

# **Village of Romeoville**

*1050 W Romeo Rd*



## **Meeting Minutes**

**Wednesday, December 6, 2017**

**6:56 PM**

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

**Village Board**

## Regular Meeting

### 1. CALL TO ORDER

#### Roll Call

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

### 2. POSTING OF COLORS, PLEDGE OF ALLEGIANCE

### 3. PETITIONS FROM THE PUBLIC

Chris Braasch thanked all who helped to make Harvest Saturday a great success. They were able to donate 700 boxes of food to local food pantries and raised a little under \$3,000 for the pantries as well.

Rich Strom-Waste Management is not picking up large items as per our contract. This needs to be addressed. Also, there are semis cutting through the neighborhoods. Bigger signs are needed to inform the truck drivers that they are not allowed. Lastly, something needs to be done about people going through the red light at Weber and Normantown. The Village should look into red light cameras.

### 4. CONSENT AGENDA

**A motion was made by Trustee Griffin, seconded by Trustee Richards, to do a consent agenda. The motion carried by the following vote:**

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

**Non-voting:** 1 - Mayor Noak

#### Approval of the Consent Agenda

**A motion was made by Trustee Griffin, seconded by Trustee Palmiter, to approve the Consent Agenda. The motion carried by the following vote:**

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

**Non-voting:** 1 - Mayor Noak

#### [MIN17-0698](#) **Approval of Minutes-November 15, 2017 Workshop Meeting**

**This Minutes Workshop was Approved.**

#### [MIN17-0699](#) **Approval of Minutes-November 15, 2017 Regular Meeting**

**This Minutes Regular was Approved.**

[17-2427](#)**Approval of Bills-Schedule A**

This Approval Of Bills was Approved.

[17-2428](#)**Approval of Bills-Schedule B**

This Approval Of Bills was Approved.

[17-2429](#)**Approval of Bills-Schedule C**

This Approval Of Bills was Approved.

[17-2430](#)**Approval of Bills-Schedule D**

This Approval Of Bills was Approved.

[17-2431](#)**Approval of Bills-Schedule E**

This Approval Of Bills was Approved.

[ORD17-1422](#)**An Ordinance Approving the Meeting Dates for the Calendar Year 2018 For the Village of Romeoville Boards and Commissions**

This Ordinance was Approved.

[ORD17-1430](#)**An Ordinance Amending Chapter 80 "Traffic Schedules" Schedule I of the Village of Romeoville Code of Ordinances Pertaining to Parking Prohibited**

This Ordinance was Approved.

[RES17-2419](#)**A Resolution Approving a Plat of Subdivision for Rose Plaza (Rose Resubdivision #3)**

This Resolution was Approved.

[RES17-2422](#)**A Resolution Declaring Surplus Property and Authorizing the Disposition of Miscellaneous Excess Village Equipment**

This Resolution was Approved.

**5. MAYOR'S REPORT**

Congratulations to Romeoville Express Car Wash and The Cougar Group who held their ribbon cuttings last week.

Thanks to all who came out for our Tree Lighting Ceremony and Winter Wonderland event.

The Springs at Weber Road will be holding their ribbon cutting tomorrow at 10:00 a.m.

Ladies SAC will be holding their Christmas Raffle on Friday at Lost

Acres.

Congratulations to Art Arellano who received Congressman Lipinski's Senor Award. He will be recognized on December 11th. Congratulations to all the DARE Graduates.

[PH17-2263](#)

**A Public Hearing on a Proposed Annexation Agreement Before the President and Board of Trustees of the Village of Romeoville Regarding CT MIC Bluff Road Venture, LLC (Interchange 55 Logistics Park)**

**A motion was made by Trustee Palmiter, seconded by Trustee Griffin, that this Public Hearing be opened. The motion carried by the following vote:**

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

**Non-voting:** 1 - Mayor Noak

Phil Smunt-17332 Bluff Rd.-He is a current resident of Bluff Rd. He is here to oppose this annexation and redevelopment project. This project will pose significant safety issues for the residents who live on Bluff Road and those who utilize Bluff Rd for daily commuting and recreational activities. Also, this project will be terribly damaging to the natural eco system and surrounding environment. A petition has been signed by over 300 people. He listed several reasons for the opposition to this project. The community is requesting several studies be done and supplied to the community regarding environmental impact and traffic safety as well as truck traffic impact on the community. This project conflicts with the Village's Comprehensive Plan. Inadequate notice has not been given for the community to review and provide input. These time frames are unacceptable. The developer has no experience in the midwest. We ask that any vote be postponed. The Village of Romeoville's slogan is Where Community Matters. Approval of this project goes against that slogan. The residents of Bluff Rd. are a community. Please remember your slogan when considering this project.

