

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes

Wednesday, December 6, 2017

6:00 PM

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

Village Board - Workshop Meeting

1. CALL TO ORDER-Roll Call

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

2. POSTING OF COLORS-PLEDGE OF ALLEGIANCE**3. ITEMS FOR DISCUSSION**[17-2426](#)**Citizen's Police Academy Graduation**

Mayor Noak, Chief Turvey and Sgt. Burne presented certificates to the graduates of the Fall 2017 Citizen's Police Academy.

[ORD17-1359](#)**An Ordinance Approving the Annexation of Territory****Natural Gas Pipeline Company of America, LLC (Kinder Morgan)**

Mr Rockwell reported that Natural Gas Pipeline (Kinder Morgan) has petitioned to annex the pipeline property that runs from Renwick Rd to Normantown Rd. The property is approximately 29 acres divided into 11 parcels. The property currently has three large natural gas pipelines running through it. This annexation will allow for the orderly growth of the Village, help with future annexations and allow our Police Department to patrol the area. The Village is also designing a bike path to run from Normantown Rd. to Taylor Rd. This path would connect the existing path on Normantown Rd., the existing path on the ComEd right of way and the existing path along Taylor Rd. It would also provide a connection to Columbus Park and Volunteer Park. Finally, some of the utilities currently located in the Weber Rd. right of way will be relocated to this property. The Will County Department of Transportation is requiring the utilities to move as part of the Weber Rd. widening project. In particular, the 8' line owned by Oneok will move to this corridor.

The next ordinance will zone the property P-1, Public/Private Land Conservation District. This district allows utility right of ways and equipment.

Mayor Noak stated that they have been good to work with.

[ORD17-1361](#)**An Ordinance Approving the Zoning of Territory****Natural Gas Pipeline Company of America, LLC (Kinder Morgan)**

See Above.

[ORD17-1418](#)**An Ordinance Approving a Special Use Permit for a Planned Unit Development - General Development Plan Amendment for Rose Plaza**

Mr Rockwell reported that this is to re-subdivide the remaining two vacant

lots at Rose Plaza into three retail lots. The subject property is located at the northwest corner of Weber Rd. and Renwick Rd. A General Development Plan has been submitted by the developer for a 3-lot commercial development. Dog Haus, a gourmet sausage and hamburger restaurant is planned for the hard corner. A separate Final Development Plan will be required for the Dog Haus development and for the development of the two remaining lots.

Mayor Noak stated that the Dog Haus is a very unique establishment. We will be the 4th location in Illinois. This is not a hot dog stand but much nicer. This is an interesting concept. They are excited to get rolling.

Trustee Chavez stated that this is a very busy intersection. He is looking forward to this development.

ORD17-1419 An Ordinance Approving a Text Amendment to the Romeoville Code of Ordinances to add Residential Illumination Standards to the Zoning Code

Mr Rockwell reported that this is to add residential illumination standards to the Zoning Code. Currently, the Zoning Code only includes illumination standards in commercial and industrial zoning districts. In order to come up with specific standards, staff surveyed the requirements of other communities and looked at model codes. Mr Rockwell then explained the proposed standards.

Mayor Noak stated that this is updating the code. This was brought to our attention that there was nothing to address this. He would like to revisit this in six months to see how the implementation rolls out.

Mr Rockwell added that this will be complaint driven.

Trustee Chavez stated that this might need to be fine tuned. He than asked if this was generated off of a complaint and the response was yes.

Trustee Griffin asked if this applies to Christmas lights and the response was no.

Trustee Gulden stated that we copied other municipalities ordinances. We researched this quite at length.

ORD17-1420 An Ordinance Approving a Text Amendment to the Romeoville Code of Ordinances to add Solar and Small Wind Energy Devices to the Zoning Code

Mr Rockwell reported that a proposed text amendment concerning regulations for solar and small wind energy devices is provided for

consideration. The impetus for this text amendment is to accommodate alternative energy sources in the community while also placing reasonable restrictions on these devices to regulate health and safety as well as aesthetics. The proposed draft does propose that both solar energy collection and small wind energy devices be permitted accessory uses within the Village. Bulk, location and color requirements are also referenced as well.

Mayor Noak stated that we are catching up with technology.

Trustee Richards stated that height is addressed in this amendment. Guidelines are in place as to what can be built.

