

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes

Wednesday, December 20, 2017

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**[17-2432](#)**Romeoville Fire Department Swearing in Ceremony**

Clerk Holloway gave the oath of office to Firefighter/Paramedic Meagan Gorzycki.

Meagan thanked the Village, her parents, her boyfriend and her coworkers for helping her to achieve this goal. She looks forward to growing with the Village of Romeoville.

[17-2433](#)**Recognition of Eagle Scout Charles Pronger**

Mayor Noak presented a plaque to Charles Pronger to congratulate him for obtaining the rank of Eagle Scout.

Charles gave a brief overview of the project that he completed to become an Eagle Scout.

[17-2434](#)**Recognition of Cathy Davis**

A token of appreciation was presented to Cathy Davis in recognition of her retirement from the Northern Will County Special Recreation Association.

Cathy thanked the Village and Board. She has made life long friends through this agency and she is very grateful for that. She wished everyone a happy holiday season.

[ORD17-1424](#)**An Ordinance Approving the Annexation of Territory for CT MIC Bluff Road Venture, LLC (Interchange 55 Logistics Park)**

Mr Rockwell presented the next three items together. He stated that CT MIC Bluff Rd. Venture has applied to annex and zone 11 tracts of land along the south side of Bluff Rd., formerly known as the Jurca Farm. The property will be zoned P-B Planned Business. The property is approximately 112.58 acres. The applicant is requesting approval of a General Development Plan for the whole site. This will govern the development of the entire property and list the exceptions to Village Code granted for this project. The Final Development Plans for the individual buildings would be reviewed and approved by staff so long as they remain consistent with this GDP. Any major changes to the PUD would require the applicant to come back to the Board for approval. The GDP only approves

the site plan. Final engineering has yet to be submitted and will be reviewed and approved by staff before any building permits are issued. The developer is proposing to build two buildings as soon as possible. Building A will be 657,540 s.f. and Building B will be 684,320. The applicant is requesting several exceptions to the Village Code due to the topography on the site. The Developer is also responsible for the improvement of Bluff Rd. The road will be widened to a three lane cross section and rebuilt to a standard that can handle trucks. The developer has agreed to provide additional warning signals to slow traffic from the east as it enters the area.

Mayor Noak stated that this still has to go through final review prior to any construction beginning. This area was outlined in the latest comprehensive plan and Mr Gulden agreed.

ORD17-1425 An Ordinance Approving the Zoning of Territory for CT MIC Bluff Road Venture, LLC (Interchange 55 Logistics Park)

See above.

ORD17-1426 An Ordinance Approving a Special Use Permit for a Planned Unit Development - General Development Plan for CT MIC Bluff Road Venture, LLC (Interchange 55 Logistics Park)

See Above.

RES17-2426 A Resolution to Waive the Bid Process and Accept the Price Quote from Total Automation Concepts, Inc. for the Installation of Security Cameras at the Department of Public Works

Mr Bjork reported that Total Automation Concepts, Inc is the official security camera vendor for the Village, and all security cameras at Village property are now mandated to be provided by the same vendor. The two security cameras currently at Public Works are not connected to nor compatible with the Village wide system. New cameras and appurtenances will be placed both inside and outside various buildings at the facility and at the new entrance gate.

Trustee Chavez asked if this covers all the facilities and Mr Bjork stated that this does not cover our satellite locations.

RES17-2429 A Resolution Waive the Bidding Requirements and Utilize the State Bid Contract for the Purchase of two 2018 Ford Explorer Utility Vehicles

Mr Bjork reported that within the current budget, funds are approved for the purchase of two Ford Explorer vehicles. The total for both is \$51,540.00. One vehicle will replace a 2004 Ford Expedition with 90,000 miles and the

other will replace a 2007 Ford Expedition with 87,000 miles.

Mayor Noak reminded those at home that this is a State bid contract and that is why we waive the bids.

RES17-2427 A Resolution Waiving the Public Bidding Process and Authorizing a Contract for the Purchase of One (1) New Police Crime Scene / Traffic Accident Investigation Vehicle, Fully Equipped

Chief Turvey reported that the Police Department is requesting the purchase of one new fully equipped police crime scene/traffic accident investigation vehicle. The Police Department will be using Drug Forfeiture Funds for the purchase of the vehicle, equipment and installation. The total amount for the vehicle and equipment will not exceed \$175,000.

Trsutee Palmiter asked if this vehicle can be all wheel drive. Mr Gulden stated that we can look into it.

ORD17-1444 An Ordinance Authorizing the Execution of a Redevelopment Agreement (CT MIC Bluff Road Venture, LLC)

Mr Vogel reported that this approves a redevelopment agreement with CT MIC Bluff Road Venture, LLC. Under the agreement, the developer will receive a total TIF redevelopment incentive of \$14.55 million dollars to reimburse the developer for various eligible redevelopment project costs, including but not limited to property assembly/land acquisition, public roadway improvements, site grading and stormwater management facilities. The developer will receive the first \$300,000 of increment generated by the TIF to reimburse eligible costs, and thereafter, the increment will be split evenly between the parties until the developer has received the balance of the reimbursement to which it will be entitled under the agreement. The ordinance itself is conditioned upon the Village Board's approval of the ordinances to create the Bluff Rd. TIF District, which will be on the January 17, 2018 meeting agenda. However, at the developer's request, and to facilitate its closing process, the ordinance is being presented for approval subject to the later approval of the TIF District. The agreement is being presented subject to final manager and attorney review and we anticipate some minor changes to the language of the document to be made between the preparation of the agenda and the December 20th Board meeting.

RES17-2428 A Resolution Authorizing the Execution of a Storm Sewer, Roadway and Watermain Easement Agreement with

Commonwealth Edison Company, Abbott Land Gateway LLC, and the Romeoville Gateway Association

Mr Vogel reported that this approves a proposed easement agreement with ComEd, Abbott Land Gateway and the Romeoville Gateway Association which grants an easement over ComEd right of way to the developer of the project to maintain and use an existing roadway connecting the Upper and Lower areas of the development to install a storm sewer to facilitate the management of the stormwater within the Upper area of the project and to convey it to the Lower area of the project for ultimate discharge, and to potentially install a water main to serve the Lower area of the project. ComEd required the Village to become party to the agreement as a condition of granting the easement to the developer, and the Village is entering into this agreement as an accommodation to the developer. As between the Village, the developer and the association, the intent of the parties is that the developer and association will be responsible for performing the obligations required under the easement agreement, and have fully agreed to indemnify the Village from all costs associated with its obligations under the agreement. The Village is requiring that an indemnification provision to this effect be recorded as part of the covenants for the Gateway development and the approval of the easement is subject to Village's review of these covenants for this purpose.

4. ADJOURNMENT

A motion was made by Griffin, seconded by Clancy, that this Meeting be Adjourned at 6:31 p.m. The motion carried by the following vote:

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

Non-voting: 1 - Noak