



Legislation Details (With Text)

File #:	ORD16-1307	Version:	1	Name:	
Type:	Ordinance	Status:	Passed		
File created:	8/17/2016	In control:	Village Board		
On agenda:	9/7/2016	Final action:	9/7/2016		
Title:	An Ordinance Approving the Rezoning of Property for the Valley View School District Administration Center Parking Lot at the southwest corner of Normantown Road and Michigan Drive				
Sponsors:	Steve Rockwell				
Indexes:					
Code sections:					
Attachments:	1. ORD16-1307 ZONINGMAP-Layout1, 2. ORD16-1307 PZC report - Rezoning_				

Date	Ver.	Action By	Action	Result
9/7/2016	1	Village Board	Approved	Pass
8/23/2016	1	Planning and Zoning Commission	Recommend for Approval	Pass

An Ordinance Approving the Rezoning of Property at the Southwest Corner of Normantown Road and Michigan Drive

WHEREAS, Para Romeoville LLC (hereinafter referred to as “Property Owner”) has requested the approval of a Rezoning; and,

WHEREAS, the subject property, consisting of approximately 0.54 acres depicted on Exhibit A (hereinafter referred to as “Property”), will be rezoned from R-3, Single Family Residential to P-1, Public/Private Land Conservation District; and

WHEREAS, the Property Owner has made a Rezoning request in connection with a lease agreement with the Valley View 365U Community School District for the development of a parking lot for the proposed Valley View 365U Community School District Administration Center located on the south side of Normantown Road, between Huron Drive and Michigan Drive; and

WHEREAS, the Planning and Zoning Commission held a Public Hearing on August 23, 2016 to discuss the proposal as detailed in the PZC Report attached as Exhibit B; and,

WHEREAS, said request for Rezoning 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, said request for Rezoning meets with the approval of the Village of Romeoville and hereby authorizes Developer to proceed with the Rezoning 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-1, Public/Private Land Conservation 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:

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