[ORD17-1427](#) An Ordinance Approving the Annexation of Territory for Duke Realty Limited Partnership (Airport Logistics Center)

Mr. Rockwell reported that Duke Realty Limited Partnership has applied to annex three tracts of land along the north side of Renwick Rd. This property is approximately 79.95 acres and lies just to the west and south of the current Village limits. The property will be annexed, zoned P-B Planned Business and have a Planned Unit Development-General Development Plan approved. The applicant is requesting approval of a General Development Plan for the whole site. This will govern the development of the entire property and list the exceptions to Village Code granted for the project. The Final Development Plans for the individual building would be reviewed and approved by staff so long as they remain consistent with this GDP. Duke is pursuing the properties to the west of this site as well. If Duke gets those properties under control they would come back to the Board with another annexation and PUD. The GDP shows three options for building layout. All three are in the same footprint and would have the same setbacks, stormwater management, and utility layout. He then discussed the three options. The applicant is requesting several exceptions to the Village code which are due to the proximity to the airport. By granting these exceptions, the Village is deferring to the FAA. The site is accessed off of Renwick Rd. which is a County Highway and not under Village control. The applicant will be adding turn lanes and deceleration lanes as required by the County. The Village is requesting a bike path along the frontage of the property. This will eventually connect the path on Pinnacle Dr. to Lewis University.

Mayor Noak stated that Duke has been doing development here for quite some time. They have always done a good job.

Trustee Richards stated that Planning and Zoning was fine with this project.

[ORD17-1428](#) An Ordinance Approving the Zoning of Territory for Duke Realty Limited Partnership (Airport Logistics Center)

See above.

[ORD17-1429](#) **An Ordinance Approving a Special Use Permit for a Planned Unit Development - General Development Plan for Duke Realty Limited Partnership (Airport Logistics Center)**

See above.

[ORD17-1431](#) **An Ordinance for the Levying and Collection of Taxes for the Village of Romeoville, Will County, Illinois, for the Fiscal Year Commencing the First Day of May, 2017 and Ending the 30th Day of April 2018.**

Mr Openchowski reported that a real estate tax levy ordinance must be passed by the Board and filed with the County Clerk before December 26, 2017. Estimates provided by Will County preliminary 2017 EAV valuations have been used to determine the anticipated increase in assessed valuation. A series of abatement ordinances will be needed to produce the estimated levy. One ordinance will allow the Village Manager or Finance Director to work with Will County Clerk's Office to abate the tax levy to produce a combined Village rate of no more than 1.5500/\$100 EAV and several ordinances abating property taxes for debt service/bond payments. Sufficient funds exist from alternate revenue sources to provide for the debt service on the abated bond issues.

Mayor Noak stated that we do this every year. We work on a May to May budget. The County requires us to do this by the end of the year. This is an artificial rate. He added that we abate the taxes every year.

[ORD17-1432](#) **An Ordinance Establishing Maximum Tax Rates For The Village Of Romeoville And Authorizing The Village Manager And Finance Director To Make The Appropriate Adjustments And Abatements To The 2017 Tax Levy For The Village Of Romeoville, Will County, Illinois**

See Above.

[ORD17-1434](#) **An Ordinance Abating The Tax Heretofore Levied For The Year 2017 To Pay Principal And Interest On \$4,865,000 General Obligation Refunding Bonds 2008 Series C, Of The Village Of Romeoville, Will County, Illinois**

See Above.

[ORD17-1435](#) **An Ordinance Abating The Tax Heretofore Levied For The Year 2017 To Pay Principal And Interest On \$12,870,000 Taxable General Obligation Bonds 2013 Series A, Of The Village Of**

Romeoville, Will County, Illinois

See Above.

[ORD17-1436](#) **An Ordinance Abating The Tax Heretofore Levied For The Year 2017 To Pay Principal And Interest On \$2,175,000 General Obligation Bonds 2013 Series B, Of The Village Of Romeoville, Will County, Illinois**

See Above.

[ORD17-1437](#) **An Ordinance Abating The Tax Heretofore Levied For The Year 2017 To Pay Principal And Interest On \$9,195,000 General Obligation Refunding Bonds, Series 2014, Of The Village Of Romeoville, Will County, Illinois**

See Above.

[ORD17-1438](#) **An Ordinance Abating The Tax Heretofore Levied For The Year 2017 To Pay Principal And Interest On \$5,105,000 General Obligation Refunding Bonds, 2016 Series A, Of The Village Of Romeoville, Will County, Illinois**

See Above.

[ORD17-1439](#) **An Ordinance Abating The Tax Heretofore Levied For The Year 2017 To Pay Principal And Interest On \$11,950,000 General Obligation Refunding Bonds, Series 2016, Of The Village Of Romeoville, Will County, Illinois**

See Above.

