

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes

Wednesday, May 3, 2017

6:00 PM

Village Hall Board Room

1050 W. Romeo Rd.

Village Board - Workshop Meeting

1. CALL TO ORDER-Roll Call

Present 5 - Brian A. Clancy Sr., John Noak, Lourdes Aguirre, Dave Richards, and Jose Chavez

Absent 2 - Linda Palmiter, and Ken Griffin

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

[17-2354](#) **Swearing in of Newly Elected Officials**

Judge Paula Gamora swore in our newly elected officials.

[ORD16-1326](#) **An Ordinance Approving Annexation and Zoning for Village Place Apartments by Edward Rose & Sons and S.R. Jacobson (20545 W. Normantown Rd.)**

Mr Rockwell covered the next two items together. He reported that this is for the development of a 216 unit apartment community on 12.8 acres located on the south side of Normantown Rd., just east of Brunswick Lane. The annexation and development agreement was approved on March 1, 2017, The developer has since closed on the property and the next step is to approve the annexation and zoning and general development plan. The developer is requesting R-7, General Residential zoning for the subject property.

Mayor Noak stated that this has been discussed for quite some time.

Trustee Chavez stated that the layout of these apartments is very nice.

Mr Rockwell added that since they last met, Mr Gulden worked with them on a nicer entryway and you are seeing this tonight.

Trustee Chavez stated that this will change the demographics of the Village which will bring in other restaurants and retail.

[ORD16-1327](#) **An Ordinance Approving a Special Use Permit for a Planned Unit Development - General Development Plan for Village Place Apartments by Edward Rose and Sons and S.R. Jacobson**

See Above.

[ORD17-1365](#) **An Ordinance Approving an Amendment to the Special Use Permit for a Planned Unit Development - Final Development Plan for the CN Group at 525 Anderson Drive**

Mr Rockwell reported that the CN Group has purchased the vacant property

at 525 Anderson Dr. This property was originally approved as Romeoville Commercial Park Lots 13 & 14. That PUD showed three buildings across the two lots. The southernmost building was constructed as well as some of the overall site improvements. Due to the recession, the northern two buildings were never constructed. The area where the northern two buildings would have been was subdivided off and purchased from the bank by the developer. It is now being purchased by the CN Group who is proposing a spec building on the site. The building will be approximately 32,291 s.f. with 6,000 being devoted to office. They are proposing 20 truck docks and 34 car parking spaces. The connection in the rear would be maintained for fire access only.

Mayor Noak stated that we have seen this project previously. It is a good product. It is appropriate for the site. These tend to fill up pretty quickly.

Trustee Richards stated that the size is appropriate. Planning and Zoning had no issues with this.

[ORD17-1368](#) **An Ordinance of the Village Of Romeoville, Will County, Illinois, Approving A Tax Increment Redevelopment Plan and Redevelopment Project For the “Gateway North Upper” Redevelopment Project Area**

Mr Rockwell covered the next six items together. 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 property, the Village is adopting two TIFs. One for the upper or north area and one for the lower or south area. State law allows municipalities to jump Com Ed when annexing. However, jumping is not specifically allowed for TIFs. These ordinances will approve , for both the upper/north and lower/south, a tax increment redevelopment plan and redevelopment project, designate the redevelopment project area and adopt TIF financing.

Mayor Noak stated that we have reviewed this for quite some time. This is a very troubled site, thus the TIF. This is a gateway to the community. This will vastly improve and clean up the overall site.

Trustee Chavez thanked everyone who worked to create this TIF. Mayor Noak added that without the TIF, this would not be possible.

Trustee Richards stated that this is the old TJ Lambrecht property.

[ORD17-1370](#) **An Ordinance of the Village Of Romeoville, Will County Illinois**

Designating the “Gateway North Upper” Redevelopment Project Area of Said Village A Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act, As Amended

See Above.

[ORD17-1371](#) **An Ordinance of the Village Of Romeoville, Will County, Illinois Adopting Tax Increment Allocation Financing For the “Gateway North Upper” Tax Increment Finance District**

See Above.

[ORD17-1372](#) **An Ordinance of the Village Of Romeoville, Will County, Illinois, Approving A Tax Increment Redevelopment Plan and Redevelopment Project For the “Gateway South Lower” Redevelopment Project Area**

See Above.

[ORD17-1373](#) **An Ordinance of the Village Of Romeoville, Will County Illinois Designating the “Gateway South Lower” Redevelopment Project Area of Said Village A Redevelopment Project Area Pursuant to the Tax Increment Allocation Redevelopment Act, As Amended**

See Above.

[ORD17-1374](#) **An Ordinance of the Village of Romeoville, Will County, Illinois Adopting Tax Increment Allocation Financing For the “Gateway South Lower” Tax Increment Finance District**

See Above.

4. ADJOURNMENT

A motion was made by Chavez, seconded by Clancy, that this Meeting be Adjourned at 6:30 p.m. The motion carried by the following vote:

Aye: 4 - Clancy, Aguirre, Richards, and Chavez

Absent: 2 - Palmiter, and Griffin

Non-voting: 1 - Noak