

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes - Final

Tuesday, October 14, 2025

6:00 PM

Village Hall Board Room

1050 W. Romeo Rd

Planning and Zoning Commission

1. CALL TO ORDER

- Present** 8 - Chairman David Venn, Commissioner Paul Scieszka, Commissioner Jim McConachie, Commissioner Dan Repetowski, Commissioner Rich Holloway, Commissioner Gary Nelson, Associate Member Sharon Hoffman, and Associate Member Ben Smith
- Absent** 1 - Commissioner Petra Burgess

2. ROLL CALL

3. APPROVAL OF AGENDA

A motion was made by Rich Holloway, seconded by Paul Scieszka, to Approve the Agenda. The motion carried unanimously.

4. APPROVAL OF MINUTES

A motion was made by Paul Scieszka, seconded by Dan Repetowski, to Approve the September 23, 2025 minutes as submitted. The motion carried unanimously.

[PZMIN25-11](#)

[2](#)

Attachments: [PZC 09232025.pdf](#)

5. PUBLIC HEARINGS

[PH25-2426](#)

A Public Hearing on a Special Use Permit for Automobile Repairs & Car Sales for Bimmer House, LLC at 1426 Sherman Road

A motion was made by Commissioner Scieszka, seconded by Commissioner Repetowski, that the Public Hearing be Opened. The motion carried by a unanimous vote.

Mike Shurhay read the Project Compliance report.
 Nicholas Frenzel, on behalf of Bimmer House, LLC, has applied for a Special Use Permit for automobile repairs & car sales at the property located at 1426 Sherman Road. Bimmer House, LLC, is in the process of purchasing 1426 Sherman road. They propose to operate a BMW vehicle maintenance facility and intend to supplement this service by selling a limited number of refurbished BMW vehicles. Bimmer House, LLC will maintain a maximum of three vehicles for sale on-site at any given time. These vehicles, primarily intended for sale to auction houses, will be parked in the rear of the lot. Light maintenance of these vehicles will be conducted within the existing building. This sales activity is designed to complement the primary repair business. Importantly, general used car sales to the public and any associated on-property advertising for such sales will not be permitted. The proposal does not include any additional pavement or curb cuts, as the building is already equipped for vehicle repair and requires minimal improvements.

Method of Investigation:

The Development Review Committee has reviewed the proposal.

Recommendation: The Development review Committee has reviewed the proposal and is recommending approval contingent on compliance with outstanding staff comments.

Chairman Venn swore in the applicants Nick Frenzel and Greg Sochacki.

Chairman Venn asked if there would be any chemicals stored onsite. Mr. Sochacki replied that there would be new and used oil.

Chairman Venn asked small user permit or large. Mr. Sochacki replied small.

Commissioner Nelson welcomed them to the Village and is happy to see an existing building being reused. He asked if this facility is larger than the previous building they were looking at. Mr. Frenzel replied yes. His client is purchasing the building and it is a larger space.

Commissioner Nelson asked if the clientele would be private to have their car refinished or other amenities added to it or is this a fleet business. Mr. Frenzel replied that Mr. Sochacki is a master mechanic with BMW for 20+ years and he along with his business partner Mike Budz are looking to open this repair specialty shop for BMW and possibly Rolls Royce taking their expertise and customization. This is for private customers, but is also open to the public. It is not fleet management.

Commissioner Nelson asked if the 3 overhead doors are sufficient for the business. Mr. Frenzel replied yes.

Commissioner Nelson asked if there were going to be any building modifications outside such as lighting and signage. Mr. Frenzel replied just a sign on the building and it will comply with current code. Mr. Shurhay replied that they would have to apply for building permits for the signage.

Commissioner Nelson asked if there were any monument signage on Joliet Road to direct into Business Park. Mr. Shurhay replied no there is not.

Commissioner Scieszka asked for the number of vehicles that would be on site the possible 3 for sale, employee parking and vehicles being worked on, is there a limit. Mr. Shurhay replied that the 3 vehicle limit was to keep it consistent with other special use permits to allow for vehicle sales. Mr. Shurhay stated that as long as the existing parking spaces are being used and no fire lanes are blocked - there should be no issues with parking. Mr. Frenzel replied that was correct, with the existing parking lot in the back of the building, as long as they are not exceeding any capacity that is already permitted. The potential to be up to them is possible, it is not likely to happen. The number of employees right now is 2, the expectation is as the business grows they will add more employees. There will be installation of 6 lifts in the building. This will be done after the building has been officially

purchased.

Mr. Shurhay stated that they are going through the Business License approval and Building and Fire Departments will have to do their Inspections for Occupancy. Both Departments are aware of this use and will be inspected accordingly. The lifts will have to be reviewed by Staff to make sure they are code compliant.

Commissioner Repetowski asked to what extent would the repairs be, such as oil changes, brake jobs, muffler work, body work, rebuild motors. Mr. Sochacki replied that they would be doing oil changes, brake, oil or coolant leaks, no body work, not a heavy rebuilding of engines.

Commissioner Repetowski asked if the building was set up with a triple basin. Mr. Frenzel replied yes, that was why the interest in this building.

Commissioner Repetowski asked so there will be no engine overhaul - just the basics. Mr. Sochacki replied yes, but some of the engines have to be removed to make it easier to work on.

Commissioner Holloway wanted to confirm the no public sales, just auctions. Mr. Frenzel replied that there will be no for sale signs on the building or on the vehicles. This would be online sales of the vehicles and they are open to anyone who would like to purchase.

Commissioner Holloway asked what the hours of operation would be. Mr. Frenzel replied 8am-5pm, possible Saturday.

Mr. Frenzel replied that if this gets approved - All the Commission is welcome to stop by and say Hello.

Chairman Venn asked for questions from the Public. There were none.

A motion was made by Commissioner Scieszka, seconded by Commissioner Repetowski, that the Public Hearing be Closed. The motion carried by a unanimous vote.

6. NEW BUSINESS

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

Attachments: [ORD25-2012 Exhibit A](#)

ORD25-2012 RVBA

A motion was made by Commissioner Scieszka, seconded by Commissioner Repetowski, that the Ordinance be Recommend for Approval With Conditions to

the Village Board on 10/15/2025. The motion carried by a unanimous vote.

7. OLD BUSINESS
8. CITIZENS TO BE HEARD
9. CHAIR'S REPORT
10. COMMISSIONER'S REPORT
11. VILLAGE BOARD LIAISON REPORT
12. COMMUNITY DEVELOPMENT DEPARTMENT REPORT
13. ADJOURNMENT