

# **Village of Romeoville**

*1050 W Romeo Rd*



## **Meeting Minutes**

**Wednesday, October 3, 2018**

**6:00 PM**

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

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

**1. CALL TO ORDER-Roll Call**

**Present** 6 - Jose Chavez, Ken Griffin, Dave Richards, Brian A. Clancy Sr., John Noak, and  
Trustee Lourdes Aguirre

**Absent** 1 - Linda Palmiter

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

[18-2534](#) **Senior Olympics Awards Presentation**

The Senior Olympics participants were presented with certificates.

[18-2535](#) **Founder's Day Parade Awards**

The Founder's Day Parade Awards were presented to the winners.

[ORD18-1506](#) **An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for Vynera at Gateway**

Mr Potter reported that Vynera Transportation has applied for a Final Development Plan for a trucking facility in the Gateway Development. This site is the last developable lot in the development. It is located at the bottom of the hill next to Rock Lake. There is an access road leading down the hill from Abbott Road. Due to this location, a number of code exceptions were granted in the original GDP for Gateway. This site cannot be connected to Village water and sewer. It also has an existing metal building and gravel lot that will remain. The new building is proposed to be 30,150 s.f. with 14 truck docks. The access road and truck court will be paved. The remainder of the site will remain as is. There are 15 car parking spaces for employees. There is stormwater BMP to treat the parking lot water before it enters Rock Lake.

Trustee Richards stated that Planning and Zoning has no issues with this.

Mayor Noak stated that this is very suitable for this site. It is not viewable from Route 53.

[ORD18-1507](#) **An Ordinance of the Village of Romeoville, Will County, Illinois, Approving the Third Amendment to a Tax Increment Redevelopment Plan and Redevelopment Project For the "Marquette TIF" Redevelopment Project Area**

Mr Potter took the next six items together. He stated that the land on the south side of Independence Blvd. is partially in the Marquette TIF and partially not in any TIF. The land in the Marquette TIF includes properties like the Orange Crush fill site and the old Ace Hardware site. These will

likely not be redeveloped by the time the Marquette TIF expires in 2024. Additionally, the properties not in any TIF include the Northfield Block site and several vacant pieces that have never been developed. Given this situation, staff is recommending that the Independence TIF be expanded to include all of these areas. The area south of IL 53 currently in the Marquette TIF will be removed and added to the Independence TIF. This will reset the clock, allow more time for the properties to redevelop, and create a larger increment for the Independence Blvd. area with which to do projects. The first three ordinances are for removing the parcels from the Marquette TIF. They amend the redevelopment area and plan in accordance with the provisions of the TIF Act, the second three ordinances are for adding parcels to the Independence Blvd. TIF. They amend the redevelopment area and plan in accordance with the provisions of the TIF Act.

Mayor Noak stated that we have consulted all of the taxing bodies and they have signed off on this.

Mr Gulden stated that the taxing bodies will see additional dollars that they were not getting. Mayor Noak added that there are no residents in this area.

[ORD18-1508](#) **An Ordinance of the Village Of Romeoville, Will County Illinois Amending Ordinance No. 2010-89 Designating The Marquette TIF Redevelopment Project Area of Said Village a Redevelopment Project Area Pursuant To the Tax Increment Allocation Redevelopment Act**

See above.

[ORD18-1509](#) **An Ordinance of the Village Of Romeoville, Will County, Illinois Amending Tax Increment Allocation Financing For the “Marquette TIF” Tax Increment Finance District**

See above.

[ORD18-1510](#) **An Ordinance of the Village Of Romeoville, Will County, Illinois, Approving the First Amendment to a Tax Increment Redevelopment Plan and Redevelopment Project for the “Independence Boulevard” Redevelopment Project Area**

See above.

[ORD18-1511](#) **An Ordinance of the Village Of Romeoville, Will County Illinois Amending Ordinance No. 18-1455 Designating the Independence Boulevard Redevelopment Project Area of Said Village a Redevelopment Project Area Pursuant To the Tax Increment**

**Allocation Redevelopment Act**

See above.

[ORD18-1512](#) **An Ordinance of the Village of Romeoville, Will County, Illinois  
Amending Ordinance No. 18-1456 Adopting Tax Increment  
Allocation Financing For the “Independence Boulevard” Tax  
Increment Finance District**

See above.

[ORD18-1513](#) **An Ordinance of the Village of Romeoville, Will County, Illinois,  
Approving A Tax Increment Redevelopment Plan and  
Redevelopment Project for the “Normantown/Weber Road”  
Redevelopment Project Area**

Mr Potter reported that the Village has been working on a development strategy for the area around Normantown Rd. and Weber Rd. While there are several successful businesses in the area, there is also a large amount of vacant land in what should be a prime commercial corner. Additionally, the Weber Rd. and I-55 project will create access problems to several sites. To deal with these issues, the Village is pursuing a two pronged funding strategy. The Village is proposing a TIF District for the vacant land and a Business District for the whole area. These ordinances cover the TIF. The TIF will include the vacant commercial land around this corner. This money will be used to pay for some of the access improvements being proposed for the businesses and to promote new development in the area. These ordinances will fulfill the requirements of the TIF Act.

Mayor Noak stated that the upcoming interchange project has potential for adverse effects on this area. The reason we are pursuing this at this time is to maintain long term economic viability in this area.

Mr Gulden added that the Plainfield School District is on board with this and we have an agreement that after year 10, we would reallocate 10% of the collected TIF dollars as surplus and give it back to the taxing bodies which includes the Plainfield School District. The agreement will be before the Board shortly.

[ORD18-1514](#) **An Ordinance of the Village of Romeoville, Will County Illinois  
Designating the Normantown/Weber Road Redevelopment  
Project Area of Said Village a Redevelopment Project Area  
Pursuant to the Tax Increment Allocation Redevelopment Act**

See above.

[ORD18-1515](#) **An Ordinance of the Village Of Romeoville, Will County, Illinois  
Adopting Tax Increment Allocation Financing For the**

**“Normantown/Weber Road” Tax Increment Finance District**

See above.

**[RES18-2592](#) A Resolution Authorizing the Purchase of Interoperable Portable Radios**

Mr Littrell reported that through the SWARM Grant, we have been allocated funding to purchase portable interoperable radios that will allow REMA to communicate with the Police Department without having to carry two separate portable radios. These radios will replace radios that were purchased in 1999. The cost for the radios is \$28,160.00.

**4. ADJOURNMENT**

**A motion was made by Griffin, seconded by Clancy, that this Meeting be Adjourned at 6:34 p.m. The motion carried by the following vote:**

**Aye:** 5 - Chavez, Griffin, Richards, Clancy, and Aguirre

**Absent:** 1 - Palmiter

**Non-voting:** 1 - Noak