

# **Village of Romeoville**

*1050 W Romeo Rd*



## **Meeting Minutes**

**Wednesday, April 16, 2025**

**6:04 PM**

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

**Village Board**

## Regular 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. PUBLIC COMMENT

No one signed in to speak during the public comment portion.

### 4. PRESENTATIONS

[ORD25-1980](#) **An Ordinance Amending Village Code of Ordinance Sections 136.01 Through 136.09, Adding Sections 136.01A, 136.02A to E, 136.03A and Combining Sections 136.03 & 136.04 and 136.06 & 136.07**

Village Attorney, Rich Vogel, explained that this ordinance makes a few housekeeping changes to the village code book which brings the code into compliance with current State law regarding cannabis use, possession, and paraphernalia, among other cannabis regulations.

[RES25-3997](#) **A Resolution Approving a Water Main, Storm Sewer and Sanitary Sewer Utility Operation and Maintenance Agreement**

Mr. Vogel explained that this agreement places maintenance responsibilities on the developer and successors at Highpoint Town Square regarding the maintenance and operation of water main, storm sewer and sanitary sewer improvements.

No questions or comments were raised by the board.

[RES25-3998](#) **A Resolution Authorizing a Development Agreement with Romeo Town Center Holdings LLC**

Mr. Vogel discussed the plans for incentives regarding the development of Romeo Town Center located at Weber and 135th Street. These include \$500,000 towards the cost of constructing a traffic signal. Improvement plans include parking lot resurfacing, painting of the rear building facade, and signage and landscaping improvements. To continue to support the redevelopment of the site, the Village is also providing for additional incentives up to \$200,000 towards the development of each of the two

outlots or \$400,000 towards an entirely new building.

Mayor Noak commented that this is more of a signalized entrance which has been discussed. This was approved many years ago by the county as the road is under the county jurisdiction. There is a lot of activity going on and all of that is predicated on moving forward with the items discussed.

**ORD25-1974 An Ordinance Approving an Amendment to a Special Use Permit for a Planned Unit Development - Final Development Plan for Anabi Oil Corporation (Rebel Convenience Stores) at 1300 W. Normantown Rd**

Community Development Director, Josh Potter, explained that Anabi Oil has applied for a parking lot reconfiguration, landscaping, and new signage for their existing gas station located at 1300 Normantown Road. A new drive thru is proposed for the south end of the convenience store to allow for the new Hatch Chicken concept. An outdoor seating area with landscaping is proposed between the extended parking rows and the drive thru. New signage to reflect the new branding and accessory usages will be installed. Included in the renovations is a 200-square foot area in the northeastern section of the building which will be converted to accommodate six video game terminals. This use does require exceptions from the section of the code governing licensed truck stops.

Development Review Committee has reviewed the proposal and the Planning and Zoning Commission held a public hearing on April 8, 2025 and recommends approval.

Mayor Noak commented that this is a legacy site and they are reinvesting to maintain their business and prosper. We are excited they are bringing a new restaurant. This intersection continues to evolve.

Daniel Vater from the Anabi Oil team commented that this site has been a staple to the community for many years and this site is planned to have a more vibrant feel to maintain good business.

Mayor Noak thanked the team for their reinvestment in the community.

**ORD25-1972 An Ordinance Amending Chapter 112 (Alcoholic Beverages) of the Village of Romeoville Code of Ordinances (Gaming Endorsement for Rebel)**

Mr. Vogel explained that Mr. Potter just discussed a considerable amount of improvements and work that is being done on the Rebel site and this ordinance allows for the continued support of the business by approving the gaming endorsement which will provide additional revenue to support the investment they are making.

Mayor Noak commented that this is because of the unique nature of the site and that it meets the State criteria for gaming.

Mr. Vogel commented that this is not a pattern that we expect to see elsewhere in the Village.

[ORD25-1979](#) **An Ordinance Amending Chapter 159 (Zoning Ordinance) of the Village of Romeoville Code of Ordinances**

Mr. Potter shared that staff is proposing updated zoning codes. These updates include fences, cannabis, accessory structures, and signage. Development Review Committee has reviewed the proposal and recommends approval and the Planning and Zoning Commission held a Public Hearing on April 8th, 2025 and they also recommend approval.

