



## Legislation Details (With Text)

**File #:** ORD17-1352    **Version:** 1    **Name:**

**Type:** Ordinance    **Status:** Passed

**File created:** 2/22/2017    **In control:** Village Board

**On agenda:** 3/1/2017    **Final action:** 3/1/2017

**Title:** An Ordinance Approving a Special Use Permit for a Planned Unit Development (PUD) - Final Development Plan for Highpoint Town Square Apartments

**Sponsors:** Steve Rockwell

**Indexes:**

**Code sections:**

**Attachments:** 1. ORD17-1352 Exhibit A - Project Description, 2. ORD17-1352 Exhibit B - Business Unit List of Permitted Uses, 3. ORD17-1352 Exhibit C - Final Engineering Plans, 4. ORD17-1352 Exhibit D - Lighting Plans, 5. ORD17-1352 Exhibit E - Landscape Plans, 6. ORD17-1352 Exhibit F - Building Elevations and Floor Plans, 7. ORD17-1352 Exhibit G - List of Code Exceptions, 8. ORD17-1352 Exhibit H - Staff Review Comments, 9. ORD17-1352 Exhibit I, 10. ORD17-1352 Exhibit J

Date	Ver.	Action By	Action	Result
3/1/2017	1	Village Board	Approved	Pass
2/28/2017	1	Planning and Zoning Commission	Recommend for Approval With Conditions	Pass

## An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for Highpoint Town Square Apartments

**WHEREAS**, HPTS, LLC, (hereinafter referred to as “Developer”) has requested the approval of a Special Use Permit for a Planned Unit Development - Final Development Plan for the development of 72 apartment units on a vacant site located in the Highpoint Apartment Community; and,

**WHEREAS**, said request for 72 apartment units is on a parcel of land consisting of approximately 2 acres and is located at the northwest corner of Highpoint Drive and Friendship Square; and,

**WHEREAS**, the subject property is part of the High Pointe Woods, Phase II Planned Unit Development that generally approved the development of 72 apartment units in 1996; and,

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

- Project Description, attached as Exhibit A; and,
- Highpoint Town Square Business Unit List of Permitted Uses, attached as Exhibit B; and,
- Final Engineering Plans prepared by V3 Consultants, attached as Exhibit C; and,
- Lighting Plans, prepared by Bloom Architecture, attached as Exhibit D; and
- Landscape Plans prepared by Melinda Quigley, attached as Exhibit E; and,
- Building Elevations and Floor Plans prepared by Bloom Architecture, attached as Exhibit F; and
- List of Code Exceptions, attached as Exhibit G;
- Staff Review Comments, attached 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 June 28, 2016 to discuss the proposal; 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 - Final 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 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 2 IN HIGHPOINT WOODS PHASE 2 BEING A SUBDIVISION PART OF THE EAST HALF OF SECTION 7 TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT RECORDED THEREOF ON NOVEMBER 20, 1996 AS DOCUMENT NO. 96-104532, EXCEPTING THAT PART DESCRIBED AS FOLLOWS:

BEGINNING AT THE EASTERN OF THE TWO SOUTHERNMOST CORNERS OF SAID LOT 2; THENCE NORTH 01 DEGREES, 32 MINUTES, 13 SECONDS WEST ALONG THE SOUTHERNMOST EASTERN LINE OF SAID LOT 2, 160.00 FEET; THENCE SOUTH 88 DEGREES, 28 MINUTES, 41 SECONDS WEST, 209.34 FEET TO A POINT ON THE WESTERNMOST LINE OF SAID LOT 2; THENCE SOUTH OF 01 DEGREES, 31 MINUTES, 19 SECONDS EAST ALONG SAID WESTERNMOST LINE 160.00 FEET TO THE SOUTHWEST CORNER OF SAID LOT 2; THENCE NORTH 88 DEGREES, 28 MINUTES, 41 SECONDS EAST ALONG THE SOUTHERNMOST LINE OF SAID LOT 2 A DISTANCE OF 209.38 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS/

PINs: 11-04-07-204-178-0000

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

**Section 4:** That this ordinance is contingent on compliance with all applicable Village ordinances and outstanding staff comments. Without otherwise limiting the generality of the foregoing, this Ordinance and the approvals herein contained shall also be subject to the following conditions as announced at the March 1, 2017 Village Board meeting: (a) the list of permitted uses on the property subject to this Ordinance shall be limited to the uses listed in Exhibit I; (b) that the operation of any business uses conducted upon the property subject to this Ordinance shall comply with the Village Code of Ordinance as amended from time to time; (c) the Developer shall obtain easements from all relevant offsite property owners as may be required to develop the property subject to this Ordinance as herein contemplated; and (d) fencing and landscape screening shall be installed as depicted in Exhibit J

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