Dorothy Resh-17550 Bluff Rd, Lemont.

We oppose annexation. We were drawn here by Bluff Rd.'s beauty. We have lived here 51 years. We are fearful of losing our property values. The greater issue is preserving the tranquility and beauty which will be lost if this project is allowed. We have come together in the past to fight for our community and were successful. Will Romeoville be strong to say enough is enough. Our community matters.

Susan Larson-17508 Bluff Rd., Lemont

She grew up along Bluff Rd. She is a professor of civil and environmental engineering at the University of Illinois. She is here to give her professional recommendations for the development of the Bluff Rd. area. She consulted with her colleagues at the University of Illinois. She went over the challenges of developing this property. These challenges are enough to delay/deny the annexation. The Bluff Rd. site is not appropriate for warehouses therefore not appropriate for annexation. She provided a handout to the Board (attached). Further environmental testing should be performed before this project is voted upon.

Anne Baskerville-26955 S Gougar Rd. Manhattan (on behalf of the Illinois Chapter of the Sierra Club)

She echoes the concerns of the other residents. She would like to see more reports. The Village should not deviate from their standards with regards to the variances requested. Also, a lot of bicyclist use Bluff Rd and she would like to see a plan where this can continue.

**A motion was made by Trustee Griffin, seconded by Trustee Aguirre, to close the public hearing. The motion carried by the following vote:**

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

**Non-voting:** 1 - Mayor Noak

[PH17-2264](#)

**A Public Hearing on a Proposed Annexation Agreement Before the President and Board of Trustees of the Village of Romeoville Regarding Duke Realty Limited Partnership (Airport Logistics Center)**

**A motion was made by Trustee Clancy, seconded by Trustee Griffin, that this Public Hearing be opened. The motion carried by the following vote:**

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

**Non-voting:** 1 - Mayor Noak

**A motion was made by Trustee Chavez, seconded by Trustee Griffin, to close the public hearing. The motion carried by the following vote:**

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

**Non-voting:** 1 - Mayor Noak

[PH17-2265](#)

**A Public Hearing Regarding Designation of A Proposed Redevelopment Project Area, Approval of A Redevelopment Plan And Project, And The Adoption of Tax Increment Allocation Financing For The Bluff Road Tax Increment Finance District**

**A motion was made by Trustee Palmiter, seconded by Trustee Griffin, to open the public hearing. The motion carried by the following vote:**

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

**Non-voting:** 1 - Mayor Noak

Susan Larson-

A warehouse development will not generate much added employment in Romeoville and any increase in revenue to the community is lost with the establishment of a TIF. Warehouses do not make a community a more desirable place to live. There is no benefit to the Village of developing this area through a TIF. There is no evidence that the benefits will outweigh the costs of approving the Bluff Rd. TIF. The Bluff Rd. TIF is risky to the Village. The development will not improve the overall quality of life. The Bluff Rd. TIF is a subsidy to the developers and landowners. The funds would be better spent in other ways.

A representative from Kane McKenna, our TIF consultant, gave an overview of the TIF.

**A motion was made by Trustee Griffin, seconded by Trustee Aguirre, to close the public hearing t. The motion carried by the following vote:**

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

**Non-voting:** 1 - Mayor Noak

[PH17-2266](#)

**A Public Hearing Regarding Designation of A Proposed Redevelopment Project Area, Approval of A Redevelopment Plan And Project, And The Adoption of Tax Increment Allocation Financing For The Independence Boulevard Tax Increment Finance District**

**A motion was made by Trustee Griffin, seconded by Trustee Clancy, to open the public hearing. The motion carried by the following vote:**

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

**Non-voting:** 1 - Mayor Noak

A representative from Kane McKenna, our TIF consultant, gave an overview of the TIF.

**A motion was made by Trustee Griffin, seconded by Trustee Clancy, to close the public hearing. The motion carried by the following vote:**

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

**Non-voting:** 1 - Mayor Noak

**PH17-2267 A Public Hearing to Approve a Proposed Property Tax Levy Increase for the Village of Romeoville for the 2017 Levy**

**A motion was made by Trustee Griffin, seconded by Trustee Richards, to open the public hearing. The motion carried by the following vote:**

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

**Non-voting:** 1 - Mayor Noak

**A motion was made by Trustee Griffin, seconded by Trustee Richards, to close the public hearing. The motion carried by the following vote:**

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

**Non-voting:** 1 - Mayor Noak

**ORD17-1421 An Ordinance Amending Chapter 112 (Alcoholic Beverages) of the Village of Romeoville Code of Ordinances**

**A motion was made by Trustee Griffin, seconded by Trustee Clancy, that this Ordinance be Approved. The motion carried by the following vote:**

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

**Non-voting:** 1 - Mayor Noak

## **6. CLERK'S REPORT**

The Community Service Council will meet in January. They are seeking contributions for families in need of service during the holidays.

