

## Meeting Minutes - Final

### Village Board

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Wednesday, October 15, 2025

6:00 PM

Village Hall Board Room  
1050 W. Romeo Rd

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#### Regular Meeting

#### 1. CALL TO ORDER

#### Roll Call

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

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

#### 3. PUBLIC COMMENT

No one signed in for public comment

#### 4. PRESENTATIONS

[ORD25-2011](#) An Ordinance Dissolving The Village Of Romeoville Marquette Economic Development (TIF) Project Area Fund And Terminating The Designation As An Economic Development (TIF) Project Area

Director of Finance, Christi Jacobson, gave highlights on the Marquette TIF District that was established in 1989 and in 2011 an amendment was approved to extend the original termination date from 2012 to 2024. The growth of this area was extremely successful providing the village with proper funding to improve economically, redevelop, beautify, improve traffic conditions and make the downtown area and other areas around Route 53 safer in addition to adding jobs to Romeoville. The Village will distribute over \$18 million back to the areas taxing bodies upon approval of the dissolution ordinance all taxing districts within the Marquette TIF area will be notified of the termination of the TIF and the increment EAV will be added back to the taxing districts EAV in the 2025 levy.

Mayor Noak commented the this was a very successful project, and we want to thank all our partners that have been a very integral part of this and hands-on throughout the process. It's nice to see that these things do conclude they have a positive impact on your communities.

Trustee Palmiter added that this was our first TIF District and may have been

one of the earliest ones in the area and it has been very successful.

[ORD25-2012](#) An Ordinance Approving a Special Use Permit for Automobile Repairs & Car Sales for Bimmer House, LLC at 1426 Sherman Road

Director of Community Development Josh Potter presented a request for a special use permit submitted by Bimmer House, LLC for the property located at 1426 Sherman Road. Bimmer House is a specialty service facility focused exclusively on BMW vehicles, with limited online sales. They are currently under contract to purchase the 9,900-square-foot building, which is already configured to support their intended operations.

The site is zoned MR (light industrial), where automobile service and sales require a special use permit. Bimmer House will not offer auto body or heavy repair services, and no vehicle sales will be advertised on-site. Sales will be conducted online, with no more than three vehicles present on the lot at any given time. The Planning Commission approved the request at its meeting held the previous evening.

Mayor Noak expressed enthusiasm for the proposal, stating it represents an excellent use of the property and welcoming the business to the community. Trustee Richards noted that Mr. Potter had addressed all questions raised during the Planning & Zoning Commission meeting, emphasizing that the facility will cater to the high-end luxury repair market.

Mayor Noak then invited the Bimmer House team to introduce themselves. Nicholas Frenzel, attorney; Greg Sochacki, owner; and Mike Budz, owner, came forward. Mr. Frenzel thanked Village staff for their support and attention to detail, adding that Bimmer House looks forward to becoming part of the community.

Trustee Griffin inquired whether the business would exclusively service BMWs, to which the team confirmed yes. When asked about their anticipated opening date, the representatives stated that, pending approval of the special use permit, they plan to close on the property within 30 days.

[RES25-4122](#) A Resolution Approving an Amended Amusements Contract (All Around Amusement, Inc.-Romeofest Contract)

Village Attorney, Rich Vogel, explained the adjustment of the contract for Romeofest 2026 with All Around Amusements. The substance of the change is that during the event the mega pass price will increase and the pass through of the credit card fee will be allowed to be passed on to the customers. Mayor Noak added that this will not affect advance purchases and that our prices are

still one of the best values in the area.

## 5. 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 Aguirre, Trustee Palmiter, Trustee Griffin, Trustee Clancy, Trustee Richards, and Trustee Chavez

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

### Approval of the Consent Agenda

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

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

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

[MIN25-1011](#) Approval of minutes Regular Meeting October1, 2025

**This Minutes Regular was Approved.**

[25-3530](#)

Approval of Bills - Schedule A

**This Approval Of Bills was Approved.**

[25-3531](#)

Approval of Bills - Schedule B

**This Approval Of Bills was Approved.**

[25-3532](#)

Approval of Bills - Schedule C

**This Approval Of Bills was Approved.**

[RES25-4110](#)

A Resolution Approving a Change Order with Visu-Sewer for Additional Sanitary Sewer Main Cured-In-Place Liners at Chicago Tube Drive

**This Resolution was Approved.**

[RES25-4116](#)

A Resolution to Waive the Bidding Process and Approve the Quote from All Season Marine, 8073 N State Rt. 50, Manteno, IL, for Fire Department Boat Upgrades in the amount of \$60,140.53

**This Resolution was Approved.**

[RES25-4117](#)

A Resolution Approving Executive Session Minutes

**This Resolution was Approved.**

[RES25-4118](#)

A Resolution Waiving the Bidding Requirements and Accepting the Proposal from Southwest Town/Premistar South Utilizing the NCPA/OMNIA Purchasing Contract

**This Resolution was Approved.**

[RES25-4119](#)

A Resolution for the Participation in the State Bid Contract for the Supplying of Bulk Road Salt for the 2025/2026 Fiscal Year with Morton Salt

**This Resolution was Approved.**

[RES25-4120](#)

A Resolution for the Participation in the State Bid Contract for the Supplying of Bulk Road Salt for the 2025/2026 Fiscal Year with Compass Minerals