Trustee Richards commented that Planning and Zoning asked a lot of questions and ultimately recommended approval. The key to this is that most are State law updates.

Mayor Noak commented that these are functional as we evolve and see how things are working.

## **5. TO DO A CONSENT AGENDA**

**A motion was made by Trustee Griffin, seconded by Trustee Clancy, to do a consent agenda. 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

## **Approval of the Consent Agenda**

**A motion was made by Trustee Griffin, seconded by Trustee Aguirre, to approve the Consent Agenda. 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

[MIN25-1001](#) **Approval of Minutes- Regular Meeting April 2, 2025**

**This Minutes Regular was Approved.**

[25-3448](#) **Approval of Bills- Schedule A**

This Approval Of Bills was Approved.

[25-3449](#)

**Approval of Bills- Schedule B**

This Approval Of Bills was Approved.

[25-3450](#)

**Approval of Bills- Schedule C**

This Approval Of Bills was Approved.

[25-3451](#)

**Approval of Bills- Schedule D**

This Approval Of Bills was Approved.

[RES25-3993](#)

**A Resolution to Waive the Bidding Process and Approve the Quote from MES for the Purchase of 3M Scott Fire & Safety Air-Pak XD SCBA Replacement Self-Contained Breathing Apparatus (SCBA) for the Fire Department**

This Resolution was Approved.

[RES25-3994](#)

**A Resolution Authorizing a Concession Stand License Agreement (Deer Crossing Park-The Bambini Group, LLC)**

This Resolution was Approved.

[RES25-3995](#)

**A Resolution Waiving the Bidding Requirements and Accepting the Proposal from Metropolitan Industries for the Repair of Pump #2 at the Woods Lift Station**

This Resolution was Approved.

[RES25-3996](#)

**A Resolution Waiving the Bidding Requirements and Accepting the Proposal from Sutton Ford for the Purchase of 2025 Ford 350 Pickup**

This Resolution was Approved.

[RES25-3999](#)

**A Resolution Waiving the Bidding Requirements and Accepting the Proposal from S & J Door Inc. to Furnish and Install Four New Overhead Doors at the REMA Site**

This Resolution was Approved.

[RES25-4000](#)

**A Resolution Declaring Surplus Property and Authorizing the Disposition of the Surplus Property**

This Resolution was Approved.

[RES25-4001](#)

**A Resolution Waiving the Bidding Requirements and Accepting**

**the Lowest Proposal and Enter into a Contract for the 2025 Concrete Repair Program**

This Resolution was Approved.

**[RES25-4002](#) A Resolution Waiving the Bidding Requirements and Accepting the Lowest Proposal and Enter into a Contract for the 2025 Hot-Mix Asphalt Program**

This Resolution was Approved.

**[RES25-4003](#) A Resolution Waiving the Bidding Requirements and Accepting the Lowest Proposal and Enter into a Contract for the 2025 Subdivision Resurfacing Project**

This Resolution was Approved.

**[RES25-4004](#) A Resolution Waiving the Bidding Requirements and Accepting the Lowest Proposal and Enter into a Contract for the Police Department Parking Lot Resurfacing Project**

This Resolution was Approved.

**[RES25-4005](#) A Resolution for the use of MFT Funds to Maintain the Streets of the Village of Romeoville for Fiscal Year 2026 (May 1, 2025 thru April 30, 2026)**

This Resolution was Approved.

**[RES25-4006](#) A Resolution to Approve the Professional Service from Geocon Professional Services for the Lukancic Receiving and Pumping Station Project**

This Resolution was Approved.

**[RES25-4007](#) A Resolution Authorizing the Approval of Purchase Orders for Fiscal Year 2025-2026 for Purchases of a Routine Nature, Contractual Obligations Previously Approved by the Village Board, Goods and Services Provided by Sole Suppliers, Goods and Services Provided by System Suppliers, Exempt Vendors and Professional Services Provided Previously Approved by the Village Board**

This Resolution was Approved.

