

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes

Wednesday, February 1, 2017

6:01 PM

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

Village Board - Workshop Meeting

1. CALL TO ORDER-Roll Call

Present 7 - Jose Chavez, Linda Palmiter, Ken Griffin, Dave Richards, Brian A. Clancy Sr., John Noak, and Lourdes Aguirre

2. POSTING OF COLORS-PLEDGE OF ALLEGIANCE**3. ITEMS FOR DISCUSSION**

[17-2321](#)

Swearing In of New Officer - Christian Mayen

Clerk Holloway gave the oath of office to Officer Mayen. He thanked the Mayor, Board and Fire and Police Commission for giving him this opportunity.

[ORD17-1345](#)

An Ordinance Approving an Amendment to the Special Use Permit for a Planned Unit Development - Final Development Plan for Aldi

Mr Potter reported that Aldi has submitted plans for a building expansion at their store located at 398 S Weber Rd. They are proposing to add 2,060 s.f. to the front of the store. This will allow them to offer more refrigerated space inside and to reconfigure the checkout area. The new front facade will match what was previously approved and constructed. The parking lot will have some slight modifications in order to relocate the handicapped spaces. Overall the site is losing 4 parking spots, but there were more parking spots than code required.

Mayor Noak stated that we are excited to have them expand. There is no problem with this.

Trustee Richards stated that they will remain open during the majority of the remodeling project. They will have to close for a short time. There was not a sign package included so the Planning and Zoning Commission did not have a recommendation for that.

Trustee Palmiter stated that she can see the need for expansion. She looks forward to seeing this.

Trustee Chavez stated that it is a great sign when you have retail expansion. This is good for Romeoville.

Trustee Griffin asked if there will be any additional hiring and the response was they are not sure.

Mr Potter added that they hope to have the project wrapped up by the end of the summer.

ORD17-1346 An Ordinance Approving a Special Use Permit for a Communication Tower for Eco Site at 1202 N Independence Blvd.

Mr Potter reported that Eco Site has submitted plans for a new communication tower at 1202 N Independence Blvd. The property is approximately 2.8 acres in size of which the tower would occupy a 50'x50' area on the north side of the site. The balance of the site would remain available for future development. The tower is proposed at 120' in height. It would be serviced by a new access road off of Independence Blvd. As this site will likely only receive one access point from IDOT, the Village has required this access to be up to normal standards. The site will be fenced with an 8 ft. vinyl fence and landscaping provided around the base to screen the equipment on the ground.

Mayor Noak stated that this is a tough site. Towers are not the greatest thing in the world but they are necessary. This is an appropriate use for this site.

Trustee Chavez stated that we do need towers especially as technology expands.

Trustee Richards stated that this developer was very easy to work with. He added that this is a T-Mobile tower.

ORD17-1348 An Ordinance Approving a Zoning Code Text Amendment concerning Garage Conversions in Hampton Park

Mr Potter reported that the is a text amendment to the Accessory Structure section of the Zoning Code. This amendment would allow a partial conversion of an existing attached garage space into habitable area for homes in the Hampton Park Subdivision. The first part of this amendment would allow for a partial conversion of an existing garage. Originally, 50% of the garage was to remain for storage. However, the Planning and Zoning Commission recommended that the storage area needs to accommodate the opening of the garage door. The second part of this amendment allows for a second, detached garage to exist on a property when a partial conversion occurs providing that the detached garage has a driveway serving it and the detached garage satisfies all the other applicable building and zoning requirements.

Mayor Noak stated that this is not something we will see in mass. He disagrees with Planning and Zoning-we need to set a percentage. Staff was right to do this initially.

Trustee Richards stated that there are multiple sides to the argument. Leaving it open ended causes many other issues. If there will be a second garage-are they allowed to have two drive ways and Mr Potter replied yes, the existing garage door and driveway are allowed to remain. Mr Gulden added that this allows residents to get as many cars off of the street as possible. He added that there are several residents that have done this without our knowledge. This is to ensure that this is done properly. Mayor Noak added that we could always make a reasonable adjustment if need be in the future.

Trustee Griffin asked what the implications are for existing conditions. Mr Gulden replied that we cannot go by word of mouth but if there is a reason for us to go over there, we can require them to bring it up to code.

Trustee Plamiter stated that there are a few homes that have two detached garages and Mr Gulden replied that they are a legal non conforming use. If they tear down one of the garages, they will not be able to rebuild it. Also, if they plan to do the garage door in the back it becomes a non issue. Mr Gulden stated that goes with the 50%.

Trustee Chavez stated that it was brought up at the PZC meeting that they would like to see this not have to be brought to the Board for a variance, is this the case. Trustee Richards replied that this was not recommended at all. Mr Gulden agreed.

[RES17-2257](#) **A Resolution with respect to a proposed Tax Increment Finance District establishing the dates for a Public Hearing and Joint Review Board, creating an Interested Parties registry and other matters in the Village of Romeoville (North Upper TIF)**

Mr Vogel reported that the Gateway Project at Il 53 and Joliet Rd is underway. As part of the project the Village agreed to pursue a TIF District for the area. This will be used to pay for the extensive environmental remediation that is necessary and the needed infrastructure improvements to make the site developable. Because the territory is split by the ComEd power line, the Village is adopting two TIF's, one for the upper or north area and one for the lower or south area. These resolutions will set the public hearing dates, establish the Joint Revue Board and other requirements of the TIF Act.

Mayor Noak stated that this is pretty straight forward.

Trustee Chavez stated that he supports this. We are doing everything we can to make this area usable. Mayor Noak agreed.

Mr Gulden stated that this is still a lengthy process. They are doing

dynamic compaction now and they have some roadwork to do. This project will take a while.

RES17-2258 A Resolution with respect to a proposed Tax Increment Finance District establishing the dates for a Public Hearing and Joint Review Board, creating an Interested Parties Registry and other matters in the Village of Romeoville (South Lower TIF)

See above.

ORD17-1350 An Ordinance Authorizing the Execution of an Annexation and Development Agreement (Series N of IBT Holdings, LLC, an Illinois Limited Liability Company, and Romeoville Properties LLC, a Michigan Limited Liability Company)

Mr Vogel reported that this is for the development of the former Kotnour Nursery property and the adjacent Balice property to the west of the existing Greenhaven subdivision. The site would be zoned within the Village's R-7 zoning district and a PUD Special Use Permit/General Development Plan would be approved for the development of the property with a number of apartment buildings and a clubhouse to serve the residents of the development. The developer would be responsible for paying the applicable recaptures due to Inland and Ryan Companies and to construct a stub roadway crossing over the Kinder Morgan pipeline right of way adjacent to the site, to facilitate future access to the traffic signal on Normantown at the frontage road south of Normantown and to contribute the cost of a recreational path to be constructed in the future within the pipeline right of way.

Mr Potter stated that we are very close to the general development plan approval. We have come a long way on this project. They anticipate coming back for final approvals in April and to start construction in late spring/early summer.

Mayor Noak stated that we have been talking about a project of this nature on this site for quite some time. This is the smallest of all of the proposals. This is a Class A development.

Trustee Richards stated that there were no issues with this. They were glad to hear of the connection.

Mayor Noak stated that this developer is one of the most well known developers of this type of project.

Trustee Chavez stated that Remington has 350 units, Springs is at 292 and this one is at 216. This is to target the millenials. These types of units help to increase our demographics which in turn brings in restaurants, stores,

etc.

4. ADJOURNMENT

A motion was made by Griffin, seconded by Clancy, that this Meeting be Adjourned at 6:48 p.m. The motion carried by the following vote:

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

Non-voting: 1 - Noak