[ORD17-1440](#) **An Ordinance Abating the Tax Heretofore Levied for the Year 2017 to Pay Principal and Interest on \$10,800,000 General Obligation Bonds 2008 Series A, of the Village of Romeoville, Will County, Illinois**

See Above.

[ORD17-1442](#) **An Ordinance Authorizing the Execution of an Annexation Agreement (CT MIC Bluff Road Venture, LLC)**

Mr Vogel reported that this would annex property located to the south of Bluff Rd. and east of the existing Land and Lakes industrial distribution buildings. CT MIC Bluff Road Venture LLC (CT) is the contract purchaser of the property and upon the approval of this agreement, the creation of the proposed Bluff Road TIF District and the approval of a redevelopment agreement for the property, will close on and become the owner of the site. The site would be zoned within the PB Planned Business zoning district

and is contemplated to be developed with approximately 1.3 million square feet of industrial distribution space within two separate buildings, generally comparable to similar buildings currently under development within the Village. Water service and sanitary sewer collection service will be provided by Illinois American, the Village will provide additional sanitary sewer transmission service and sanitary sewer treatment service for flows generated by the development. The Developer will be required to fully reconstruct that portion of Bluff Rd., and in addition will be required to grind and resurface the more recently constructed pavement on Bluff Rd. from the intersection with Joliet Rd. to a point just west of the proposed annexation site. In addition to the new pavement, the Developer will also be placing three signs with flashing lights to advise motorists of the presence of trucks entering and leaving the annexation site. Due to the challenges presented by the development of the site, the project will be facilitated by some incentives under the agreement including a total of \$14.55 million in TIF reimbursement of eligible project costs subject to the Village's approval of the underlying proposed TIF District, \$14.25 million of which is to be paid in annual installments of 50% of the increment generated by the property and \$300,000 of which is to be paid from the Village's 50% share of the increment generated by the property until such \$300,000 is paid in full. Plan review fees are also being capped at \$300,000. CT will also contribute \$250,000 toward the cost of the Village's animal control facility project and will satisfy its obligations under the Village tree replacement ordinance by contributing \$150,000 to the Will County Forest Preserve District for ongoing facility improvement projects within the Village.

Trustee Richards stated that there were several nearby property owners that spoke at the Planning and Zoning meeting. Planning and Zoning had no real issues with this project.

ORD17-1441 An Ordinance Authorizing the Execution of an Annexation Agreement (Duke Realty Limited Partnership)

Mr Vogel reported that this annexation agreement with Duke Realty Limited Partnership would annex approximately 77.6 acres into the corporate limits of the Village. The properties are located on the north side of Renwick Rd., adjacent to or in the vicinity of the Joliet Regional Port District Airport. The property will be zoned PB Planned Business and improved with an industrial distribution building. To provide for utility easements for the development, the Village has previously entered into an IGA with the JRPD. Duke, as owner of the site to be annexed, agrees to convey an approximately 1.1 acre parcel to the JRPD for its use as a runway protection zone for future runway. The annexation agreement also provides for a 50% reduction in the otherwise applicable Village per acre fees for the Village's previous water and sewer improvements benefitting the property and a 50% reduction in the amount of the otherwise applicable

building permit, tap on, plan review and inspection fees. The agreement also acknowledges that Duke is pursuing the acquisition and development of other parcels in the southern area of the Village, including the property referred to as the LaFarge property which consists of the parcel improved with a small office building adjacent to the separate parcel containing the LaFarge fly ash site and further provides that if Duke places the LaFarge property under contract but then elects not to acquire it, Duke will assign this contract to the Village so as to enable the Village to acquire the LaFarge site for roadway purposes for the future extension of Pinnacle Drive south to Renwick Rd.

[ORD17-1423](#) An Ordinance Amending Chapter 156 (Residential Rental Property Licensing and Crime Free Housing)

Mr Vogel reported that this adds the violation of fighting as an offense for which a residential rental property may be declared to be a nuisance residential property. Such a declaration permits the taking of enforcement action against the license holder of the residential rental property.

[RES17-2420](#) A Resolution Authorizing the Execution of an Intergovernmental Agreement with the County of Will (Communications System Access—800 Mhz Radio System)

Mr Vogel reported that this agreement provides the Village with access to the County's 800 Mhz radio system for law enforcement, fire, and other public emergency communications. No fee is being imposed for this access. The agreement would have a ten year term. The agreement is required due to the upcoming State mandated consolidation.

4. ADJOURNMENT

A motion was made by Palmiter, seconded by Clancy, that this Meeting be Adjourned at 6:48 p.m. The motion carried by the following vote:

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

Non-voting: 1 - Noak