**[RES25-4008](#) A Resolution Establishing a Development Security for the Early Start Grading Associated with the Monarch Development**

This Resolution was Approved.

## 6. MAYOR'S REPORT

Mayor Noak shared condolences to the family of former Mayor of Woodridge Bill Murphy. The first building department open house was held and it was a great opportunity to ask questions. Shorewood held their State of the Village. Mayor visited the Stem Fest at the White Oak Library, the baseball team double header, and the Repair Fair at JJC this past Saturday. Congratulations to the SAC club on their Meat Raffle. Representative Manley and Senator Cappel held a shred event at Grand Haven. The next shred event is April 26th at Public Works and another one planned in the fall. Mayor, Dawn, and the Chief's all attended the return of the soldier who lost their life in Europe. He was a Joliet resident.

Mercedes will have their official ribbon cutting on April 21 at 2 PM. Dealerships serve a 10 mile radius in every direction and this one will cover more since the next closest is in Bloomington. Mayor Noak will also be visiting the girl scouts to assist with a badge, high school senior awards night, and the Lewis Plane Pull is coming up.

## 7. CLERK'S REPORT

Clerk, Bernice Holloway, explained that VVEEF met last night and are planning on their annual golf outing and dinner which is on June 5th.

## 8. VILLAGE MANAGER'S REPORT

Village Manager, Dawn Caldwell, invited the public and reminded the board of the Birth to Boom event at White Oak Library, which talks about the history of Romeoville presented by Village Staff Mark Serratore. Mayor Noak is again encouraging the community to join the Mayor's National Water Conservation Challenge. We encourage residents to join on [mywaterpledge.com](http://mywaterpledge.com). Congratulations to the Finance Department on winning the Certificate of Achievement for Financial Reporting for the 11th year in a row. Thank you to the staff for organizing all the events this past weekend.

Mayor Noak commented that people are also excited about the Monarch pledge.

## 9. NEW BUSINESS

### TO DO A CONSENT AGENDA ON NEW BUSINESS

**A motion was made by Trustee Griffin, seconded by Trustee Richards, to do a consent agenda on New Business. 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

## **Approval of the Consent Agenda**

**A motion was made by Trustee Griffin, seconded by Trustee Aguirre, to approve the Consent Agenda on New Business. 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

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



Trustee Palmiter- The Special Events Commission met yesterday and reviewed winter/ spring events. The theme for this years parade is Passport to Adventure.

Trustee Griffin- The Veterans Commission met last night and chose the winners of the scholarships. The Memorial Day Service will be held on Monday, May 26th at 10 AM.

Trustee Clancy- The Romeo Earth Day Scavenger Hunt is April 18th- 28th. May 5th- 9th is Clean up Week.

Trustee Richards- Thank you to everyone who came out to the HPSAC Meat Raffle. 13,000 people attended the Prep Hoops event at the Athletic and Event Center. They paid an entry fee, they went to restaurants, and got gas and the village got sales tax from them. We need to recognize why these additions to our community work. The VVEEF golf outing is great.

Trustee Aguirre- The Fire and Police Commission will meet May 13th. Testing was held this past weekend for firefighters. The next Conservation and Sustainability Committee meeting is May 14th. They were at the Bunny Bash sharing info on the rain barrels and monarch kits. They will also be handing out items at Farm and Fleet on Earth Day.

#### TO ENTER INTO EXECUTIVE SESSION

A motion was made by Trustee Clancy, seconded by Trustee Griffin, that the Executive Session Meeting be Opened. The motion carried by a unanimous vote.

#### **11. EXECUTIVE SESSION- Personnel 5 ILCS 120/2(c)(1), Pending or Threatened Litigation 5 ILCS 120/2(c)(11)**

#### TO CLOSE EXECUTIVE SESSION

A motion was made by Trustee Griffin, seconded by Trustee Palmiter, that the Executive Session Meeting be Closed. The motion carried by a unanimous vote.

#### **12. ADJOURNMENT**

A motion was made by Trustee Griffin, seconded by Trustee Aguirre, that the Meeting be Adjourned at 7 PM. The motion carried by a unanimous vote.