

Village of Romeoville

1050 W Romeo Rd



Meeting Minutes - Final

Tuesday, July 27, 2021

7:00 PM

Village Hall Board Room

Planning and Zoning Commission

1. CALL TO ORDER

2. ROLL CALL

Present 7 - Commissioner David Venn, Commissioner Paul Scieszka, Commissioner Jim McConachie, Commissioner Dan Repetowski, Commissioner Rich Holloway, Commissioner Gary Nelson, and Associate Member Sharon Hoffman

Absent 1 - Commissioner Petra Burgess

3. APPROVAL OF AGENDA

A motion was made by Paul Scieszka, seconded by Dan Repetowski, to approve the Agenda. The motion carried unanimously.

4. APPROVAL OF MINUTES

[PZMIN21-06](#) **PZ Minutes May 11, 2021**

[5](#)

Attachments: [PZC 05112021](#)

A motion was made by Rich Holloway, seconded by Dan Repetowski, that the May 11, 2021 PZ Minutes be Approved.. The motion carried unanimously.

5. PUBLIC HEARINGS

[PH21-2343](#) **A Public Hearing on a Special Use Permit for a Planned Unit Development - Final Development Plan for Starbucks at 470 N. Independence Blvd.**

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

Nathan Darga, Project Development & Planning Coordinator read the Project Compliance Report.

Glazier Development, represented by Daniel Abdo, has submitted a final development plan for a Starbucks on lot 6 in the Troutman & Dams subdivision, north of Joe's Beverage.

The proposed building would be located just north of the existing Joe's Beverage building. It is proposed to be 2,300 square feet and will feature indoor seating areas, an outdoor patio, and a drive thru. 35 parking spaces have been provided including 2 handicapped. Cross access is provided with the lot to the south in the front drive aisle. The site also connects to the existing development access road on the north and west sides. The sidewalk along IL 53 would be extended across the frontage of this property and a pedestrian connection made to the building. The drive thru has stacking for approximately 9 cars.

The building will be brick with metal accents around the store front. It will also have wood panels along the upper portions of the façade. A basic signage package has been

included in the packet. They are requesting that signs could be located on all four sides of the building. Other than that, they are not requesting any code exceptions for height or square footage. Those would follow code.

Method of Investigation:

The Development review Committee has reviewed the proposal.

The Planning & Zoning Commission reviewed the Concept Plan on March 9, 2021.

The Village Board reviewed the Concept Plan on March 17, 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.

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 applicant Dan Abdo 314 Lincoln St Hinsdale

Chairman Venn asked what the hours of operation would be. Mr. Abdo replied that

stores usually open between 5 am and 6 am and have been open as late as 11pm.

Hours usually differ on the weekend.

Chairman Venn asked if there were monument signs.

Mr. Darga stated that the site would be allowed to have a monument sign per code and there are no exceptions called out for sign variances at this time.

Mr. Abdo stated that Starbucks tends to follow Village code on signage.

Chairman Venn asked if this store was Corporate owned. Mr. Abdo replied yes.

Commissioner Nelson asked the correct address for this property. Mr. Darga replied 470 N Independence Blvd.

Commissioner Nelson asked if the Elevation logo counts as signage. Mr. Darga replied yes - it would count towards the square footage.

Commissioner Nelson asked if the logo was the only signage. Mr. Abdo replied that sometime they will add the Starbucks lettering as well.

Commissioner Repetowski asked what the game plan for Route 53 drive thru backing up. Mr. Abdo replied stacking is important and they implement signage for to direct traffic and prevent the blocking of entrances. They are very sensitive to site stacking. Mr. Darga explained they would have to have staff out directing if there became a real issue.

Chairman Venn asked if there was enough room for dual stacking. Mr. Abdo stated that they do not provide dual lanes for ordering.

Mr. Abdo stated that they encourage using the café store with ample parking.

There were no questions from public.

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

unanimous vote.

[PH21-2344](#)

A Public Hearing on the Annexation and Zoning of Territory for Suncera Motor Cars, Inc. (Mercedes Benz of Romeoville)

A motion was made by Commissioner Repetowski, seconded by Commissioner Scieszka, that both PH21-2344 and PH21-2345 Public Hearings be Opened. The motion carried by a unanimous vote.

