

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes

Wednesday, December 18, 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

[PROJ19-068](#) **A Concept Plan for the Seasons of Romeoville by Fiduciary Real Estate Development, Inc.**

Mr Potter reported that Fiduciary Real Estate Development, Inc (FRED) has submitted a concept plan for an apartment project along Weber Rd. south of Farm and Fleet. It would include the southern interior Farm and Fleet outlots as well as the unincorporated Walsh property to the south. The remainder of the Walsh property would include retail outlots along Weber and a parcel donated to the Village south of the creek. This project will require an annexation, zoning of the existing outlots, zoning the new territory and a PUD-GDP approved for the whole site. The proposed development will consist of 12 buildings with 20 units each. There would also be a clubhouse building and several detached garage buildings. The units would be broken down as follows: 24 studio apartments, 96 one bedroom apartments, 96 two bedroom apartments and 24 three bedroom apartments. Access to the site would use the existing signal on Weber that serves Wal-Mart and Farm and Fleet.

Mayor Noak stated that this is a concept plan. This is a very nice plan. This is similar to the Springs but is less dense.

Trustee Richards stated that Planning and Zoning was pleased with the project. The one thing that is very good is the openness of the site. The fact that this is not high density is very appreciated. Mr Potter said this is the least dense by quite a bit of all of the similar projects in town. Mayor Noak stated that the multi family developments we do have in town are very nicely done. Mr Potter added that all of our multi family communities are at 90% and above capacity. Trustee Richards stated that there is a need for these types of projects. Mayor Noak included that big box is not going to happen on this site. This development is appropriate for this site. It is actually less intensive than a big box.

Trustee Palmiter stated that the amenities are excellent.

Trustee Chavez stated that this looks very good. Sidewalks throughout is a good thing. This will be an asset to the municipality.

Tony Derosa thanked all for the comments. He stated that they worked

alongside with Josh and his staff and Steve to get this plan presented tonight. We are very excited to be in this community.

Trustee Clancy asked if there are enough three bedroom units. Mr Derosa stated that we are planning for long term. We provide a balanced mix.

4. ADJOURNMENT

A motion was made by Trustee Griffin, seconded by Trustee Clancy, that this Meeting be Adjourned at 6:14 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