

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes

Wednesday, June 1, 2022

6:00 PM

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

Village Board - Workshop Meeting

1. CALL TO ORDER-Roll Call

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

2. POSTING OF COLORS-PLEDGE OF ALLEGIANCE

3. ITEMS FOR DISCUSSION

[22-3008](#) **Swearing in Officer Cassandra Roknich**

Sponsors: Ken Kroll

Chief Kroll introduced Ms. Roknich to the Board and explained that she is our second officer through our lateral transfer program. Clerk Holloway swore in Officer Cassandra Roknich. Officer Roknich thanked the board for this opportunity.

The Mayor commented that this is exactly why the Village wanted a lateral transfer program to allow for great officers to bring on board.

[PROJ22-071](#) **A Concept Plan for Towneplace Suites at 1280 Windham Parkway**

[2](#)

Sponsors: Joshua Potter

Josh Potter, Community Development Director, explained that this proposal is for a Towneplace Suites located in the Windham Lake Subdivision. The site plan includes a 2.3 acre lot for the hotel and a .7 acre lot for retail. The hotel would be four stories with 102 rooms and includes 148 parking spaces, a pool, fitness center, and large lobby.

The Mayor commented that they are excellent operators and a great group to work with.

Trustee Richards commented that there were no issues with Planning and Zoning. Trustee Chavez commented that it is great to see this project and will be a great asset to the Village.

[PROJ22-071](#) **A Concept Plan for Viga at 368 O'Hare Drive**

[3](#)

Sponsors: Joshua Potter

Mr. Potter explained that Viga Design Studio is proposing to expand to the vacant lots to the north. The proposed addition would include 7,275 SF building expansion, 5 new overhead doors, and 45 trailer parking spaces.

The Mayor commented that it is exciting to have a company in town grow and expand! Trustee Richards commented that there were no issues with Planning and Zoning as it is great to see this business expand and stay in Romeoville.

Trustee Griffin congratulated the business owner on his expansion and thanked him for growing it in Romeoville.

Trustee Chavez commented that the business is creative and innovative! The business owner explained that they are grateful for the opportunity and are proud to offer internships with local high school students. It is a creative job and the students really enjoy it!

ORD22-1781 An Ordinance Approving the Zoning of Territory 815 Independence, LLC, 765 Independence, LLC, and 753 Independence, LLC

Sponsors: Joshua Potter

Mr. Potter explained that the existing site is 70 acres and is currently zoned PB (planned business district) and a general development plan was approved in 2018 to allow the fill operation to continue until 2024 in order to bring the property up to grade for future business park development, which is the ultimate goal for this property and create buildable lots.

ORD22-1782 An Ordinance Approving an Amendment to a Special Use Permit for a Planned Unit Development - General Development Plan for 815 Independence, LLC, 765 Independence, LLC, and 753 Independence, LLC

Sponsors: Joshua Potter

Mr. Potter continued by explaining that the property is nearing its completion in filling and the applicant has acquired additional lots to the south. The applicant is requesting the additional lots be planned PB to match the lots to the north. Fill operation would continue to the south and north to create buildable lots of business park development. The general development plans for future developable lots with stormwater pond and an internal access road has been updated to include the new properties. The road connection at Enterprise Drive will begin construction this year. The general development plan will allow the existing temporary uses to continue while the site is filled to the grade shown on the plan. It is anticipated that this filling will happen over the next five years. As part of the agreement with the Village and this planned unit development, the first new building will begin construction in 2024.

The Mayor commented that this is not a new project and is more of an addition to and existing one. This is a complex project.

ORD22-1783 An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for Jimmy John's at 310 N Independence Blvd

Sponsors: Joshua Potter

Mr. Potter explained that Romeoville JJ, LLC has submitted a final development plan for a new stand-alone Jimmy John's on the final outlot of the Romeo Plaza Commercial subdivision. The proposed building would

be 1,200 SF with 14 proposed parking spaces including 1 handicap space. The drive thru stacking would wrap around the building on the north side and the plan included an outdoor seating area with a wrought iron fence. Planning and Zoning did hold a public hearing and recommend approval. They plan to start construction as soon as they receive the permits.

The Mayor commented that we are looking forward to this business and is a great addition to this site and corridor. Trustee Chavez explained that we are excited for this! It's a great location and the drive thru is very beneficial.

4. ADJOURNMENT

A motion was made by Trustee Clancy, seconded by Trustee Griffin, that this Meeting be Adjourned at 6:29 PM. The motion carried by the following vote:

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

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

Non-voting: 1 - Mayor Noak

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