

# **Village of Romeoville**

*1050 W Romeo Rd*



## **Meeting Minutes**

**Wednesday, April 19, 2023**

**6:02 PM**

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

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

## 1. CALL TO ORDER-Roll Call

**Present** 5 - Trustee Dave Richards, Trustee Brian A. Clancy Sr., Mayor John Noak, Trustee Lourdes Aguirre, and Trustee Ken Griffin

**Absent** 2 - Trustee Jose Chavez, and Trustee Linda Palmiter

## 2. POSTING OF COLORS-PLEDGE OF ALLEGIANCE

## 3. ITEMS FOR DISCUSSION

### [23-3125](#) **Swearing in Officer Traci Hlado and Officer Korry Thomas**

**Sponsors:** Ken Kroll

Chief Kroll introduced the two new lateral transfer officers, Traci Hlado and Korry Thomas. Clerk Holloway swore them in.

Officer Hlado thanked the Mayor and Board for this opportunity.  
Officer Thomas thanked the Mayor and Board.

Chief Kroll thanked the Mayor and Board for the opportunity to take on lateral transfer officers. Mayor Noak commented that both of the new officers show why this lateral transfer program works and how lucky we are for them to join our family.

### [23-3126](#) **Romeoville Fire Department - Citizen Fire Academy 2023 Certificate Ceremony**

**Sponsors:** Kent Adams

Chief Adams explained that they are here to celebrate the 2023 Citizens Fire Academy graduates. It was a 10 week program. Thank you to all of our graduates for their active participation during this program! Fire Marshal Michalec and Deputy Fire Marshal Sterling introduced the graduates and handed them their certificates.

Mayor Noak congratulated all the graduates and the Fire Department for all their hard work on this program.

### [PROJ23-072](#) **A Concept Plan for Kiddie Academy at 1311 W. Airport Road**

[1](#)

**Sponsors:** Joshua Potter

Mr. Potter, Director of Community Development, explained that a concept plan was submitted for a Kiddie Academy Childcare center on the outlot 2B of the Romeoville Crossing development, which is just south of Airport Road. The proposed building would be 10,030 sq ft and have capacity for 159 children. The applicant is proposing 29 parking spaces, including 2 handicap. The maximum number of parent and staff cars is 23 between

8:50 AM and 9 AM. Playground areas would be located to the rear of the building. Construction for this project would take place this summer with an estimated opening early next year.

Mayor Noak commented that this is a project they have been working on for a little while. This is a great use of this site.

Trustee Richards asked why drop off times are so late in the morning and not early like a typical site. Mr. Potter explained that they are open earlier and the times that were discussed were peak drop off times. Trustee Richards responded that they might be off on their estimates but this is a great use for the property and he has no issues with this project.

**ORD23-1844 An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for 765 Independence, LLC**

**Sponsors:** Joshua Potter

Mr. Potter explained that the Village received final development plans for the first phase of a new business park located along the south side of Route 53 near Enterprise Drive. The final development plans calls for two buildings, both proposed to be single loaded with truck docks only in the rear and car parking along Independence Blvd. Building 1 is proposed at 119,790 sq ft with 222 car parking spaces and building 2 is proposed at 172,062 sq ft with 106 car parking spaces. The extension of Abbott Road is shown from its current end in the Gateway development to the newly constructed 4th leg of the signal at Enterprise Drive. The existing landscaping along IL 53 will be maintained per the previously approved plans and new landscaping will be added around the new buildings. The building will be precast concrete with office features at the corners. Mayor Noak commented that this site has been planned for this since before most of us have been here. The site is finally ready to be developed.

**ORD23-1847 An Ordinance Authorizing the Execution of an Annexation Agreement (Investors Lands Holding of Romeoville, LLC—Hampton Manor Senior Housing Development)**

**Sponsors:** Rich Vogel

Rich Vogel, Village Attorney, explained that the ordinance approves a proposed annexation agreement for the annexation and development of an approximately 6 acre parcel at the southwest corner of Airport and Budler. Under the agreement, the property would be rezoned to R-7, with a PUD approved to develop the property as an assisted living facility. In the event that the property for whatever reason did not develop as an assisted living facility, any new proposed development would be brought back to the board via an amendment to the annexation agreement. The developer will be paying \$79,363.29 in water and sewer per acre fees and \$229,116.64 in Airport Road recapture fees.

Mayor Noak commented that this is a project that we have seen for a few

months now.

**[RES23-3575](#) A Resolution Approving an MOU with the Chicago FBI Regional Computer Forensic Lab ("RCFL")**

**Sponsors:** Rich Vogel

Mr. Vogel explained that the proposed MOU would provide space in the Police Department building for a satellite office of the RCFL, which among other things performs various types of forensic examinations of cell phones, computers and related technologies. The space would be provided at no charge to the RCFL, and in return, RPD personnel would be given access to the facilities and technologies available in the satellite office, providing enhanced forensic investigation capabilities at no direct financial cost to the Village.

Mayor Noak explained that he is very excited about this project. The resources the FBI can bring is amazing and it is great to be such an asset in the area.

**[RES23-3582](#) A Resolution Authorizing the Execution of a Lease Agreement with Central States Tower V, LLC**

**Sponsors:** Rich Vogel

Mr. Vogel explained that the Village previously entered into a lease of space on its Windham Lakes water tower for cell antenna construction, and later amended it to extend the term. The project is now ready to move forward, but a new lease is required to complete the transaction and allow construction to begin. Some of the antenna space under the lease would be allocated to Village emergency communications and is required for the long term build out of the Village's emergency communications network.

**[RES23-3583](#) A Resolution Approving a Development Agreement (Highpoint Drive Easements; Airport Road Donation Agreement; IFC Purchase Agreement)**

**Sponsors:** Rich Vogel

Mr. Vogel explained that the proposed resolution approves a development agreement with Chicago Title Land Trust Company and Institute for Community at High Point. Airport and Institute owned property on either side of the Highpoint Drive right of way acquired by the Village years ago. Because this property has not yet been developed, the Village, in order to construct Highpoint Drive, requires some additional easements on either side of the right of way. The development agreement provides that these easements will be granted to the Village within 30 days of the parties executing this development agreement, and also executing the Airport Donation Agreement with the Institute Purchase Agreement. Under the Purchase Agreement, the Village will be acquiring the Institute

undeveloped property for the price of \$800,000 payable from TIF funds. The Airport Donation agreement provides that the Village will also accept the donation of a number of undeveloped parcels owned by Airport in the vicinity of the Highpoint Drive. Approving the development agreement is the next step required to obtain the easements necessary to allow the Highpoint Drive extension to be completed.

Trustee Richards commented that it is exciting to see this move forward. It has been talked about for a long time.

**ORD23-1848 An Ordinance Authorizing the Execution and Delivery of the Amendment to Bond and Loan Agreement, Which Supplements and Amends that Certain Bond and Loan Agreement Dated at of July 1, 2018 that Provided for the Issuance of the \$11,400,000 Original Principal Amount Village of Romeoville, Will County, Illinois Revenue Refunding Bond (Lewis University), Series 2018A; and Approving Related Matters**

**Sponsors:** Christi Jacobson

Mr. Vogel explained that they needed to change the interest rate that was applicable to the Lewis Bonds. This approves the paperwork to make that happen and there is no financial responsibly to the Village.

#### **4. ADJOURNMENT**

A motion was made by Trustee Clancy, seconded by Trustee Aguirre, that this Meeting be Adjourned at 6:44 PM. The motion carried by a unanimous vote.