

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes

Wednesday, May 1, 2019

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

2. POSTING OF COLORS-PLEDGE OF ALLEGIANCE**3. ITEMS FOR DISCUSSION****[PROJ19-068](#) A Concept Plan for AFC****1**

Mr Potter stated that this is for a concept plan for a vacant lot at 780 S Weber Rd. The proposed building would be located on the vacant lot just south of McDonalds at Rose Plaza. The building will be 3,500 s.f. It would have medical facilities for urgent care. The site would be accessed from the existing development access road to the rear. There would be cross access connections with McDonalds and the future building to the south. The plan calls for 48 parking stalls with two being handicapped accessible.

Trustee Richards stated that Planning and Zoning was fine with this project. Mayor Noak stated that is a very compatible use for this site. This is very straight forward and a nice addition to this area. The other lot is out for potential sale.

Mr Potter added that we are flushing out the final details and should be back to the Board in about a month.

[ORD19-1559](#) An Ordinance Approving the Annexation of Territory for U-Haul at 681 S. Weber Road

Mr Potter took the next three items together. He stated that Amerco Real Estate Company has applied to annex a tract of land at 681 S Weber Rd. at the corner of Weber and Gaskin Dr. This property is approximately 3.3 acres and lies just to the east and south of the current Village limits. The property will be annexed and zoned B-3 Highway/Regional Shopping District. The zoning complies with the future land use designation in the Village Comprehensive Plan. He added that U-Haul recently purchased the S-Cubed storage facility at 645 S Weber Rd. This facility was expanded during the summer of 2018. They have now purchased the above mentioned property and are proposing a new indoor storage facility. The building would be three stories tall. It would house 626 rental lockers in approximately 46,000 s.f. of space. There would be 457 climate controlled lockers and 169 non climate controlled lockers. There would be two access points. The first would be on Gaskin Dr. and would line up with the future access to Meijer to the south. The second would be a cross access with the existing storage facility to the north.

Trustee Richards stated that Planning and Zoning did have a few questions regarding this. The main one was how many trucks and the response was that U-Haul keeps track of trucks very well and limits them to 20 trucks. He then questioned if the right in/right out in front of the old S-Cubed is staying and the response was yes.

The applicant introduced himself.

Mayor Noak asked about stormwater and Mr Zabrocki stated that this site was developed in the County so the stormwater management has been addressed. It meets all the Village standards.

Mr Vogel added that the annexation agreement states that the developer will be liable to reimburse any recapture sums owed to the development to the north as well as the Village per acre water and sewer fee, the Weber Rd. widening fee and the Gaskin Dr. widening fee.

Mayor Zabrocki stated that the developer is extending the sanitary sewer on the north side of the street to their east property line which is a requirement of the Village for the future.

[ORD19-1560](#) **An Ordinance Approving the Zoning of Territory for U-Haul at 681 S. Weber Road**

See above.

[ORD19-1561](#) **An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for U-Haul at 681 S. Weber Road**

See above.

[RES19-2685](#) **A Resolution Awarding of the Contract for the Public Works Facilities Construction Project**

Mr Bjork reported that a bid letting for the Public Works Facilities construction project was held on April 11th. The project consists of the construction of a new administration building and a new maintenance garage, ancillary work such as site paving and fueling station construction, and various alternate improvements. The lowest base bid and the lowest overall bid including all alternates was received from Madison Construction of Orland Park.

The architect stated that they are excited to get this project going. The owner of Madison Construction gave a brief overview of his company. They are anxious to get started.

Mayor Noak stated that there has been a lot of planning with this project. These facilities will allow our Public Works Department to continue to do the great job that they do.

Mr Gulden added that we are looking at four alternates as the bids were right on budget. The alternates that will be included are additional dormer, masonry piers and overhang at the administration building, mezzanine in southwest corner of maintenance building, heavy duty high traffic epoxy coating in maintenance building and Armstrong Flooring Seal Strong epoxy floor. The renovation of the existing Public Works main building will not be constructed at this time and is not included.

Mr Bjork stated that our architect did a nice job of making our scope fit in with the budget. Our current facilities have served us well and we are looking forward to the upgrades.

[ORD19-1567](#) **An Ordinance Authorizing the Execution of an Annexation Agreement (Weber & Gaskin—AMERCO Real Estate Company—Proposed U Haul development)**

See ORD19-1559 above.

4. ADJOURNMENT

A motion was made by Trustee Griffin, seconded by Clancy, that this Meeting be Adjourned at 6:25 p.m. The motion carried by the following vote:

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

Non-voting: 1 - Noak