

Village of Romeoville

Project Compliance Report

Date: May 7, 2025

Description/Title: An Ordinance Approving a Special Use Permit for Car Sales for Bimmer House, LLC at 715 N. Independence Blvd

Type of Review: Special Use Permit

Summary:

Nicholas Frenzel, on behalf of Bimmer House, LLC, has applied for a Special Use Permit for car sales at the property located at 715 N Independence Blvd.

The following chart describes the zoning and land uses surrounding the property.

	ZONING	LAND USE	USERS
<i>Site</i>	B-3, Highway/Regional Shopping	Retail	SMKN Enterprises LLC
<i>North</i>	B-3, Highway/Regional Shopping	Office/Warehouse	Kingston Tile
<i>South</i>	B-3, Highway Regional Shopping District and M-1, Medium Manufacturing District	Retail/Industrial	Speedway & Galassi Stone
<i>East</i>	M-1, Medium Manufacturing District	Office/Warehouse	Emecole Metro
<i>West</i>	R-5A, Single Family Residential	Residential	Hampton Park

SMKN Enterprises LLC owns the property at 715 N Independence Blvd. The tenant, Bimmer House, LLC, proposes to operate a BMW vehicle maintenance facility and intends 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.

Aerial:



Presenter: M.S.