

# **Village of Romeoville**

*1050 W Romeo Rd*



## **Meeting Minutes**

**Wednesday, February 21, 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**[18-2457](#)**Presentation to the Public Works Department**

Mayor Noak presented Mr Bjork and his staff members a token of appreciation from a resident for the great job they do with the snow removal.

[PROJ18-067](#)**A Concept Plan for Viga Design**[1](#)

Mr Rockwell reported that this is for a new industrial building in the Airport Industrial Center. Viga Design creates and installs custom graphics on commercial fleets. They are looking to expand their operations and build a new building to house their designers and the equipment for creating the logos. The proposed building will be 25,600 s.f. It would have offices in the front and production areas in the rear. It would be accessed with two curb cuts off of Chicago Tube Dr. 43 car parking spaces are located in front of the building. Drive in doors are located on both the east and west sides of the building to allow trailers to be pulled in, have the graphics installed and pulled out in an efficient manner. They are proposing 19 spaces large enough for a tractor and a trailer and 54 trailer only spaces.

Mayor Noak stated that this type of usage is what this area was designed for.

Representatives from Viga Design stated that they have several companies and they are currently in Bolingbrook. Mayor Noak stated that this is a very exciting company.

Trustee Richards stated that Planning and Zoning had no issues with this. He added that this type of wrap is done in many industries. This is a great addition to the area.

[ORD18-1465](#)**An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for the Offices at Windham Lakes Building 3 (OWL 3)**

Mr Rockwell reported that this is for a proposed 43,227 s.f. office building. It is designed to have multiple entrances to allow various tenant build out scenarios. Initially there would be five entrances/units though the inside of

the building would remain open until tenants are finalized. The site is shown with 205 parking spaces wrapped around the building. Access to the site would be from two points on Windham Parkway. They are providing cross access to the property to the west. It is likely there would be a new access point on the eastern side of 1280 Windham Parkway if that property were to redevelop. The building will be similar in design to OWL 1 and 2 across the street.

Mayor Noak stated that we have seen this product before. Office products are not very common in this market. It is exciting to have this project. They are looking to break ground April 15th with occupancy in the third quarter.

Trustee Richards stated Planning and Zoning had no issues. They are using creative measures to go "Green".

**[RES18-2445](#) A Resolution Waiving the Formal Bidding Process and Awarding the Clearing of Accumulated Debris at the Romeo Road (135th Street) bridges over the Des Plaines River to V3 Construction Group, Ltd. in the Amount of \$48,785.00 (2 Proposals Were Received).**

Mr Drabicki reported that in 2011, the Village had to clear debris that had accumulated over the years (fallen trees, large branches etc.) and was starting to adversely affect flow of the DesPlaines River along the upstream sides of 135th Street bridges. Since the last clearing, debris has again accumulated requires maintenance to prevent bridge damage, flooding, ice damming and scouring. Two proposals were received with V3 Construction being the lowest. The total among is \$48,785.00

**[RES18-2446](#) A Resolution Authorizing an Amendment to a Development Agreement with William Ryan Homes, Inc.**

Mr Vogel reported that this modifies the William Ryan Homes development agreement to permit the construction of certain units with additional garage space beyond that permitted under the Zoning Ordinance. Essentially, the outer two garage stalls of a residences with a three car garage are constructed at double the length of the typical garage stall. There are conditions to this construction and Mr Vogel listed those conditions.

Mayor Noak stated that this is an excellent addition to an already good product.

Trustee Clancy asked if there is a service door access. Mr Vogel stated that could be an option.

**[ORD18-1467](#) An Ordinance Authorizing the Execution of a Real Estate Purchase Contract (Seller--Renwick Romeoville Association, c/o**

**Continental Properties Company, Inc. PIN 11-04-18-413-013-0000)**

Mr Vogel reported that this approves a contract to purchase Outlot B in the Rose Plaza subdivision for a price of \$15,000. The parcel is approximately 1513 s.f. and is presently the site of the existing Rose Plaza monument sign. This sign will be demolished and a Village entryway sign with a digital message board will be installed in its place. Under the contract, the Village's use of the property will be limited to this signage purpose, together with construction and use of underground public utilities. The seller will also receive the right to message placement on the future digital message board.

**4. ADJOURNMENT**

**A motion was made by Griffin, seconded by Clancy, that this Meeting be Adjourned at 6:26 p.m. The motion carried by the following vote:**

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

**Non-voting:** 1 - Noak