**This Resolution was Approved.**

[RES25-4121](#)

A Resolution Approving an Agreement with Sport Target Marketing, an Illinois Corporation ("STM")

**This Resolution was Approved.**

## 6. MAYOR'S REPORT

Mayor Noak commented that it has been busy the last few weeks. He attended Donald Scanlan Jr.'s scout eagle honor court, it was a great event and nice to see all the families. He also attended Bark-toberfest at Wiggly Field on the same day. Dogs of every size and type were all dressed up and having a great time as well as their family members. He spoke at the Will County Center for Economic Development event at the Ovation Center about their internship program. If you do have a business, please consider this program. He stopped by the Opportunity Matters workshop; they did a great job. Fire held their open house at station one and it worked out great. Thank you to all the organizations that came out to help. Congratulations to the RHS Marching Spartans on their class 4A championship at Illinois State University. Special congratulations go out to Olivia & her family on the birth of their son.

**25-3533**

Proclamation: National Family Literacy Day

**A motion was made by Trustee Griffin, seconded by Trustee Aguirre, that the Proclamation be Accepted. The motion carried by a unanimous vote.**

**25-3529**

Proclamation: Italian American Heritage Month

**A motion was made by Trustee Chavez, seconded by Trustee Aguirre, that the**

**Proclamation be Accepted. The motion carried by a unanimous vote.**

[25-3528](#)

A Motion to Approve the Village of Romeoville Annual Treasurer’s Report for the Fiscal Year Ending April 30, 2025

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

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

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

### 7. CLERK'S REPORT

Clerk Holloway - Wished all the best to Olivia and her family. She announced that the Valley View Enrichment Foundation will meet tomorrow at 7:00 p.m.

### 8. VILLAGE MANAGER'S REPORT

### 9. To do a Consent Agenda on 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 Aguirre, Trustee Palmiter, Trustee Griffin, Trustee Clancy, Trustee Richards, and Trustee Chavez

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

### Approval of the Consent Agenda

**A motion was made by Trustee Griffin and second by Trustee Richards to approve the Consent Agenda. The motion carried by the following vote:**

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

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

[ORD25-2011](#)

An Ordinance Dissolving The Village Of Romeoville Marquette Economic Development (TIF) Project Area Fund And Terminating The Designation As An Economic Development (TIF) Project Area

**This Ordinance was Approved.**

[ORD25-2012](#)

An Ordinance Approving a Special Use Permit for Automobile Repairs & Car Sales for Bimmer House, LLC at 1426 Sherman Road

**This Ordinance was Approved.**

[RES25-4122](#)

A Resolution Approving an Amended Amusements Contract (All Around Amusement, Inc.-Romeofest Contract)

**This Resolution was Approved.**

## **10. BOARD COMMENTS (including Commission, Committee, Liaison Reports)**

Trustee Chavez - Congratulations to Oliva and her family. Trustee Chavez mentioned what a good resource the inserts that are put in our water bills are for our residents. Thank you to staff and our marketing team for all that you do to keep our residents informed and please check out our website and our RPTV Channel. Hope to see everyone out this Friday at our Halloween Fest.

Trustee Palmiter - Congratulations to Oliva and family. Congratulations to Donald Scanlan Jr. a lot of work goes into this. Congratulations to our Spartan band. The next special event meeting will be on Tuesday, January 13th at the Rec Center. The commission last met on October 14th and welcomed a new commission member Liz Rizzato. The group reviewed past events and current events coming up.

Trustee Griffin - Congratulations to Oliva and her family. Congratulations to the Spartan band and all the honors they have won.

Trustee Clancy - Congratulations to Olivia and her family. The Fire open house at station was great. Join us for the Halloween Fest on Friday at Deer Crossing Park. Please join us for the Dive-in movies at the Aquatic Center on 10/24 and 11/14

Trustee Richards - Planning & Zoning met last night, and the next meeting is scheduled for 10/28, there is currently nothing on the agenda and will most likely be cancelled. Congratulations to Olivia and Keith on the birth of your son. Congratulations to the Marching Spartans on their success. This is the final year for the director Clark Anderson, what a great way to end his career. Congratulations to all the parents for their hard work and Clark Anderson and Adam Hill for all their work.

Trustee Aguirre - Fire and Police Commission Meeting Tue. Nov. 11 at 6:30 p.m. The commission is still in the process of working on firefighter eligibility lists. Conservation and Sustainability meeting on Wed 11/12 at 6:00. The commission will be at the Halloween Fest. Congratulations to Olivia and Keith on birth of their son. The Fire Prevention Open House was a great event. Thank you to the Recreation Department for having bark-toberfest. Congratulations to officer Brian McClellan who ran the 2025 Chicago Marathon, all the participants, and all those who cheered on the runners. Congratulations to the Romeoville High School Marching Band. Please take some time to drive around town and look at all the houses that are decorated for Halloween.

**11. EXECUTIVE SESSION Personnel--5ILCS 120/2(c)(5)**

No Executive Session was held at this meeting

**12. ADJOURNMENT**

A motion was made by Trustee Clancy, seconded by Trustee Aguirre, that the Meeting be Adjourned at 6:39 p.m.. The motion carried by a unanimous vote.