



## Legislation Text

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File #: ORD16-1310, Version: 1

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### **An Ordinance Approving a Special Use Permit and a Special Use Permit for a Planned Unit Development - Final Development Plan for Valley View 365U Community School District Administration Center**

**WHEREAS**, Para Romeoville LLC (hereinafter referred to as “Property Owner”) has requested the approval of a Special Use Permit for a governmental service use in the B-2 Community Shopping Zoning District and in the P-1 Public/Private Land Conservation Zoning District and a Special Use Permit for a Planned Unit Development - Final Development Plan (hereinafter referred to as “Zoning Request”) for the development of the Valley View School District Administration Center; and

**WHEREAS**, the Zoning Request allows the property located on the south side of Normantown Road, between Huron Drive and Michigan Drive, located in the B-2 Community Shopping District and improved with an existing 26,670 square foot vacant building to be used as the Valley View 365U School District Administrative Center;

**WHEREAS**, the Zoning Request further allows the development of property located at the southwest corner of Normantown Road and Michigan Drive presently vacant and located in the P-1 Public/Private Conservation District to be used as a parking lot for the Valley View 365U Community School District Administration Center; and

**WHEREAS**, said request for a Special Use Permit/Final Development Plan includes the following exhibits:

- Valley View Administration Center Site Plan drawn by Wight and Company and attached as Exhibit A; and,
- Parking Lot Site/Landscape Plan drawn by Wight and Company and attached as Exhibit B; and
- Parking Lot Sections Plan drawn by Wight and Company and attached as Exhibit C; and
- Landscape Elements prepared by Wight and Company and attached as Exhibit D; and
- Parking Lot Grading and Utility Plan drawn by Wight and Company as Exhibit E;
- Code Exceptions listed as Exhibit F;
- PZC Report as Exhibit G; and
- Staff Review Comments 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 August 23, 2016 to discuss the proposal as outlined in the PZC Report attached as Exhibit G; 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/Special Use Permit for a Planned Unit Development - Final Development Plan for the Valley View School District Administration Center 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 27 IN LAKEWOOD ESTATES, BEING A SUBDIVISION OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY ILLINOIS.

THIS PROPERTY IS COMMONLY KNOWN AS 801 NORMANTOWN ROAD, AND IS PRESENTLY ZONED WITHIN THE B-2 COMMUNITY SHOPPING ZONING DISTRICT, AND IMPROVED WITH AN EXISTING BUILDING.

PIN: 12-02-33-102-001-0000

THE NORTH 40.00 FEET OF LOT 28 IN LAKEWOOD ESTATES, A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 1991, AS DOCUMENT NO. R91-19290, IN WILL COUNTY, ILLINOIS.

THIS PROPERTY IS PRESENTLY VACANT AND UNIMPROVED AND ZONED WITHIN THE R-3 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT AND IS THE SUBJECT OF A PENDING APPLICATION FOR REZONING INTO THE P-1 PUBLIC/PRIVATE LAND CONSERVATION ZONING DISTRICT.

PIN: 12-02-33-101-001-0000 (pt)

LOT 28 EXCEPT THE NORTH 40.00 FEET THEREOF, IN LAKEWOOD ESTATES, A SUBDIVISION OF THE WEST HALF OF THE NORTHWEST QUARTER OF SECTION 33, TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 19, 1991, AS DOCUMENT NO. R91-19290, IN WILL COUNTY, ILLINOIS.

THIS PROPERTY IS PRESENTLY VACANT AND UNIMPROVED AND ZONED WITHIN THE R-3 SINGLE FAMILY RESIDENTIAL ZONING DISTRICT AND IS THE SUBJECT OF A PENDING APPLICATION FOR REZONING INTO THE P-1 PUBLIC/PRIVATE LAND CONSERVATION ZONING DISTRICT.

PIN: 12-02-33-101-001-0000 (pt)

**Section 3:** That the zoning code exceptions listed in Exhibit F are hereby granted.

**Section 4:** That this ordinance is contingent on compliance with all applicable Village ordinances and outstanding staff comments.

**Section 5:** That this ordinance includes the following conditions:

- a. That the required solid fence located on the south property line consists of an earth-tone tan color and include a textured finish.
- b. That a License Agreement between the Village of Romeoville and Property Owner shall be approved for the use of the north 40 feet of the parking lot site (Lot 28) and for the parking lot encroachment into the Village of Romeoville right of way, as depicted on the Site Plan in Exhibit A.
  - c. That if the Valley View School District Administration Center vacates the Subject Property, the parking lot on Lot 28 must be removed and the zoning of the property shall revert to R-3, Single Family Residential District within 90 days of the

vacation of the premises.

**Section 6:** That this Ordinance shall become effective upon its passage, approval and publication as provided by law.











