are requesting a license/permission to locate their facilities on existing third party poles (such as ComEd) that are currently within the right of way. The agreement provides for the requirement for them to remove their equipment, free of charge, if the Village decides to relocate the utilities underground.

RES17-2348 A Resolution Authorizing an Amendment to a Development Agreement with Romeo Gardens, LLC

Mr Vogel reported that in 2015, the Village entered into a development agreement with Romeoville Gardens, LLC under which it agreed to subordinate its note and mortgage against the property to secure repayment of a 1995 Community Development Block Grant for the construction of utilities in connection with the original development of the project. Romeoville Gardens, LLC is currently refinancing the loan used to acquire the development into a longer term, and its lender is once again requiring the Village's note and mortgage to be subordinated to its interests in the note and mortgage reflecting the new longer term financing.

RES17-2352 A Resolution Authorizing the Execution of a Warranty Deed, Certified Resolution, Conveyance Documents and Construction Easement Documents in favor of the Illinois Department of Transportation (IDOT Parcel No. 1KR0032A & B; IDOT Job No. R-91-002-14, PIN 12-02-29-301-004, Northeast Corner of Weber and Lakeview Roads)

This Resolution was Removed From Consideration.

[RES17-2353](#) **A Resolution Authorizing the Execution of a Warranty Deed, Certified Resolution and Conveyance Documents in favor of the Illinois Department of Transportation (IDOT Parcel No. 1KR0037; IDOT Job No. R-91-002-14, PIN 12-02-29-151-008, 175' north of the intersection of Weber Road and Lakeview Drive)**

This Resolution was Removed From Consideration.

4. ADJOURNMENT

A motion was made by Griffin, seconded by Clancy, that this Meeting be Adjourned at 7:02 p.m. The motion carried by the following vote:

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

Absent: 1 - Chavez

Non-voting: 1 - Noak