



Legislation Details (With Text)

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On agenda:	12/19/2018	Final action:		12/19/2018	
Title:	An Ordinance Approving a Special Use Permit for a Planned Unit Development - General Development Plan for the PAL Group, Inc				
Sponsors:	Joshua Potter				
Indexes:					
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Attachments:	1. ORD 18-1518 Exhibit A, 2. ORD 18-1518 Exhibit B, 3. ORD 18-1518 Exhibit C, 4. ORD 18-1518 Exhibit D PZC Report				

Date	Ver.	Action By	Action	Result
12/19/2018	2	Village Board	Approved	Pass
11/13/2018	2	Planning and Zoning Commission		

An Ordinance Approving a Special Use Permit for a Planned Unit Development - General Development Plan for PAL Group, Inc

WHEREAS, PAL Group Inc (hereinafter referred to as “Developer”) has requested the approval of a Special Use Permit for a Planned Unit Development - General Development Plan for nine (9) tracts of land along the south side of Independence Blvd; and,

WHEREAS, said request is for approximately 70 acres; and,

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

- Preliminary site plan attached as Exhibit A; and
- IL 53 Landscape and Screening Plans attached as Exhibit B; and,
- Exceptions to Village Code listed in Exhibit C; and,

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 November 13, 2018 to discuss the proposal as outlined in the PZC Report attached as Exhibit D; 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 exhibits and 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 - General 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 General Development Plan has met all of the requirements as herewith attached and is authorized to proceed at the site legally described as follows:

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

SUB-PARCEL 1 (12-02-27-405-005-0000)

THAT PART OF MARQUETTE CENTER BUSINESS AND INDUSTRIAL PARK, UNIT THREE RECORDED, AS DOCUMENT NO. R73-37170, AND PART OF MARQUETTE CENTER BUSINESS AND INDUSTRIAL PARK, UNIT FOUR, RECORDED, AS DOCUMENT NO. R75-2231, AS VACATED BY DOCUMENT NO. R87-39148, DESCRIBED AS FOLLOWS; THAT PART OF THE EAST HALF OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, THENCE SOUTH 00 DEGREES 11 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 27; A DISTANCE OF 1322.28 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 27; THENCE SOUTH 89 DEGREES 11 MINUTES 56 SECONDS WEST ALONG SAID SOUTH LINE OF SAID NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 27, A DISTANCE OF 1322.91 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 27; THENCE NORTH 00 DEGREES 03 MINUTES 11 SECONDS WEST ALONG SAID WEST LINE OF SAID NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 27, A DISTANCE OF 1197.45 FEET TO THE SOUTHEAST CORNER OF LOT 6 IN SAID MARQUETTE CENTER BUSINESS AND INDUSTRIAL PARK UNIT THREE; THENCE NORTH 89 DEGREES 56 MINUTES 49 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 284.25 FEET TO A POINT ON A CURVE AT THE SOUTHEAST CORNER OF SAID LOT 6 AND BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BLUFF DRIVE; THENCE SOUTH 78 DEGREES 09 MINUTES 21 SECONDS EAST ALONG A LINE RADIAL TO SAID CURVE HAVING A RADIUS OF 316.0 FEET, A DISTANCE OF 66.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID BLUFF DRIVE, BEING A CURVE HAVING A RADIUS OF 250.00 FEET; THENCE NORTHEASTERLY ALONG SAID EASZTERLY RIGH-OF-WAY LINE BEING A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 250.00 FEET AN ARC DISTANCE OF 147.96 FEET TO THE POINT OF TANGENCY; THENCE NORTH 47 DEGREES 45 MINUTES 08 SECONDS EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID BLUFF FRIVE, 471.82 FEET TO A JOG IN SAID LINE; THENCE SOUTH 42 DEGREES 14 MINUTES 52 SECONDS EAST ALONG SAID JOG AND SOUTHERLY RIGHT OF WAY LINE, 7.00 FEET; THENCE NORTH 47 DEGREES 17 MINUTES 08 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 50.00 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 323.00 FEET AN ARC DISTANCE OF 290.64 FEET TO THE SOUTHWESTERLY CORNER OF LOT 2, IN SAID MARQUETTE CENTER BUSINESS AND INDUSTRIAL PARL UNIT THREE; THENCE NORTH 86 DEGREES 11 MINUTES 50 SECONDS EAST ALONG A SOUTHERLY LINE OF SAID LOT 2, A DISTANCE OF 63.00 FEET; THENCE NORTH 47 DEGREES 45 MINUTES 08 SECONDS EAST ALONG A SOUTHERLY LINE OF SAID LOT 2, A DISTANCE OF 455.71 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 27, THENCE SOUTH 00 DEGREES 00 MINUTES 05 SECONDS EAST ALONG SAID EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 27, A DISTANCE OF 883.15 FEET TO THE PLACE OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS. CONTAINING AN AREA OF 2,487,916 SQ.FT. OR 57.1147 ACRES, MORE OR LESS.

