



Legislation Details (With Text)

File #:	ORD17-1384	Version:	1	Name:	
Type:	Ordinance	Status:	Passed		
File created:	6/7/2017	In control:	Village Board		
On agenda:	7/19/2017	Final action:	7/19/2017		
Title:	An Ordinance Approving a Special Use Permit for a Planned Unit Development (PUD) - Final Development Plan for Village Place Apartments by Edward Rose & Sons and S.R. Jacobson				
Sponsors:	Steve Rockwell				
Indexes:					
Code sections:					

Attachments: 1. ORD 17-1384 Exhibit A: Planned Development Narrative, 2. ORD 17-1384 Exhibit B: Final Engineering and Landscape Plans, 3. ORD 17-1384 Exhibit C: Final Floor Plans and Elevations, 4. ORD 17-1384 Exhibit D: Final Site Lighting Plans, 5. ORD 17-1384 Exhibit E: Staff Review Letter, 6. ORD 17-1384 Exhibit F: PZC Reports

Date	Ver.	Action By	Action	Result
7/19/2017	1	Village Board	Approved	Pass
6/13/2017	1	Planning and Zoning Commission	Recommend for Approval	

An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for Village Place Apartments by Edward Rose and Sons and S.R. Jacobson Development Corp.

WHEREAS, Edward Rose and Sons and S.R. Jacobson Development Corp. (hereinafter referred to as “Developer”) has requested the approval of a Special Use Permit for a Planned Unit Development - Final Development Plan for Village Place Apartments; and,

WHEREAS, said request is for 12.8 acres located on the south side of Normantown Road, just east of Brunswick Lane; and,

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

- Planned Development Narrative, attached as Exhibit A; and,
- Final Site Improvement Plans by Kimley Horn and Associates, Inc., last dated May 8, 2017 and attached as Exhibit B; and,
- FDP Floor Plans and Building Elevations prepared by Alexander V. Bogarts + Associates, P.C., attached as Exhibit C; and,
- Site Lighting Plans, attached as Exhibit D; and,
- Staff Review Letter, last dated June 1, 2017 and attached as Exhibit E; and,
- PZC Reports attached as Exhibit F.

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 November 8, 2016 and a Public Meeting on

June 13, 2017, to discuss the proposal as outlined in the PZC Report attached as Exhibit F; 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:

PARCEL 1:

THE EAST 520 FEET OF THE WEST 586 FEET OF THE NORTH 838 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER, EXCEPTING THEREFROM THAT PART VESTED IN THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY DECREES ENTERED IN CASE NUMBER 89ED11 AND 89ED12, AND ALSO EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED SEPTEMBER 12, 1989, AS DOCUMENT R89-46084, ALL IN SECTION 32, TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 260.00 FEET OF THE WEST 846.00 FEET OF THE NORTH 838.00 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER, EXCEPTING THEREFROM THAT PART VESTED IN THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY DECREES ENTERED IN CASE NUMBER 89ED11 AND 89ED12, AND ALSO EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED SEPTEMBER 12, 1989, AS DOCUMENT R89-011180, ALL IN SECTION 32, TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

TAX P.I.N.: 12-02-32-100-008; 12-02-32-100-006

Section 3: That the Planned Unit Development allows for the following exceptions and clarifications from the Development Regulations and Zoning Code:

1. Residential Density (Section 159.068.A). An increase in the maximum density from 12 units per acre to 16.9 units per acre.
2. Tree Preservation and Removal Regulations (Section 159.30.C). A waiver from the required 82 replacement trees.
3. Setbacks (159.68.F.6). A reduction in the required 25-foot front yard setback for the parking.
4. Maximum Lot Coverage (159.68.F.8). An increase the maximum lot coverage from 50% to 55%.
5. Minimum Landscape Coverage (159.68.F.9). A reduction in the minimum landscape coverage from 50% to 45%.
6. Site Runoff and Storage Facility Design (160.035). i) a reduction in the required area for the Normal Water Level (NWL) from 1.0 acres to 0.65 acres; and ii) an increase in the maximum bounce from 4 feet to 5 feet for a 100-year storm event and from 1 foot to 1.5 feet for a two-year storm event.
7. Street Access (Section 159.017 and 159.60.E.5). The proposed development will have a single point of access to Normantown Road. A second point of access is provided at Kingsley Drive, but said access is a restricted emergency access. A stub is presently provided to the west and may result in a future third point of access.
8. Residential District Requirements - Building Design Guidelines (Section 159.60.H.1 and 159.60.H.3). The proposed development is designed such that all buildings are oriented

internally around the central clubhouse and associated open space rather than the Normantown Road right-of-way.

9. Fenestration (Section 159.60.H.4). The elevations attached as part of the General Development Plan are deemed to satisfy applicable requirements.

10. Parking/Garages (Section 159.60.H.5). Parking is provided via a combination of surface parking, detached garages and attached garages. The development will not provide a minimum of two attached garage spaces for each unit.

11. Special Signs (Section 159.129.K). Permanent Residential Development Entrance Signs. The developer will provide a permanent masonry or stone development sign identifying the name of the apartment community. The sign will not be greater than 8 feet in height, but will comply with all applicable sign regulations.

12. Curb and Gutter (Section 158.027). Integral curb and gutter shall be permitted as depicted in the General Development Plan.

13. Building Height (Section 159.068.F(5)). The height of the buildings shall be permitted as depicted in the General Development Plan with roof peaks, in some instances, exceeding forty feet (40').

14. Setbacks (Section 159.068.F(6)(f)). A reduction in the required contiguous lot area is permitted as depicted in the General Development Plan.

15. Exception to 159.70 Apartment Parking Lot Lighting. To allow an exception so that the overall glare is reduced from adjacent property while maintaining acceptable levels of parking lot lighting for the community.

Section 4: That this Ordinance is contingent on compliance with all applicable Village ordinances and other staff comments as set forth in Exhibit E.

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