

COMMITTEE OF THE WHOLE  
OCTOBER 8, 2018  
Meeting Held at Roselle Village Hall  
Council Chambers  
31 S. Prospect  
Roselle, IL. 60172

7:20 P.M.

Chaired by Mayor Maglio

PRESENT: Mayor Maglio, Trustees Berkshire, Devitt, Domke, Pileski, Pransky and Trejo.

OTHERS PRESENT: Jeff O'Dell, Jason Bielawski, Matt Heimlich, Steve Herron, Roman Tarchala, Dan Anderson, Mark Bozik, Pat Watkins, Tom Dahl, Karen Young, and Patty Burns.

2. APPROVE PREPARED AGENDA

**Motion** by Trustee Domke, second by Trustee Trejo, to Approve the Agenda as Presented.

Upon voice vote: **MOTION CARRIED.**

3. CITIZEN COMMENTS/QUESTIONS – None

4. GABLES OF ROSELLE, AMENDMENT TO THE SPECIAL USE PERMIT

Following their public hearing on October 2, 2018, the Planning and Zoning Commission recommended in favor (6-0) of the approval of an Amendment to the Special Use Permit for the Gables of Roselle subdivision.

Three members of the audience spoke during the public hearing. All three members are existing residents of the subdivision and asked questions pertaining to construction, price point, and exterior materials. A Plan Commissioner expressed concern that there should be additional windows on the side of the units, which would better match the existing end units within the subdivision. The petitioner is revising the architectural drawings to address that concern.

The developer is proposing to construct five (5) duplex buildings on the two (2) vacant lots remaining in the subdivision. An Amendment to the Special Use Permit was deemed to be required because the original approval, Ordinance 2005-3188, including a site plan, exterior elevations, and interior floor plans for these two (2) vacant lots. Lot 6 was originally approved to have a five (5) unit townhome building. The developer is now proposing two (2) buildings with two (2) units each. Lot 9 was originally approved to have a five (5) unit townhome building. The developer is now proposing three (3) buildings with two (2) units each. The total number of units between both lots, 10 units, will remain the same from the original approval. No variations are being requested by the developer.

The HOA has given their preliminary approval to the proposal for Lots 6 and 9. Pending discussion of the request at the Committee of the Whole meeting, Village staff will ask the HOA to formally adopt the proposal and the necessary changes in the HOA's declarations before bringing the petitioner's request to the Village Board for final approval.

**Trustee Domke** asked about the price point of the proposed duplexes.  
*\$350,000.*

Staff was directed to proceed as presented.

## 5. KENNEDY LIFT STATION REPLACEMENT PROJECT

### Background:

Project SS7 – Convert Kennedy to Submersible Lift Station: The Kennedy lift station is located at the intersection of Nerge Road and Plum Grove Road in the MWRDGC basin. The Kennedy lift station receives flows pumped from the Den and Lincoln lift stations and gravity area and pumps the sewage to the MWRDGC interceptor sewer.

The Kennedy lift station was constructed in 1971 and is in poor condition. The Kennedy lift station is a steel, canned dry pit lift station. Entry for maintenance requires confined space entry procedures to be used. It is proposed to replace the Kennedy station with a new submersible lift station. The rail mounted pumps in the submersible lift station will eliminate the confined space entry, reduce safety concerns, and provide better access to the pumps for maintenance.

The Kennedy lift station receives a considerable amount of infiltration and inflow during rainfall events. Infiltration and inflow studies are planned for the MWRDGC basin to assist in identifying and eliminating sources of excessive infiltration and inflow, as well as assisting in defining the design flow for the lift station. Because of the larger area served by the station and the presence of high flows during wet weather conditions, a permanent generator is also proposed to provide increased reliability at the station.

The proposed project to convert the Kennedy Lift Station to a submersible station will:

- Replace equipment that has reached the end of its useful life.
- Provide reliable operation for this critical lift station.
- Provide improved safety for Village staff.

### Project status:

Trotter & Associates, Inc. was retained by the Village to serve as design and project engineer on this Project. They were responsible for designing the project as well as developing the bid documents and evaluating bid submittals. On September 27, 2018, bids were opened for the Project.

Manusos General Contracting, Inc.	\$1,834,000
IHC Construction Companies, LLC.	\$2,060,700

DiMeo Brothers, Inc.	\$2,438,536
<i>Engineer's Estimate of Probable Cost</i>	<i>\$1,742,000</i>

Normally, the action taken after a bid opening is to bring the bids forward to the Village Board for approval. In the case of a project that will utilize the low interest IEPA loan for funding, which this is, there are a few more steps required. The first step is to approve the Letter of Intent to Award to the contractor. This will be signed and sent to the contractor and also sent to the IEPA. The IEPA will now have this on file, and it confirms the Village's commitment to the project. The IEPA will then process the loan and the Village will, at a future Board meeting, authorize execution of the loan documents, and then actually award the contract to Manusos General Contracting, Inc.

While the low bid is above the Engineer's Estimate of Probable Cost, it does reflect the probable actual true cost to build this project and is substantially lower than the other two bids received.

Staff and Trotter & Associates, Inc. recommend that the Committee of the Whole recommend to the Village Board authorization to approve the Intent to Award to Manusos General Contracting, Inc.

**Trustee Domke** asked whether an easement was obtained from the shopping center to the north of the project area. *No easement was obtained.*

Staff directed to proceed as recommended.

## 6. EXECUTIVE SESSION

**Motion** by Trustee Trejo, second by Trustee Devitt, to go into an Executive Session at 7:30 p.m. pursuant to the requirements of the Illinois Open Meetings Act under Exemptions 5 ILCS 120/2 (c) to discuss 21 Executive Session Minutes, 5 Real Property, 12 Risk Management, 11 Litigation, and **3 Collective Bargaining** and Personnel.

ROLL CALL:

AYES: Trejo, Devitt, Berkshire, Pransky, Domke, Pileski

NAYS: None

ABSENT: None

**MOTION CARRIED.**

ADJOURN EXECUTIVE SESSION

**Motion** by Trustee Devitt, second by Trustee Trejo, to Adjourn the Executive Session at 7:55 p.m.

Upon Voice Vote: **MOTION CARRIED.**

## 7. CITIZEN COMMENTS/QUESTIONS

Molly Bryant  
230 Arthur Ave.

Ms. Bryant inquired about the status of the Green Dot letter of intent. *It is moving along, in the middle of the 6 month time period for evaluation.*

Ms. Bryant also questioned what staff and Trustees are doing about the litigation information regarding Green Dot that was provided by Ms. Bryant. *Staff is working with the Village attorney to evaluation the information.*

8. OTHER BUSINESS – None

9. MOTION TO ADJOURN COMMITTEE OF THE WHOLE MEETING.

**Motion** by Trustee Devitt second by Trustee Trejo to Adjourn Committee of the Whole at 8:40 p.m.

Upon Voice Vote: **MOTION CARRIED.**