

# **Village of Romeoville**

*1050 W Romeo Rd*



## **Meeting Minutes**

**Wednesday, September 5, 2018**

**6:00 PM**

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

### **Village Board - Workshop Meeting**

**1. CALL TO ORDER-Roll Call**

**Present** 5 - Linda Palmiter, Dave Richards, Brian A. Clancy Sr., John Noak, and Trustee Lourdes Aguirre

**Absent** 2 - Jose Chavez, and Ken Griffin

**2. POSTING OF COLORS-PLEDGE OF ALLEGIANCE****3. ITEMS FOR DISCUSSION****18-2517 Swearing In of New Officers - Marisol Diaz and Rebecca Journey**

Deputy Clerk Roberts gave the oath of office to the two new officers.

Both officers thanked the Village Board for the opportunity to serve the Romeoville Community.

**18-2518 Recognition of Billy Burns**

Mayor Noak stated that Mr Burns was not able to make it today. We will have him attend at a later date.

**18-2519 Recognition of Irene King School's 50th Anniversary**

Mayor Noak presented a plaque to Irene King School recognizing their 50th anniversary.

**18-2520 Recognition of The Golden Age Club's 40th Anniversary**

Mayor Noak presented a plaque to the Golden Age Club recognizing their 40th anniversary.

**ORD18-1492 An Ordinance Approving a Zoning Code Variance for 720 Geneva Avenue**

Mr Potter reported that the owners of 720 Geneva have requested a zoning code variance to allow for the construction of a two car detached garage in the rear of their property. The subject property consists of 7,928 s.f. and is located on the west side of Geneva Ave., north of Normantown Rd. in Hampton Park. The requested variance is from the Zoning Code requirement that allows for only one garage on the property. The property already has a one car attached garage. They are proposing to keep the attached garage, install a door to the rear and drive through the attached garage in order to access the detached garage. The new detached garage would comply with all of the required bulk requirements, including setbacks, height and lot coverage. The Zoning Board of Appeals held a public hearing on August 14, 2018 and has recommended approval.

Mayor Noak stated that this is an opportunity to store their cars properly.

This makes sense. Their neighbors are very supportive of this.

[ORD18-1495](#) **An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for Interland Transportation at 1315 Lakeside Drive**

Mr Potter reported that Interland Transportation has requested approval of a Planned Unit Development-Final Development Plan for the property at 1315 Lakeside Dr. in the Marquette Business Park. Interland Transportation is a trucking company that is currently located in a multi-tenant building at 1312 Marquette Dr. They are looking to expand their operations and build a new building to house their office, warehouse, and truck maintenance operations. The proposed building would be 26,860 s.f. It would have approximately 8,000 s.f. of offices in the front and warehouse and truck maintenance in the rear. It would be accessed with two curb cuts off of Lakeside Dr. Additionally, the applicant has acquired an easement with the property to the east (Magid) for a fire access only connection on the northeast side of the building. 32 car parking spaces are located in front of the building by the office and 14 are located in the rear. 4 drive in doors and 4 docks are located on the south side of the building. They are proposing 10 trailer spaces which meets code.

Trustee Richards stated that Planning and Zoning had no issues.

Mayor Noak stated that he is glad that they are investing in the community. This is a very suitable project for this location.

[ORD18-1497](#) **An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for Viga Design & National Express Carriers**

Mr Potter reported that 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 and installing the vinyl logos. The proposed building would 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 the 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 we have seen this before. This is a very exciting project. The location is a great fit.

Trustee Richards stated that Planning and Zoning is fine with this.

Mr Gulden added that concrete drops are included in the site plan.

**ORD18-1498 An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for the Gateway Truck Wash**

Mr Potter reported that this is for a new truck wash facility in the Gateway development. The proposed building would be located just south of the new access road being built into the Gateway Development. This is the last remaining lot in the development. The site itself would be primarily accessed from the internal access road. Trucks would enter, maneuver to the north side of the building and pull in. The trucks would be washed inside the building and then exit the south side. The elevations have been improved since the concept plan. We are working through the final review letter.

Mr Gulden stated that we are going to ask the Board to approve this with final approval by staff as there are improvements to make to the facade.

Mayor Noak asked if fleet vehicles of all types will utilize this facility and the applicant responded nothing with petroleum or tanker trucks. Mayor Noak asked if they have other locations and the response was that this is the first but they anticipate more.

**RES18-2564 Authorizing the Acceptance of Proposals and the Execution of the contract for the lease purchase agreement with BciCapital, Inc. for a 2018 Ford E-450 with an Osage Super Warrior Ambulance Module.**

Mr Openchowski reported that the Village has included in the budget the lease/purchase of an ambulance. The Village will apply the \$50,000 budgeted as a lease payment as a down payment. The leased amount will be \$122,695. The lease is to be for 5 annual payments with the first payment dated July 1, 2019. The resolution will put in place the financing, a lease purchase, for the ambulance. Five quotes were obtained for the financing. This lease will be with BciCapital.

**RES18-2563 A Resolution Awarding the Contract for the Construction of Phase 2 of the Metra Parking Lot to PT Ferro Construction Company.**

Mr Zabrocki reported that the Village has seen significant demand for additional parking at the newly opened Metra Station. The existing lot (122 stalls) has been full most days. The original concept included the second phase of parking (an additional 160 stalls) which was not designed /built originally due to budget constraints. In May, 2018, the Village and Metra executed agreements that provided for Metra to reimburse the Village up to

\$60,000 for design and \$555,000 for construction of the second phase of the parking lot. The Village has subsequently added a camera system that would not be reimbursed by Metra. In addition, Metra required that the contractors meet a 15% DBE set aside for this project. A bid opening was held on August 3rd. PT Ferro was determined the low bidder.

Mayor Noak asked for a completion date and the response was this fall. He then stated that this says a lot about the need for public transportation in the region. This is a good partnership with Metra.

Trustee Clancy asked if we will need to expand the station soon and the response was that is not currently on the books but it could be in the future.

#### **4. ADJOURNMENT**

**A motion was made by Clancy, seconded by Aguirre, that this Meeting be Adjourned at 6:41 p.m. The motion carried by the following vote:**

**Aye:** 4 - Palmiter, Richards, Clancy, and Aguirre

**Absent:** 2 - Chavez, and Griffin

**Non-voting:** 1 - Noak