

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes

Wednesday, December 5, 2018

6:00 PM

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

Village Board - Workshop Meeting

1. CALL TO ORDER-Roll Call

Present 5 - Ken Griffin, Dave Richards, Brian A. Clancy Sr., John Noak, and Trustee Lourdes Aguirre

Absent 2 - Jose Chavez, and Linda Palmiter

2. POSTING OF COLORS-PLEDGE OF ALLEGIANCE

3. ITEMS FOR DISCUSSION

[PROJ18-067](#) **A Concept Plan for Ramco at 1400 N. Independence Blvd** 7

Mr Potter reported that Ramco Transportation, Inc. has applied for a concept plan review to redevelop the old 84 Lumber site at 1400 Independence Blvd. The site is currently zoned B-3, commercial as 84 Lumber was considered retail use. The area around the property is mostly industrial. The applicant is requesting the site be rezoned to M-1, medium manufacturing. This zoning would match what is in the Marquette Industrial Park to the west. It is also what is being requested by the LDD project to the north. The site would also have a PUD approved to address the redevelopment. The applicant is proposing to bring the site up to current code for paving, curb and gutter, stormwater management and parking lot design. Due to the odd shape of the lot, some code exceptions for setbacks may be required. They are requesting 32 trailer parking spaces. Ramco is proposing to remodel the existing building. They would reuse the structural beams, but put a whole new facade on the building. They are proposing an aluminum panel system. The building would also be reconfigured to have an office in the southwest corner and drive in doors to the north of the office.

Mayor Noak commended the architect for taking on this challenging site. Retail going back in this site is not going to happen. It is nice that there is a group willing to take this on and clean this site up.

Trustee Richards stated that Planning and Zoning had concerns with truck staging and it was explained that there will be a minimal amount of trucks throughout the day. A project representative stated that there would be 3 max in an hour. The other concern was the amount of maintenance, hours of operation etc. He stated that it was explained to them that this is for general maintenance for their fleet of trucks not for the public and they will have normal business hours. He thinks this will work well in this area. He added that this is a gateway into the community and it will nice to have this piece of property updated to go along with the other improvements in the area.

Mr Gulden added that we will make them follow the Route 53 landscaping

requirements.

[PROJ18-067](#) **A Concept Plan For U-Haul**

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Mr Potter reported that U-Haul recently purchased the S-Cubed storage facility at 645 S. Weber Rd. This facility was expanded during the summer of 2018. U-Haul has also purchased the vacant lot at 681 S. Weber Rd. at the corner of Weber Rd. and Gaskin Dr. They are proposing to annex the property, zone it B-3, and have a PUD approved for a new indoor storage facility. The proposed building would be three stories tall. It would house 626 rental lockers in approximately 46,000 s.f. of space. There would be 457 climate controlled lockers and 169 non climate controlled lockers. Lockers range in size from 5x5 up to 15x20. The building would be precast construction with an office/showroom on the southwest corner facing Weber. The building would have an area to pull your vehicle in for pick up/drop off. It would also have space for truck and trailer rentals. The site would have two access points. The first would be on Gaskin Dr. and would line up with the future access to Meijer to the south. The second would be a cross access with the existing storage facility to the north. The site would have 20 parking spaces for rental trucks or trailers. It would have 15 parking spaces for customers. The project would start construction in the spring.

Mayor Noak stated that they need to revisit their color pallet. Maybe they can tone it down a bit. He asked if there is a signage package. Mr. Potter replied that he believes there will be a monument sign but we have not seen those plans yet. Mayor Noak stated like the previous project, this site has a lot of issues. He commends U-Haul for undertaking this project. He asked if all of the offices will be in the new building and the response was the intention is for office space on both sites. Mayor Noak stated that they are making a pretty substantial investment in the community.

Trustee Richards stated that Planning and Zoning had an issue with the outside stair case. He would like to see this addressed. They were glad that they will have 24 hour camera surveillance. Also, they will be taking over the cross access and this will be a major improvement.

Trustee Griffin asked if there was an elevator and the response was that it hasn't been discussed yet but if it is required by code than it will. Mayor Noak added that in the ones that are operating do have elevators for loading and unloading.

Trustee Richards stated that a lot of business are using these storage facilities to hold product. Mayor Noak agreed.

[RES18-2615](#) **A Resolution Authorizing the credit of \$5.00 on the January 2019**

**residential water and sewer bills of Village of Romeoville
Residents**

Mr Openchowski reported that this authorizes a \$5.00 water bill relief credit. This credit will be reflected on the January, 2019 water bills. This applies only to single family housing units located within the Village's corporate limits and also excludes any second meters such as irrigation meters and sewer only accounts. It does not apply to commercial or industrial accounts and the credit will not be paid out in cash but will remain on the account to apply against future water charges if applicable. The aggregated amount of relief to be provided to the residents is approximately \$58,000. This is the eighth year the Village has been able to provide a credit. Total credits, including this year, exceeds \$1.24 million.

Mayor Noak stated that this is not intended to be in perpetuity, but we are able to do this again this year. This is reviewed every year.

ORD18-1523 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, 2018 and Ending the 30th Day of April 2019.

Mr Openchowski took the last two items together. He reported that a real estate tax levy ordinance must be passed by the Board and filed with the County Clerk before December 25, 2018. Estimates, provided by Will County preliminary 2018 EAV valuations that are based upon information submitted from the township assessors, have been used to determine the anticipated increase in assessed valuation. Also, 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 the Will County Clerk's Office to abate the tax levy to produce a combined Village rate of no more than 1.3300/\$100 EAV and several ordinances abating property taxes for debt service/bond payments. A Public Hearing will be held since the initial tax levy is more than a 5% increase over the amount of last year's tax extension. The EAV is anticipated to be 5.12% higher while the final levy is estimated to be similar to last year's levy.

Mayor Noak stated that as we are on a May to May fiscal year, we set the levy high with the ability to lower it once we get more information. He added that we have done this for at least the past 20 years.

ORD18-1524 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 2018 Tax Levy for the Village of Romeoville, Will County,

Illinois.

See Above.

4. ADJOURNMENT

A motion was made by Griffin, seconded by Clancy, that this Meeting be Adjourned at 6:28 p.m. The motion carried by the following vote:

Aye: 4 - Griffin, Richards, Clancy, and Aguirre

Absent: 2 - Chavez, and Palmiter

Non-voting: 1 - Noak