

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes

Wednesday, May 18, 2022

6:01 PM

Amended Agenda

Village Hall Board Room

1050 W. Romeo Rd.

Village Board - Workshop Meeting

1. CALL TO ORDER-Roll Call

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

Absent 1 - Trustee Jose Chavez

2. POSTING OF COLORS-PLEDGE OF ALLEGIANCE

3. ITEMS FOR DISCUSSION

[ORD22-1778](#) **An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for Clean Energy at 300 S. Southcreek Pkwy.**

Sponsors: Joshua Potter

Community Development Director, Josh Potter, explained that this proposal is for a natural gas fueling station on 8 acres of property located along SouthCreek Parkway. The plan includes up to four quick fill dispensers that are open to the public located in the middle of the site and 146 time-fill spaces on the north and south end of the site. Time fill spaces are for truck cabs located on the south end of the site and box trucks located on the north end of the site. Quick fill stations take about the same time as fueling with diesel and time fill spaces are for trucks that are meant to be left overnight and filled slowly. Time fill stations are client only based at this time and are not open to the public. The main client will be Amazon. Site will be fully landscaped. Since the concept plan, a permanent restroom facility has been added. They hope to be open around the end of October. The Mayor commented that we have seen this plan come through a few times already and the applicant has been accommodating of everything the Village has asked of them. Trustee Richards added that they have been very accommodating. This is not just green fuel but green technology. Amazon is working toward removing all their diesel fuel trucks off the road and switching to green fuel. The Mayor commented that this is a great thing that they are doing and an excellent location.

[ORD22-1779](#) **An Ordinance Approving the Rezoning of Territory for 759 Dalhart Ave.**

Sponsors: Joshua Potter

Mr. Potter explained that this request is to change the zoning of this territory from B-1, Local Shopping District, to R-5, Single Family Residential. This property consists of one acre and has been known over the years as the Beacon Building and is in need of repairs. The applicant originally wanted to retain commercial zoning but to have the building brought up to code for commercial use would be prohibitively expensive.

Mayor Noak commented that it is great to see this site rezoned to

residential. Trustee Richards commented that there was a family who lives in the area who came up during the public hearing who weren't opposed of the project but did want to see this property cleaned up. Trustee Palmiter commented that this is an ambitious project and wished them luck.

RES22-3360 A Resolution Authorizing an Amendment to a Development Agreement with 815 Independence, LLC, 765 Independence, LLC, and 753 Independence, LLC

Sponsors: Rich Vogel

Village Attorney, Rich Vogel, explained that in 2018 the Village approved a development agreement on the Palumbo Property. Under this amendment to the agreement, fill placement will be extended to the newly acquired portion of the site and will only start once a new traffic signal is placed under construction to allow for better access to and from the site, the used car storage will terminate, and the free standing truck trailer parking will be phased out over time and will terminate as of January 1, 2024 and thereafter trailers may only be parked as a use accessory to a building. Improvements, repairs, and replacements for the current landscaping will take place and extend to the newly acquired site. Since the property is located in a TIF district, a redevelopment agreement will be brought to the board to provide developments costs for the new traffic signal. The Village will also received the ability to place fill at the site.

Village Manager, Dawn Caldwell, commented that reason the landscaping was pushed to 2024 on the new properties is because there are current leases on those sites and as those leases become expired they will move forward with the landscape plans. The Mayor also commented that it is a complex site and it takes a while to get these things in place.

RES22-3354 A Resolution Approving an Agreement and Attached Rider- August 2022 Concert

Sponsors: Kelly Rajzer

Director of Parks and Recreation, Kelly Rajzer, explained that the attached resolution approves an agreement and rider for The Band Perry to perform at the Romeoville Toyota Deer Crossing Park Pavilion on Saturday, August 27th. This concert has been budgeted this year for \$72,000. This is a ticketed event and tickets will range from \$10-\$30. Tickets for Romeoville residents will go on sale on June 8th at noon and tickets for non-residents will go on sale June 15th. Anyone purchasing tickets will need to have a RecTrac account with the Rec Dept. and residents will need to prove residency starting June 8th. Please feel free to call the Rec Center for help creating a RecTrac account at 815-886-6222 and a staff member will walk you through this process. We are excited to offer this to the residents and think this will be a great amenity.

The Mayor commented that we have been working on this for months and

are proud to offer this! There is a limited amount of tickets available so be sure to get your tickets as soon as they go on sale.

4. ADJOURNMENT

A motion was made by Trustee Griffin, seconded by Trustee Clancy, that this Meeting be Adjourned at 6:17 PM. The motion carried by the following vote:

Aye: 5 - Trustee Richards, Trustee Clancy, Trustee Aguirre, Trustee Palmiter, and Trustee Griffin

Absent: 1 - Trustee Chavez

Non-voting: 1 - Mayor Noak