



Legislation Text

File #: ORD22-1770, Version: 1

An Ordinance Approving a Special Use Permit for a Planned Unit Development - General Development Plan for Molto Properties LLC (Weber 55 Logistics Park)

WHEREAS, Molto Properties LLC (hereinafter referred to as “Developer”) has requested the approval of a Special Use Permit for a Planned Unit Development - General Development Plan for two (2) tracts of land along the east side of Weber Road, north of Taylor Road formerly known as the Ward farm; and,

WHEREAS, said request is for 60.7 acres total; and,

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

- Architectural Plans and Elevations attached as Exhibit A; and
- Screening and pond exhibits attached as Exhibit B; and
- List of code exceptions attached as 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 March 22, 2022 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 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:

PARCEL 1:

THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, IN TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN; EXCEPTING THEREFROM THE EAST 60 FEET OF SAID WEST HALF, ALSO EXCEPTING THEREFROM THE NORTH 1392.00 FEET OF SAID WEST HALF, ALSO EXCEPTING THEREFROM THAT PART CONVEYED TO THE COUNTY OF WILL FOR USE OF THE DEPARTMENT OF HIGHWAYS PER WARRANT DEED RECORDED AS DOCUMENT NO. R2000-112725, AND ALSO EXCEPTING THEREFROM THAT PART DEDICATED TO THE VILLAGE OF ROMEOVILLE BY PLAT RECORDED AS DOCUMENT NO. R2003 141119, IN WILL COUNTY, ILLINOIS.

PARCEL 2:

THE SOUTH 902.00 FEET OF THE NORTH 1392.00 FEET OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 5, IN TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPTING THEREFROM THE EAST 60 FEET OF SAID WEST HALF, IN WILL COUNTY, ILLINOIS.

PINs: 11-04-05-300-006-0010 & 11-04-05-300-006-0020

- Section 3:** That this ordinance is contingent on compliance with all applicable Village ordinances and outstanding staff comments, and to the requirements of sections 3.2, 3.3, and 3.4 of the annexation agreement governing the development of the property hereinabove described. Notwithstanding any contrary provision of this ordinance and pursuant to and consistent with sections 3.2, 3.3, and 3.4 of the annexation agreement governing the development of the property hereinabove described nothing herein shall be deemed to constitute or to grant approval of any preliminary engineering submittals attached hereto and the same shall remain subject to review and approval by the Village.
- Section 4:** That the code exceptions listed in Exhibit C of this ordinance are hereby approved.
- Section 5:** That this Ordinance shall become effective upon its passage, approval and publication as provided by law.