
Report of the Planning & Zoning Commission

Romeoville, Illinois

ORD 21-1714

An Ordinance Approving the Annexation of Territory for Suncera Motor Cars, Inc.
(Mercedes Benz of Romeoville)

ORD 21-1715

An Ordinance Approving the Zoning of Territory for Suncera Motor Cars, Inc. (Mercedes Benz of Romeoville)

ORD 21-1716

An Ordinance Approving a Special Use Permit for a Planned Unit Development –
General Development Plan for Suncera Motor Cars, Inc. (Mercedes Benz of Romeoville)

**TO: Village President, Village Clerk & Board of Trustees
Village of Romeoville, Will County, Illinois**

Suncera Motor Cars, Inc. has applied to annex a tract of land on the east side of Weber Road, formerly known as the Walsh parcel.

On July 27, 2021, the Planning & Zoning Commission held a Public Hearing to discuss and consider the request various requests. The application was evaluated according to the requirements and regulations outlined by the Comprehensive Plan - Chapter 157, Development / Subdivision Regulations - Chapter 158, and Zoning Code - Chapter 159.

Testimony and presentations were heard from the staff, the applicant, and the Commission. The following issues and opinions were discussed.

Senior Planner, Nathan Darga, read the Project Compliance Reports. He reported that the project is located south and west of the Seasons of Romeoville (FRED) apartment project that is currently under construction. It would include the entire remaining unincorporated portion of the Walsh farm including the area south of the creek. The total property of the project is 23.141 acres.

ORD 21-1714 annexes the 23.141-acre property to the Village.

ORD 21-1715 approves B-3, Highway Regional Commercial zoning for the whole site. The comprehensive plan called for this area to have a mix of commercial, office, and residential uses.

ORD 21-1716 approves a Planned Unit Development – General Development Plan for the site. The PUD will approve a new car dealership for Mercedes Benz. The dealership building would be on the outlot in front of the Seasons apartments, south of the Blains access road. The portion of the property south of the creek would be parking lot for new car inventory. It would not generally be open to the public. The

dealership would be access from the internal access road/signal for Blain's as well as an additional right in right out on Weber Road. The parcel south of the creek would have its own right in right out on Weber. This would primarily be used for deliveries.

The dealership includes an approximate 40,000 square foot state-of-the-art building that includes a showroom, sales area, service areas and office space. A second floor is provided for office space and a lounge.

The exterior of the building is highly attractive, unique and will match the corporate brand identity for a new Mercedes-Benz dealership. The building will consist of mainly glass for a highly visible, expansive showroom, attractive building projections and a unique roof design.

A list of code exceptions being requested has been provided in your packet. Staff has been negotiating with the applicant over these requests and is agreeable to the list as it stands today. Many of the exceptions mirror what was done for the Seasons Apartment project.

Method of Investigation:

The Development review Committee has reviewed the proposal.

The Planning Commission reviewed the Concept Plan on January 26, 2021.

The Village Board reviewed the Concept Plan on January 20, 2021.

Findings of Fact:

1. The proposal generally complies with the provisions of the Comprehensive Plan (Chapter 157).
2. The proposal generally complies with the provisions of the Development Regulations (Chapter 158).
3. The proposal generally complies with the provisions of the Zoning Code (Chapter 159) as amended in this PUD.

Chairman Venn swore in applicant David Sosin, Attorney for applicant. Mr. Sosin explained the difficulties of this project with land and its challenges and approvals from Mercedes. There will be 30 employees and they will have to have high customer service standards. Service hours will start at 7 am and Sales at 9 am with hours being shorter on Saturday. This dealership is planning for the future with electric cars and will be prepared for the future of electric cars.

Chairman Venn stated that this is a beautiful architectural building. He asked if there would be a fence around the inventory storage lot. Mr. Sosin stated that there would be a natural barrier and gate post or bollards for the entrance.

Chairman Venn stated he is very glad they are on the cutting edge of electric vehicles. He asked if the customers have access to the electric charging stations. Mr. Sosin replied yes.

Chairman Venn swore in the Owner, David Nocera. Mr. Nocera said the future plan was to be 5-10 % electric by 2030 and now they want 100% by 2030. They are preparing to have charging stations located throughout the entire facility inside and out and they are going to make sure they have enough power to accommodate that.

Commissioner Scieszka asked if signage was included or a separate package. Mr. Darga stated the package included the types and sizes of signage but not signage locations. Commissioner Scieszka

asked about the quantities and how many are allowed. Mr. Darga explained the signage allowed for the size of the property and it is comparable to what was given to Toyota. Commissioner Scieszka asked how far off from our code are these signs presented. Mr. Darga replied that height is pretty close and there are probably more wall signs, but it is a large building. There is detailed signage in the packet. Mr. Nocera commented that the directional signage was important to keep clients directed in the right place. Commissioner Scieszka was concerned that they stay consistent with sign variances for future dealerships.

Commissioner Repetowski asked if there would be a body shop. The owner replied no.

Commissioner Holloway asked what other dealerships owned. Owner replied Orland Park and Bourbonnais.

Chairman Venn asked if there were questions from the public. There were none.

From the testimony and presentation made by the Petitioner / Applicant, Witnesses, General Public, and Staff recommendation on the request, the Commission hereby finds the following:

1. The application complies with the provisions of the Comprehensive Plan (Chapter 157).
2. The application complies with the provisions of the Development Regulations (Chapter 158).
3. The application complies with the provisions of the Zoning Code (Chapter 159) as amended in the PUD.

THEREFORE, the Planning & Zoning Commission of the Village of Romeoville hereby recommends to the Village President and Board of Trustees the Approval of ORD 21-1714.

Motion by: Commissioner Holloway
Seconded by: Commissioner Repetowski

Roll call of the membership present the 27th day of July, 2021 with the following vote:

6 members voting AYE	0 members voting NAY
0 members ABSTAINING	1 member ABSENT and not voting.
Gary Nelson AYE	David Venn AYE
Dan Repetowski AYE	Richard Holloway AYE
Paul Scieszka AYE	Jim McConachie AYE
Petra Burgess ABSENT	

MOTION Carried.

THEREFORE, the Planning & Zoning Commission of the Village of Romeoville hereby recommends to the Village President and Board of Trustees the Approval of ORD 21-1715.

Motion by: Commissioner Holloway
Seconded by: Commissioner Scieszka

Roll call of the membership present the 27th day of July, 2021 with the following vote:

6 members voting AYE	0 members voting NAY
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0 members ABSTAINING

1 member ABSENT and not voting.

Gary Nelson	AYE
Dan Repetowski	AYE
Paul Scieszka	AYE
Petra Burgess	ABSENT

David Venn	AYE
Richard Holloway	AYE
Jim McConachie	AYE

MOTION Carried.

THEREFORE, the Planning & Zoning Commission of the Village of Romeoville hereby recommends to the Village President and Board of Trustees the Approval of ORD 21-1716.

Motion by: Commissioner Scieszka
Seconded by: Commissioner Holloway

Roll call of the membership present the 27th day of July, 2021 with the following vote:

6 members voting AYE
0 members ABSTAINING

0 members voting NAY
1 member ABSENT and not voting.

Gary Nelson	AYE
Dan Repetowski	AYE
Paul Scieszka	AYE
Petra Burgess	ABSENT

David Venn	AYE
Richard Holloway	AYE
Jim McConachie	AYE

MOTION Carried.

Respectfully submitted on August 10, 2021.

CHAIRMAN, Planning & Zoning Commission

Attested by:

SECRETARY, Planning & Zoning Commission