SUB-PARCEL 2 (12-02-27-208-001-0000; 12-02-27-207-001-0000; 12-02-27-207-002-0000; 12-02-27-207-003; 12-02-27-207-004-0000)

LOTS 2 THROUGH 6, IN MARQUETTE CENTER BUSINESS AND INDUSTRIAL PARK, UNIT THREE, BEING A SUBDIVISION OF PART OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 20, 1973, AS DOCUMENT NO. R73-37170. (EXCEPTING THEREFROM THE FEE SIMPLE TITLE THEREOF TO

THAT PART OF LOTS 4 AND 5 VESTED IN THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS, BY ORDER ENTERED NOVEMBER 30, 2000 IN CASE NO, 00ED159 TAKEN FOR ILLINOIS ROUTE 53), IN WILL COUNTY, ILLINOIS.

SUB-PARCEL 3 (12-02-27-401-036-0000)

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 10 EAST OF THIRD PRINCIPAL MERIDIAN; THENCE NORTH 56 DEGREES 46 MINUTES 42 SECONDS WEST 592.81 FEET; THENCE NORTH 33 DEGREES 05 MINUTES 36 SECONDS EAST 508.68 FEET; THENCE NORTH 33 DEGREES 59 MINUTES 21 SECONDS EAST 165.11 FEET TO A POINT 100.00 FEET PERPENDICULARLY DISTANT WEST FROM THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 87 DEGREES 50 MINUTES 17 SECONDS EAST 100.00 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 40 MINUTES 01 SECONDS EAST ALONG SAID EAST LINE 892.00 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS. CONTAINING AN AREA OF 245,780 SQ.FT. OR 5.642 ACRES, MORE OR LESS.

SUB-PARCEL 4 (12-02-27-401-006-0000)

THE EAST 100.0 FEET OF THE NORTH 435.60 FEET OF THE WEST 20 CHAINS OF THE SOUTHEAST QUARTER OF SECTION 27, IN TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THEREFROM THAT PART CONVEYED TO THE STATE OF ILLINOIS BY DEED DATED MAY 10, 1922, RECORDED AUGUST 3, 1922 IN BOOK 570, PAGE 260 AS DOCUMENT NO. 346722. ALL IN WILL COUNTY, ILLINOIS. CONTAINING AN AREA OF 41,052 SQ.FT. OR 0.9424 ACRE, MORE OR LESS.

SUB-PARCEL 5 (12-02-27-401-037-0000)

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 56 DEGREES 46 MINUTES 42 SECONDS WEST 592.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 56 DEGREES 46 MINUTES 42 SECONDS WEST 484.88 FEET TO THE CENTER LINE OF ILLINOIS ROUTE 53 (JOLIET ROAD); THENCE NORTH 46 DEGREES 09 MINUTES 33 SECONDS EAST ALONG SAID CENTER LINE 682.21 FEET; THENCE SOUTH 43 DEGREES 50 MINUTES 27 SECONDS EAST, 50.00 FEET TO THE SOUTHEAST RIGHT OF WAY LINE OF SAID ROUTE 53; THENCE NORTH 57 DEGREES 20 MINUTES 17 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 152.90 FEET; THENCE NORTH 46 DEGREES 10 MINUTES 04 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 156.88 FEET TO A POINT 100.00 FEET PERPENDICULARLY DISTANT WEST FROM THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 40 MINUTES 01 SECONDS EAST PARALLEL WITH SAID EAST LINE 328.02 FEET; THENCE SOUTH 33 DEGREES 59 MINUTES 21 SECONDS WEST 165.11 FEET; THENCE SOUTH 33 DEGREES 05 MINUTES 36 SECONDS WEST 508.68 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION FALLING IN ILLINOIS ROUTE 53 AS SHOWN PER DOCUMENT NUMBER R2002-020997, IN WILL COUNTY, ILLINOIS. CONTAINING AN AREA OF 275,516 SQ.FT. OR 6.320 ACRES, MORE OR LESS

Section 3: That the Village Code exceptions listed in Exhibit C are hereby granted.

Section 4: That the provisions of Village Ordinance Nos.0038-02, 07-0546 and 09-0773 are hereby repealed, subject to the full execution of that certain Development Agreement approved by Village Ordinance No. _____ of even date herewith between the Village of Romeoville, the Developer, and certain entities holding title to the property to which this Ordinance 18-1518 pertains which are owned or controlled by the Developer (the "Development Agreement"), together with all other ordinances that are in conflict or inconsistent with this Ordinance, but only to the extent of such conflict or inconsistency.

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