



Legislation Details (With Text)

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On agenda: 6/1/2022 **Final action:** 6/1/2022

Title: An Ordinance Approving the Zoning of Territory 815 Independence, LLC, 765 Independence, LLC, and 753 Independence, LLC

Sponsors: Joshua Potter

Indexes:

Code sections:

Attachments: 1. ORD 22-1781 Exhibit A.pdf, 2. ORD 22-1781 Exhibit B PZC report.pdf

Date	Ver.	Action By	Action	Result
6/1/2022	1	Village Board	Approved	Pass
5/24/2022	1	Planning and Zoning Commission	Recommend for Approval	Pass

An Ordinance Approving the Zoning of Territory 815 Independence, LLC, 765 Independence, LLC, and 753 Independence, LLC

WHEREAS, The Village of Romeoville (The Village) and 815 Independence, LLC, 765 Independence, LLC, and 753 Independence, LLC hereinafter referred to as the “developer,” are entering into a Developer’s Agreement Amendment (RES 22-3360) regarding the future redevelopment of three (3) tracts of land along the south side of Independence Blvd; and,

WHEREAS, the parcels, consisting of approximately 9.2 acres, will be rezoned to P-B, Planned Business District as depicted on the map attached as Exhibit A; and,

WHEREAS, the Planning and Zoning Commission held a Public Hearing on May 24, 2022 to discuss the proposal as detailed in the PZC Report attached as Exhibit B; and,

WHEREAS, said request for Zoning 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 developer has filed or caused to be filed a development application seeking the rezoning of the properties legally described herein to the Village’s P-B, Planned Business District zoning classification; and,

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

NOW, THEREFORE, BE IT ORDAINED 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 made a part of this ordinance; and,

Section 2: That approval of zoning of P-B, Planned Business District 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 zoning has met all of the requirements as herewith attached and is authorized to proceed at the site legally described as follows:

Parcel 1: 753 N. Independence Blvd, 12-02-27-401-002-0000

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

BEGINNING AT A POINT IN THE ORIGINAL CENTER LINE OF THE OLD CHICAGO ROAD (NOW U.S. HIGHWAY ROUTE 66A) THAT IS 6.98 FEET NORTHEASTERLY (MEASURED ALONG THE SAID ORIGINAL CENTER LINE) OF THE WEST LINE OF THE SAID SOUTHEAST QUARTER, THENCE NORTHEASTERLY ALONG THE SAID ORIGINAL CENTER LINE OF SAID ROAD, 115.00 FEET, THENCE SOUTHEASTERLY 49.00 FEET TO A POINT IN THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE SAID HIGHWAY THAT IS 175.00 FEET NORTHEASTERLY (MEASURED ALONG THE SAID SOUTHEASTERLY RIGHT OF WAY LINE) OF THE SAID WEST LINE OF THE SOUTHEAST QUARTER, THENCE SOUTHEASTERLY 422.73 FEET TO A POINT IN THE SOUTH LINE OF THE SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER THAT IS 459.38 FEET EAST OF THE SAID SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, THENCE WEST ALONG THE SAID SOUTH LINE OF THE SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 159.80 FEET, THENCE NORTHWESTERLY 313.20 FEET TO A POINT IN THE SAID SOUTHEASTERLY RIGHT OF WAY LINE OF THE SAID HIGHWAY, THAT IS 60.00 FEET NORTHWESTERLY (MEASURED ALONG THE SAID SOUTHEASTERLY RIGHT OF WAY LINE) OF THE SAID WEST LINE OF THE SOUTHEAST QUARTER, THENCE NORTHWESTERLY 53.05 FEET TO THE POINT OF BEGINNING EXCEPTING ANY PORTION OF THE PREMISES IN QUESTION CONTAINED IN OOED135, DEPARTMENT OF TRANSPORTATION BY THE LIS PENDENS NOTICE RECORDED JULY 18, 2000 AS DOCUMENT NO. R2000076679, IN WILL COUNTY, ILLINOIS.

Parcel 2: 759 N. Independence Blvd, 12-02-27-401-003-0000

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, IN TOWNSHIP 37 NORTH, AND IN RANGE 10, EAST OF THE THIRD

PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER OF THE HIGHWAY KNOWN AS THE "CHICAGO ROAD", EXCEPT THAT PART OF SAID TRACT LYING NORTHEAST OF A LINE DESCRIBED AS BEGINNING AT A POINT 20 CHAINS EAST AND 20 CHAINS SOUTH OF THE CENTER OF SAID SECTION 27, AND RUNNING THENCE NORTH 55 DEGREES WEST TO THE CENTER OF SAID HIGHWAY; FURTHER EXCEPTING THEREFROM THAT PORTION AS CONVEYED IN DEED DOCUMENT NO. 937617, AND DOCUMENT NO. 937618, AND RE-RECORDED AS DOCUMENT NO. 950023, AND DOCUMENT NO. 863160, FURTHER EXCEPTING ANY PORTION OF THE PREMISES IN QUESTION CONTAINED IN OOED135, DEPARTMENT OF TRANSPORTATION BY THE LIS PENDENS NOTICE RECORDED JULY 18, 2000 AS DOCUMENT NO. R2000076679, IN WILL COUNTY, ILLINOIS.

Parcel 3: 761 N. Independence Blvd, 12-02-27-401-004-0000

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, IN TOWNSHIP 37 NORTH, AND IN RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE TOWNSHIP, WILL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE ORIGINAL CENTER LINE OF THE OLD CHICAGO ROAD (NOW U.S. HIGHWAY ROUTE NO. 66A) THAT IS 494.86 FEET NORTHEASTERLY FROM ITS POINT OF INTERSECTION WITH THE WEST LINE OF THE SAID SOUTHEAST QUARTER, THENCE NORTHEASTERLY ALONG THE SAID ORIGINAL CENTER LINE OF THE SAID CHICAGO ROAD, 109.7 FEET TO A POINT, THENCE SOUTH 55 DEGREES EAST 245.15 FEET TO A POINT, THENCE SOUTH 48 DEGREES 16 FEET WEST 110.0 FEET TO A POINT, THENCE NORTH 55 DEGREES WEST 243.45 FEET TO POINT OF BEGINNING IN WILL COUNTY, ILLINOIS.

Section 3: That this Ordinance shall become effective upon its passage, approval and publication as provided by law.