



Legislation Details (With Text)

File #:	ORD18-1485	Version:	1	Name:	
Type:	Ordinance	Status:	Approved		
File created:	6/4/2018	In control:	Village Board		
On agenda:	7/18/2018	Final action:	7/18/2018		
Title:	An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for Joe's Beverage Warehouse and additional retail space on Lot 3 of the Troutman and Dams development (NWC IL Route 53 and Romeo Rd)				
Sponsors:	Steve Rockwell				

Indexes:**Code sections:**

Attachments: 1. 18-1485 Ex. A - Site Plans, 2. 18-1485 Ex. B - Building Elevations, 3. 18-1485 Ex. C - Engineering Plans, 4. 18-1485 Ex. D - Landscape Plan, 5. 18-1485 Ex. E - Monument Sign, 6. 18-1485 Ex. F - Site Lighting and Photometrics, 7. 18-1485 Ex. G - Staff Review Letter, 8. 18-1485 Ex. H - PZC Report

Date	Ver.	Action By	Action	Result
7/18/2018	1	Village Board	Approved	Pass
6/12/2018	1	Planning and Zoning Commission	Recommend for Approval	Pass

An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for Troutman and Dams Lot 5 - Joe's Beverage Warehouse and Additional Retail

WHEREAS, Cardinal Wine and Spirits (hereinafter referred to as "Developer") has requested the approval of a Special Use Permit for a Planned Unit Development - Final Development Plan for the development of a 10,620 square foot liquor store and 3,900 square feet of additional retail space; and,

WHEREAS, said request is for the development of Lot 5 of the Troutman and Dams subdivision that consists of approximately 1.6 acres; and,

WHEREAS, said request for Final Development Plan includes the following exhibits:

- Site Plans, attached as Exhibit A; and,
- Building Elevations, attached as Exhibit B; and,
- Engineering Plans, attached as Exhibit C; and,
- Landscape Plan, attached as Exhibit D; and
- Monument Sign Plan, attached as Exhibit E; and,
- Site Lighting and Photometric Plans, attached as Exhibit F; and,
- Staff Review Letter, attached as Exhibit G; and,
- PZC Report attached as Exhibit H.

WHEREAS, said request has met all of the procedural requirements of the Village of Romeoville, Village Board of Trustees, Planning & Zoning Commission, Development Review Committee, and the Code of Ordinances, as amended;

and,

WHEREAS, the Planning & Zoning Commission held a Public Hearing on June 12, 2018 to discuss the proposal as outlined in the PZC Report attached as Exhibit H; and,

WHEREAS, said request meets with the approval of the Village of Romeoville and hereby authorizes Developer to proceed according to the Development Regulations, Zoning Code and various requests made by the Development Review Committee, Planning & Zoning Commission, and Village Board of Trustees.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES FOR THE VILLAGE OF ROMEOVILLE, WILL COUNTY, ILLINOIS:

Section 1: That the above recitals and referenced reports are hereby incorporated and made a part of this Ordinance;

Section 2: That approval of the Special Use Permit for a Planned Unit Development - Final Development Plan is hereby granted by the Village, in which the Village President is hereby authorized to sign, and the Village Clerk attest thereto, that the said Final Development Plan has met all of the requirements as herewith attached and is authorized to proceed at the site legally described as follows:

LOT 3 OF THE TROUTMAN DAMS SUBDIVISION OF PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PINs: 12-02-34-308-016-0000

Address: 460 N. Independence Blvd. (IL Route 53), Romeoville, Illinois.

Section 3: That the Planned Unit Development allows for the following exceptions and clarifications from the Development Regulations and Zoning Code:

1. Section 159.127(C)(2): Monument Sign. To increase the maximum sign area from 25 feet to 42 square feet; and
2. Section 159.70(E)(4)(c): Parking Lot Setback. A reduction in the front yard from 25 feet to 20 feet.
3. Section 159.73(F)(7)(b): Building Setback. A reduction in the north side yard from 10 feet to 5 feet.

Section 4: That this Ordinance is contingent on compliance with all applicable Village ordinances and outstanding staff comments. This includes but is not limited to the staff comment letter attached as Exhibit G.

Section 5: That this Ordinance shall become effective upon its passage, approval and publication as provided by law.