

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes

Wednesday, October 18, 2017

6:02 PM

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

Village Board - Workshop Meeting

1. CALL TO ORDER-Roll Call

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

Absent 1 - Dave Richards

2. POSTING OF COLORS-PLEDGE OF ALLEGIANCE**3. ITEMS FOR DISCUSSION****17-2405 Senior Olympics Awards Presentation**

The seniors who participated in this year's Senior Olympics were recognized.

17-2411 OAN Sentry Member Certificates Presentation

Deputy Chief Ibrahim presented certificates of appreciation to members of the Odor Alert Network. He also recognized members of the Romeoville Fire Department Ladies Auxiliary.

PROJ17-066 A Concept Plan for Duke on Independence Blvd**8**

Mr Rockwell reported that Duke Realty has submitted plans for a new building along Independence Blvd. The site would be rezoned to P-B, Planned Business. The proposed building is 152,167 s.f. It is single loaded with truck docks only in the rear and car parking/office space along Route 53. The vacant corner at Honeytree and IL 53 would become the detention pond for this area. Access would be from IL 53 and Naperville Dr. This area would be bolstered with landscaping to screen this building from the subdivision. The overall height of the building would be 39'.

Mayor Noak stated that this is a concept plan and the first look at this project. We have spoken to the public about this that have an interest in the project. There are some issues that need to be addressed.

Trustee Chavez asked if this building is the length of the building where Metal Monkey is located but taller. The response was that it is similar in size to the building being built by Duke on Belmont near Taylor. He then stated that he envisioned the front of the building to look different. Mayor Noak stated that there are several things that need to be looked at such as facade, entrance location etc. That is why this is only a concept plan. Trustee Chavez added that we need to keep the noise factor under consideration as well.

PROJ17-066 A Concept Plan for CT Realty on Bluff Road**9**

Mr Rockwell reported that CTR Partners has applied to annex the approximately 112 acres on the south side of Bluff Road just east of the current Village limits. The proposal calls for annexing the property, zoning it P-B, Planned Business, and approving a PUD with two warehouse/industrial buildings. Building A would be 657,540 s.f. and laid out east to west. Building B would be 684,320 s.f. and laid out north to south. Detention ponds would be located to the south of the property closer to the Forest Preserve property and the river. There is a large amount of grading that is required due to the unique topography of the site which will result in the buildings and trailer parking area being effectively screened from the residential across the street. The grading also affects the access points. They are currently shown on the eastern end of the property with an internal access road for circulation. This is to provide enough length to make the grade down to the site gentle enough for trucks. As part of this project the developer will be reconstructing Bluff Rd. to a standard Village three lane cross section.

Mayor Noak stated that these sites have some issues. The topography is one of them.

Trustee Chavez asked what the area to the lower right is and the response was that it is an old fly ash area.

ORD17-1412 An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for IDI at Gateway

Mr Rockwell reported that IDI has submitted plans for the development of lot 2 in the Gateway Subdivision on the south side of Joliet Rd. and Independence Blvd. The proposed building would be 351,870 s.f. with truck docks and trailer parking in the rear and car parking facing the internal access road. 287 car parking spaces and 65 trailer spaces have been provided. The road is currently planned to be private but may become public if it connects with the property to the south.

Mayor Noak stated that we have talked about this project quite thoroughly. This is a tough site.

Trustee Chavez asked if one entrance will feed the entire area. Mr Rockwell replied and explained how the entrance is situated. He then asked where the sign will be and Mr Rockwell stated that it is inside the property.

Trustee Griffin asked if this takes all of the area that is purple on the map shown and the response was yes.

RES17-2400 Authorization of Payment of MCI Communications Services, Inc.

**Invoice for work completed as part of the Metra Station Project
(10-00056-02-PK)**

Mr Bjork reported that the Village is receiving funding for 80% of the improvement costs for the Metra Station project located at the southwest corner of 135th Street and New Avenue. The original estimate for this scope of work was \$44,000 of which \$35,200 was to be reimbursed to the Village by the State of Illinois. The actual bill from MCI Communications Services, Inc. was \$34,578.98 which means \$27,663.18 will be reimbursed by IDOT. Once the Village pays the full amount, reimbursement paperwork can be submitted to IDOT.

Mayor Noak stated that this project is moving along.

**RES17-2403 A Resolution Approving an Addition to the Contract for the
2016/2017 Water Main Rehabilitation Project**

Mr Bjork reported that the 2016/2017 water main project is currently in progress and is being constructed by Len Cox & Sons. The contract amount as bid is \$759,570 leaving approximately \$140,000 of the originally budgeted amount remaining. While Len Cox is on site completing the mains on Montrose Dr. and Nelson Ave., they can mobilize to the next street over, Lynn Ave. The installation of this main along Lynn is important as it allows the break prone main between Montrose and Lynn to be abandoned in addition to the main in the backyards west of Montrose Dr and Nelson along the west side of Hampton Park Subdivision No. 1 being abandoned as part of the current project.

Trustee Chavez stated that this is great that we are doing this especially in the older areas of town. This is a great deal.

**RES17-2405 A Resolution Authorizing a Services Agreement with T&C
Trapping**

Mr Vogel reported that this approves an agreement with T & C Trapping under which T & C would provide nuisance wildlife trapping services to Village homeowners at a discounted trap setting rate of \$105.00. The homeowner would be responsible for \$55.00 of this fee and the Village would pay the remaining \$50.00. The Village would only make a single \$50.00 payment with respect to trapping at a given address. Subsequent trapping services would be the responsibility of the homeowner. The homeowner would also be responsible for an advanced payment of \$95.00 as a capture fee to cover the cost of the removal of a captured skunk, raccoon or possum. This fee is refunded if no such animal is trapped.

Mayor Noak stated that this is not unique to our Village. This is a good way to offer assistance to our residents.

Trustee Chavez asked if the residents contact us and the response was yes they would contact the Police Department.

Trustee Clancy asked what happens if there are more than one animal and Mr Gulden responded that there is a scale down fee based on the amount of animals. It will all be laid out for the resident.

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: 5 - Chavez, Palmiter, Griffin, Clancy, and Aguirre

Absent: 1 - Richards

Non-voting: 1 - Noak