

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes

Wednesday, November 6, 2019

6:00 PM

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

Village Board - Workshop Meeting

1. CALL TO ORDER-Roll Call

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

2. POSTING OF COLORS-PLEDGE OF ALLEGIANCE

3. ITEMS FOR DISCUSSION

The Romeoville Flag Football Superbowl Champion teams were recognized by Mayor Noak.

[PROJ19-068](#) **A Concept Plan for the LDD Triangle Parcel** [6](#)

Mr. Potter reported that LDD Parking, LLC is proposing the development of a 14,800 s.f. building on the triangle parcel at the corner of Independence Blvd. and Joliet Rd. The subject property consists of 3.6 acres and is completely vacant. A separate project for a multi tenant building to the west of the parcel was approved in March of 2019. The property is currently zoned B-3, Highway Regional Shopping. The developer is requesting rezoning of the property to M-1 Medium Manufacturing to accommodate the proposed use. The adjacent Marquette Business Park is zoned M-1 and the proposed use is consistent with the uses found in the adjacent business park. The proposed building would be divided into spaces for office, warehouse and mechanics areas. It would have 3 dock doors, 3 drive in doors and 25 car parking spaces. The detention pond would be located on the hard corner. The building is precast. Staff will work with the application on the rear facade that faces the intersection. Access for this site will be limited to two right-in/right-outs due to the barrier median located along IL Route 53. Both routes are under IDOT jurisdiction.

Mayor Noak stated that this is a concept plan. He cannot say enough about LDD and the Gateway Project and what they are doing to change the look of this intersection. These sites are challenging. These are lighter than the larger buildings that surround them and there is definitely a need for these.

Trustee Richards stated that Planning and Zoning had no issues with this. The detention in the front will be very nice. There will be minimal impact to residents as this will be light truck traffic.

Mayor Noak asked if LDD has started on the 84 Lumber site and the reply was not yet.

ORD19-1597 An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for Mongo's Signage at 1101 N. Independence Blvd.

Mr. Potter reported that Stavros Spandonidis has submitted a Final Development Plan for signage at Mongos at 1101 N Independence Blvd. The proposal would rehabilitate the existing pole sign on the property. The sign is currently legal, non-conforming for size, height and style. The proposal calls for replacing the manual message board with a digital board and adding a monument base and landscaping. The square footage and height would remain the same.

Mr. Spandonidis gave a brief overview of the project. He explained why he wants to keep both signs on the property.

Trustee Richards stated that Planning and Zoning had some questions on this. He stated that he is in favor of the upgrade, it is a welcome addition. There was some mention of the upgrade to the Mongos portion of the sign and Mr. Spandonidis responded that the only upgrade he could do is change the light bulbs to LED bulbs. Trustee Richards also asked if the new lot striping that was just done took into account the new sign and the response was yes, but if changes need to be made that is an easy fix. He was surprised that the color of the sign did not match the building. Mr. Spandonidis said he has no problem matching those. Trustee Richards then stated that the main issue was the second sign. It was stated that this sign should come down. He supports the Planning and Zoning's recommendation.

Mayor Noak asked to table this item to give staff more time to look at more options. It was agreed to do so.

Trustee Chavez asked if the ordinance states one sign and the response was yes.

ORD19-1601 An Ordinance Authorizing a Boundary Line Agreement between the Village of Romeoville and the Village of Woodridge

Mr. Vogel reported that this is a boundary line agreement between the Village of Romeoville and the Village of Woodridge using Bluff Rd. as the boundary between the two communities. Romeoville would have jurisdiction over properties to the south including the CT Realty Development and Woodridge would have jurisdiction of the properties to the north. Romeoville would have responsibility of Bluff Rd. Woodridge would be providing water capacity for the benefit of development of the property to the south of Bluff Rd.

Mayor Noak stated that this is pretty straight forward.

Mr. Gulden stated that the main issue is water to CT Realty and use of Bluff Rd. He doesn't think the agreement is going to change but we are going to give it one more shot.

4. ADJOURNMENT

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

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

Non-voting: 1 - Mayor Noak