Nathan Darga, Project Development & Planning Coordinator read the Project Compliance Reports for both PH21-2344 and PH21-2345.

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.

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.

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.

Recommendation:

The Development Review Committee is recommending approval contingent on compliance with staff comments.

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.

There were no questions from public.

[PH21-2345](#) A Public Hearing on a Special Use Permit for a Planned Unit Development - General Development Plan for Suncera Motor Cars, Inc. (Mercedes Benz of Romeoville)

A motion was made by Commissioner Holloway, seconded by Commissioner Repetowski, that both PH21-2344 and PH21-2345 Public HearingS be Closed. The motion carried by a unanimous vote.

6. NEW BUSINESS

[ORD21-1713](#) An Ordinance Approving a Special Use Permit for a Planned Unit Development – Final Development Plan for Starbucks at 470 N. Independence Blvd.

Attachments: [ORD 21-1713 Exhibit A](#)
[ORD 21-1713 Exhibit B](#)
[ORD 21-1713 Exhibit C PZC Report](#)

ORD 21-1713 RVBA

A motion was made by Commissioner Holloway, seconded by Commissioner Repetowski, that this Ordinance be Recommend for Approval With Conditions to the Village Boardon 8/4/2021. The motion carried by a unanimous vote.

[ORD21-1714](#) An Ordinance Approving the Annexation of Territory for Suncera Motor Cars, Inc. (Mercedes Benz of Romeoville)

Attachments: [ORD 21-1714 Exhibit B](#)
[ORD 21-1714 Exhibit C PZC Report](#)

A motion was made by Commissioner Scieszka, seconded by Commissioner Holloway, that this Ordinance be Recommend for Approval With Conditions to the Village Board. The motion carried by a unanimous vote.

[ORD21-1715](#) An Ordinance Approving the Zoning of Territory Suncera Motor Cars, Inc.(Mercedes Benz of Romeoville)

Attachments: [ORD 21-1715 Exhibit A](#)
[ORD 21-1715 Exhibit B PZC Report](#)

ORD 21-1715 RVBA.pdf

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

the Village Board. The motion carried by a unanimous vote.

ORD21-1716 An Ordinance Approving a Special Use Permit for a Planned Unit Development - General Development Plan for Suncera Motor Cars, Inc. (Mercedes Benz of Romeoville)

Attachments: [ORD 21-1716 Exhibit A](#)
[ORD 21-1716 Exhibit B](#)
[ORD 21-1716 Exhibit C](#)
[ORD 21-1716 Exhibit D](#)
[ORD 21-1716 Exhibit E PZC Report](#)
ORD 21-1716 GDP RVBA.pdf

A motion was made by Commissioner Scieszka, seconded by Commissioner Repetowski, that this Ordinance be Recommend for Approval With Conditions to the Village Board. The motion carried by a unanimous vote.

**PROJ21-069 A Concept Plan for Bridge on Gully
7**

Attachments: [PROJ 21-0697 Concept Plan](#)
PROJ 21-0697 RVBA

Nathan Darga, Project Development & Planning Coordinator read the Project Compliance Report.

Bridge Development Partners has submitted a concept plan for an industrial development on the Gully property on Southcreek Parkway.

The Gully property was annexed and zoned in 2004 along with the Southcreek development to the west. Originally, the plan called for 4 lots with buildings facing east-west. It also called for a truck terminal for the Gully Transportation company. For many reasons, the property never developed as planned (08 recession, Gully corporate issues, floodplain and wetland issues on the property, etc).

The current proposal is for Bridge Development Partners to purchase the property and develop it with warehouse buildings that are more reflective of present market conditions. Bridge is proposing two building facing north south. Building A would be an approximately 500,000 square foot cross dock building. It would have 136 docks, 87 trailer spaces, and 314 car parking spaces. Building B would be an approximately 163,000 square foot single load building. It would have 47 docks, 51 trailer spaces, and 146 car parking spaces. The airport setback lines originally established in the annexation agreement would remain in the new plan.

The buildings would be precast concrete panels with office components in the corners. Renderings and elevations have been provided in the packet.

Method of Investigation:

The Development review Committee has reviewed the proposal.

Recommendation:

Provide input to the applicant.

This Project was Discussed. Sent to the Village Board on 8/4/2021

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