

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes

Wednesday, December 19, 2018

6:01 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**

[18-2566](#)

Recognition of Romeoville Youth Cheerleaders

The Village recognized the Romeoville Spartan Youth Cheerleaders for their award winning performances at the State Competition.

[18-2565](#)

Recognition of DARE Essay Winners

The Village recognized the DARE Essay contest winners.

[18-2570](#)

Motion to accept the Village of Romeoville's Comprehensive Annual Financial Report (CAFR) for the Fiscal Year Ended April 30, 2018.

Jim Savio, CPA, MAS, Partner from Sikich LLP gave a short presentation regarding the Village's FY 2018-2018 Comprehensive Annual Financial Report and audit results.

Trustee Chavez stated that residents can get a copy of this report by contacting the Village. It is a great report with very good information in it.

[18-2571](#)

Motion to accept the Romeoville Firefighters' Pension Fund Municipal 2018 Compliance Report.

Mr Openchowski gave the annual Firefighters Pension Fund Municipal 2108 compliance report.

[18-2572](#)

Motion to accept the Romeoville Police Pension Fund Municipal 2018 Compliance Report.

Mr Openchowski gave the Romeoville Police Pension Fund Municipal 2018 Compliance Report.

Mayor Noak added for clarification that, as governed by State law, both the Firefighter and Police Pensions are run by Pension Boards, the Village does not directly control the investments.

[ORD18-1517](#)

An Ordinance Approving the Rezoning of Territory for the PAL Group, Inc.

Mr Potter reported that the Village and PAL Group, Inc are working on the plans for the future redevelopment of the Clean Fill site on Independence Blvd. This will involve a Developer's Agreement, rezoning the property to P-B and approving a Planned Unit Development-General Development Plan. This property is approximately 70 acres. The property will be rezoned to P-B, Planned Business, and have a Planned Unit Development-General Development Plan approved to create the future redevelopment lots. The GDP shows four future developable lots with stormwater ponds and an internal access road. This road will connect to the recently completed Gateway development access road and lead to the signal at Enterprise Dr. The GDP will allow existing temporary uses to continue while the site is filled to the grades shown on the plan. It is anticipated that this filling will happen over the next five years.

Mr Gulden stated that there are two goals for this. The first was to prepare it for future development and the second was to clean it up. We did achieve these goals. Mayor Noak stated that the frontage road connectivity is an important aspect of the site.

Trustee Chavez stated that this is a good plan. The frontage road connection is great. This is an opportunity for this area to prosper.

[ORD18-1518](#) **An Ordinance Approving a Special Use Permit for a Planned Unit Development - General Development Plan for the PAL Group, Inc**

See above.

[RES18-2619](#) **A Resolution Authorizing a Development Agreement with Pal Group, Inc., 815 Independence LLC, and 765 Independence LLC**

Mr Vogel reported that this approves a development agreement with Pal Group, Inc. for the development of an approximately 70 acre site consisting of the existing Pal Group truck parking lot and adjacent fill site, as well as the former Ace Hardware site used as a contractor yard, and the single family residence commonly known as the Hahn property. The overall goal of the development agreement is to provide for the interim continuation of the existing fill and truck parking operations on the site with some modifications while the site is prepared for eventual redevelopment. Truck and trailer storage will continue to be permitted. Additionally, passenger motor vehicles held for sale by a licensed used vehicle retailer will be permitted to be parked for storage purposes only on the existing hard surfaced paved area of the site generally adjacent to the Mongo McMichael's restaurant site. These activities will be permitted until December 31, 2023, at which time they will terminate. If the fill operations have not been completed by December 31, 2023, the Developer will receive a five year extension for the filling operations until December 31, 2028. Within six months after the approval of the proposed agreement, the

Developer will submit a concept plan for the future redevelopment of the site together with a geotechnical analysis demonstrating that the areas where fill has been placed are suitable for construction. Developer is also to provide interim and final contour plans indicating fill depth. The agreement also recognizes that successful future redevelopment will require a signalized access point that aligns with Enterprise Dr. on the opposite side of Route 53 and obligates the Developer to complete the construction of the signal within five years from the approval of the agreement, with a variety of interim milestones for making the requisite submittals and obtaining the necessary IDOT approvals. The Village will support this specific infrastructure project by committing to enter into a future redevelopment agreement to provide fifty percent reimbursement for the signalization work up to a maximum reimbursement amount of \$500,000. Recognizing that this area is located within a gateway corridor to the Village, the Developer will assist in enhancing the appearance of this corridor by demolishing the existing building and all structures within the contractor yard portion of the site by the end of 2018. Landscaped berming will be provided and existing berming and landscaping will also be maintained and renovated all on or before June 1, 2019. Existing contractor yard tenants will also be required to come into compliance by removing existing office trailers and storage containers/structures.

4. ADJOURNMENT

A motion was made by Griffin, seconded by Clancy, that this Meeting be Adjourned at 6:52 p.m. The motion carried by the following vote:

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

Absent: 1 - Palmiter

Non-voting: 1 - Noak