

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes

Wednesday, May 4, 2022

6:00 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

[RES22-3363](#) **A Resolution Authorizing a Redevelopment Agreement (Sammy S LLC - Downtown Retail Center - 639 N. Independence Blvd.)**

Sponsors: Joshua Potter

Community Development Director, Josh Potter, explained that the resolution before the board approves a redevelopment agreement with Sammy S LLC, the developer of a new retail center to be constructed at 639 N. Independence Blvd. They are also the developer and owner of Joe's Beverage Warehouse in town. The property is located in the Downtown TIF and the agreement provides for an incentive to the developer of \$200,000 in TIF funds to reimburse the developer with a portion of the expenses associated with the clean-up of the former gas station property. In addition the agreement provides for an additional \$500,000 in pay-as-you-go TIF funds at 75% the first 5 years and 50% the remaining years until the \$500,000 amount is reached to reimburse otherwise eligible redevelopment costs incurred on the project. The developer plans to start demolition on June 1st.

The Mayor commented that this is a development that has been brought to the board before and we know they will do a great job as they have shown with their previous development in Romeoville.

Trustee Richards commented that it is a great family business and operation. We are glad to see this property cleaned up and developed!

[RES22-3358](#) **A Resolution Amending the Romeoville Reinvestment Program**

Sponsors: Joshua Potter

Mr. Potter explained that the original Reinvestment Program was adopted in 2016. The staff is requesting to amend the program by increasing the incentives for driveways that meet the program guidelines. Asphalt driveways would be a 50% match, up to \$1,000 to be paid at project completion or 50% match, up to \$1,200 for Veteran's or Seniors to be paid at project completion. Concrete driveways would be a 50% match, up to \$1,500 to be paid at project completion or 50% match, up to \$1,700 for Veteran's or Seniors to be paid at project completion.

[RES22-3359](#) **A Resolution to Approve Professional Service Task Order from**

Robinson Engineering for the 2022 System Wide Flow Monitoring Project

Sponsors: Chris Drey

Public Works Director, Chris Drey, introduced Joe Sullivan with Robinson Engineering who is their I&I Director to explain the professional service task order. Mr. Sullivan reviewed I&I, its effects, regulatory compliance, sewer rehabilitation, and flow monitoring. The Mayor commented that the Village has been committed to keeping up with and rehabbing the I&I systems throughout Romeoville and we are lucky to have the team that we do to keep up with them.

[22-2997](#)

Overview of Water Projects

Sponsors: Chris Drey

Mr. Drey commented that it has been a couple of months since the last update for the board. Since that time, the Lake Michigan Allocation was submitted and the regional partners continue to meet monthly and have been discussing the potential routes to obtain the water. The Village has also been meeting internally to discuss water quality changes, fire flow, facility use plan, water accountability, and the long term water main replacement plan. The 2022 Water Quality Report is available to view on the village's website and staff is available to answer any questions that residents may have. The Public Works Open house is planned for May 21st from 9-12 PM.

4. ADJOURNMENT

A motion was made by Trustee Clancy, seconded by Trustee Aguirre, that this Meeting be Adjourned at 6:31 PM. The motion carried by a unanimous vote.