

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes

Wednesday, June 19, 2019

6:01 PM

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

Village Board - Workshop Meeting

1. CALL TO ORDER-Roll Call

Present 6 - Trustee Jose Chavez, Trustee Brian A. Clancy Sr., Mayor John Noak, Trustee Lourdes Aguirre, Trustee Linda Palmiter, and Trustee Ken Griffin

Absent 1 - Trustee Dave Richards

2. POSTING OF COLORS-PLEDGE OF ALLEGIANCE

3. ITEMS FOR DISCUSSION

[PROJ19-068](#) **A Concept Plan for Downtown Apartments and Athletic Center Expansion** [3](#)

Mr Potter reported that the Pal Group, Inc., is proposing a partnership with the Village and has developed a development plan for residential apartments and an expansion to the Edward Hospital Athletic and Event Center. The subject property is owned by the Village and consists of 6.6 acres, generally located south of Normantown Road, east of Dalhart Avenue and west of Townhall Drive. The property is zoned D-D, Downtown District and is currently vacant. The residential component proposed for the north end of the site consists of a total of 102 apartment units in a 4-story building with a basement garage. The residential site would have a total of 135 on-site parking spaces (23 indoor and 112 outdoor). This equates to a parking ratio of 1.32 parking spaces per unit. The main access to the site is from Townhall Drive. A service driveway is also provided from Dalhart Avenue. The unit mixture includes: 54 1-bedroom; 32 2-bedroom; and 16 3-bedroom units. The proposed athletic center expansion is located on the south end of the site. This expansion consists of a 58,318 square foot building and would include a fitness center, basketball courts, and a pool. The expansion would be connected to the existing athletic center via an above ground walkway elevated above Townhall Drive. A total of 79 parking spaces are provided for the athletic center expansion in a parking lot accessed from Dalhart Avenue. The proposed architecture for the residential building is pedestrian-oriented and has an urban look. The building includes mainly masonry exterior building materials with a variety of projections and architectural detailing to give the building an attractive look. The architecture for the athletic center expansion will be consistent with the architecture of the existing athletic center. The site plan includes open space located between the apartments and athletic center expansion and tying together the two uses. A splash pad is one proposed amenity for the open space area. In addition, stormwater detention would be provided in this area and would be designed as an amenity. This area would also provide a pedestrian connection between Dalhart Avenue and Townhall Drive.

Mayor Noak stated that we have looked at this site many times. The

master plan had far more residential in this area. This is a modern approach to this development. The opportunity to expand the athletic and event center has been discussed for quite some time. Also, this will bring a pool into this area which is something that has been requested for a very long time. The splash pad is also a great amenity. Retail usage is not going to happen on this site. We have a good history with this group. This is the best and most exciting proposal we have seen.

Mr. Gulden stated that there have been at least 8 different projects come before us. This is by far the best. This also allows for a very fitness oriented type pool. It integrates with the proposed apartments. The retail so to speak for us is the athletic and event center. This grows on what we have started in this area. Mayor Noak stated that this will continue the expansion of this corridor as well.

Mr. Winter from the PAL Group stated that we brought GSP Development into this project to help us with the residential portion. The expansion of the athletic and event center is a key component to this project. This will be a great amenity for the residents.

Trustee Chavez stated that he likes the concept. He likes the layout of the buildings. He asked if the splash pad will be fenced in and the reply was we have to look at all safety issues. Larry Dabb from GSP Development added that by code, it is required. Our detention will be above ground and make it an amenity. He stated that we have developments all over the country. We have also done L.A. Fitness and are doing a project up in Lincolnshire. Trustee Chavez asked about the 2nd floor in the expansion. Mr Gulden stated that it will be the fitness center. Trustee Chavez likes the concept and looks forward to seeing the apartment floorplans. Mr Dabb stated that with the apartments we tried to incorporate two different kinds of apartments. On the north side is walkups and the rest is a modern apartment building. Due to elevations we were able to include underground parking. Each unit will have its own balcony. We are taking a step up in design and we provide our tenants with an unlimited amount of amenities.

[ORD19-1577](#) **An Ordinance Amending Chapter 80 " Traffic Schedules"
Schedule IX, of the Romeoville Code of Ordinances Pertaining to
Speed Restrictions**

Chief Turvey listed all of the speed limit changes that are being addressed in this ordinance. He added that the department was asked to look at speeds on east/west streets. In doing this we realized that there were a lot of ordinances that were out of date. We are getting rid of the current ordinance and creating a new ordinance. The default speed limit on any street is 25 m.p.h., the ordinance addresses anything above or below that

25 m.p.h.

Mayor Noak thanked the department for the comprehensive review of our east/west corridors. Speeding is a concern.

[RES19-2725](#) **A Resolution Authorizing a Development Agreement with Harvest C Romeoville B1, LLC**

This Resolution was Removed From Consideration.

4. ADJOURNMENT

A motion was made by Trustee Griffin, seconded by Trustee Clancy, that this Meeting be Adjourned at 6:33 p.m. The motion carried by the following vote:

Aye: 5 - Trustee Chavez, Trustee Clancy, Trustee Aguirre, Trustee Palmiter, and Trustee Griffin

Absent: 1 - Trustee Richards

Non-voting: 1 - Mayor Noak