

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes

Wednesday, September 2, 2020

6:00 PM

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

Village Board - Workshop Meeting

1. CALL TO ORDER-Roll Call

Present 6 - Trustee Jose Chavez, Trustee Dave Richards, Trustee Brian A. Clancy Sr., Mayor John Noak, Trustee Lourdes Aguirre, and Trustee Ken Griffin

Absent 1 - Trustee Linda Palmiter

2. POSTING OF COLORS-PLEDGE OF ALLEGIANCE**3. ITEMS FOR DISCUSSION**

[20-2779](#)

Swearing in of Police Chief, 2 Deputy Police Chiefs and 2 Commanders

Deputy Clerk Roberts swore in Chief Kroll, Deputy Chief Hromadka, Deputy Chief Ferdinando, Commander Masterson and Commander Truhlar.

Chief Kroll stated that it is truly an honor to be the Chief. He is very blessed to be here. He thanked the Mayor and Board, Steve Gulden, Dawn Caldwell and the Department Heads for rolling out the red carpet for him. He also thanked his mentors and those who came before him. He thanked his officers who he is blessed to be around every day. The Romeoville Police Department is as good as any agency and better than most. He thanked Tina, Brant, John, Chris, Karen, Brian, Chrissy and Dave for all of their support. Finally, he thanked his family and friends. He is very blessed. It is an honor to do this job.

Mayor Noak thanked Chief Kroll for stepping into this position. He is very excited for the things this team will do. We are very fortunate to have them.

Deputy Chief Hromadka stated that they are looking forward to these exciting times in the department. He thanked the Mayor and Board.

Mayor Noak stated that we are truly lucky to have this team. He looks forward to working with them.

[PROJ20-069](#)

A Concept Plan for Arby's at Romeoville Crossing

1

Mr. Potter reported that a concept plan was submitted for a strip mall anchored by an Arby's restaurant on outlot 9 of the Romeoville Crossings Development. This is the lot on the southwest corner of Weber Rd. and the Wal-mart access road. The proposed building would be 5,369 s.f. and would have room for three tenants. Arby's would anchor the building on the north side with a drive through. The middle tenant is currently slated to be

Wingstop. The last tenant on the south side is not yet lined up. Access to the site is limited to the shared entrance at the southwest corner. This limits the ways that the site can be laid out for traffic flow. Due to the drive thru, the applicant has decided on one-way traffic for half of the site. A dedicated drive thru lane has been provided as well as an emergency only secondary access point. As currently shown, an exception would be required for the number of parking spaces. They are proposing 31 spaces and code would be 36. Due to the large number of unused parking spaces immediately west of the site, staff is considering the request.

The architect and developer for the project introduced themselves.

Trustee Richards asked about the deliveries, that was Planning and Zoning's issue. He asked when deliveries are made and the developer stated that they are key drops and are done after hours.

Mayor Noak stated that he is excited to have this. Hopefully they will be announcing the final tenant shortly. The in-line concept for Arby's is interesting. We should be having some more announcements for the corridor shortly.

Trustee Richards stated that it is exciting to have other options in the area.

[PROJ20-069](#)
2

A Concept Plan for the Able Masonry Development at 645 Parkwood

Mr. Potter reported that Able Masonry Development Co. has submitted a concept plan for a second building on the property at 645 Parkwood Ave. The Able Masonry building was approved in 2005. At that time, the area towards the front of the property was left open for future expansion. Able Masonry has determined that it no longer needs that room to expand and would like to make productive use of the property. They are proposing a second new building at the front of the lot. The new multi tenant building would be 4,965 s.f. and have room for up to three tenants. 22 car parking spaces plus 2 handicapped stalls are provided on the site. Parking requirements in industrial districts vary depending on the number of employees. The new units could not house operations with high employee counts.

Trustee Richards stated that parking was an issue with Planning and Zoning but not a big issue. Mayor Noak stated that there is nothing in the concept plan than can not be overcome. There is a need for these types of smaller spaces.

4. ADJOURNMENT

A motion was made by Trustee Griffin, seconded by Trustee Aguirre, that this

Meeting be Adjourned at 6:30 p.m. The motion carried by a unanimous vote.