The Valley View Educational Enrichment Foundation met on December 4th. They are planning for their foundation dinner.

Congratulations to the Police Academy graduates. Also, congratulations to Trish Stach for being named Township Clerk of the Year.

## **7. CITIZEN'S, COMMITTEES, COMMISSIONS AND LIAISON REPORTS**

None

## 8. VILLAGE MANAGER'S REPORT

Thanks to all who worked so hard on the annexation and TIF agreements. Many hours were put into these projects. Thanks to Jon Zabrocki, Rich Vogel, Nathan Darga and Steve Rockwell.

The Tree Lighting Ceremony was an excellent event.

## 9. NEW BUSINESS

**A motion was made by Trustee Griffin, seconded by Trustee Richards, to do a consent agenda. The motion carried by the following vote:**

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

**Non-voting:** 1 - Mayor Noak

### Approval of the Consent Agenda

**A motion was made by Trustee Griffin, seconded by Trustee Aguirre, to approve the Consent Agenda. The motion carried by the following vote:**

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

**Non-voting:** 1 - Mayor Noak

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

This Ordinance was Approved.

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

This Ordinance was Approved.

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

This Ordinance was Approved.

**[ORD17-1419](#) An Ordinance Approving a Text Amendment to the Romeoville  
Code of Ordinances to add Residential Illumination Standards to  
the Zoning Code**

This Ordinance was Approved.

**[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

This Ordinance was Approved.

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

This Ordinance was Approved.

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

This Ordinance was Approved.

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

This Ordinance was Approved.

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

This Ordinance was Approved.

[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)**

This Ordinance was Approved.

[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.**

This Ordinance was Approved.

[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**

This Ordinance was Approved.

[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**

This Ordinance was Approved.

[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**

This Ordinance was Approved.

[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**

This Ordinance was Approved.

[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**

This Ordinance was Approved.

[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**

This Ordinance was Approved.

[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**

This Ordinance was Approved.

[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**

This Ordinance was Approved.

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

This Ordinance was Approved.

[RES17-2420](#) **A Resolution Authorizing the Execution of an Intergovernmental**

**Agreement with the County of Will (Communications System  
Access—800 Mhz Radio System)**

This Resolution was Approved.

**10. BOARD COMMENTS**

Trustee Chavez-

Congratulations to the Police Academy graduates.

Thanks to all those who helped out on Harvest Saturday.

The Dare Programs are very impactful to our children.

Thanks to the residents of Lemont who spoke tonight. Thanks to Susan Larson for her information. We need to continue our due diligence with this project.

Trustee Palmiter-

Congratulations to the Police Academy graduates.

Congratulations to Trish Stach.

The car/dog wash is very nice.

Winter Wonderland was a very well run event.

Harvest Saturday was an amazing event. The Caring Patriot event was also an amazing event.

Thanks to the Bluff Rd. residents who came out to speak tonight. We do need to make sure that their concerns are addressed.

Trustee Griffin-

The Village is willing to work with the residents to address their concerns.

Happy Hannukah.

Trustee Clancy-

Congratulations to the Police Academy graduates.

Great job to the Harvest Saturday participants.

Winter Wonderland was great.

Thanks to the Bluff Rd. residents.

Trustee Richards-

Congratulations to the Police Academy graduates.

Thanks to Grand Haven for their great holiday event.

Winter Wonderland was great.

Congratulations to Art Arellano.

Congratulations to Trish Stach.

Thanks to the Bluff Rd. residents. This is the public process and you are heard.

Trustee Aguirre-

Thanks to the residents for voicing your concerns.

Winter Wonderland was wonderful.

Congratulations to Art Arellano.  
Congratulations to the Police Academy graduates.  
The car wash was great.  
Thanks to all who participated in Harvest Saturday.

Mayor Noak thanked all who spoke tonight. Thanks to everyone who worked on this project as well.

## **11. EXECUTIVE SESSION**

None

## **12. ADJOURNMENT**

**A motion was made by Trustee Aguirre, seconded by Trustee Clancy, that this Meeting be Adjourned at 8:02 p.m. The motion carried by the following vote:**

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

**Non-voting:** 1 - Mayor Noak