



Legislation Details (With Text)

File #:	ORD17-1418	Version:	1	Name:	
Type:	Ordinance	Status:	Passed		
File created:	11/13/2017	In control:	Village Board		
On agenda:	12/6/2017	Final action:	12/6/2017		
Title:	An Ordinance Approving a Special Use Permit for a Planned Unit Development - General Development Plan Amendment for Rose Plaza				
Sponsors:	Steve Rockwell				
Indexes:					
Code sections:					
Attachments:	1. ORD17-1418 Exhibit A: Site Plan, 2. ORD17-1418 Exhibit B: Truck Turning Exhibit, 3. ORD17-1418 Exhibit C: PZC Report, 4. ORD17-1418 Exhibit D: Staff Review Comments				

Date	Ver.	Action By	Action	Result
12/6/2017	1	Village Board	Approved	Pass
11/28/2017	1	Planning and Zoning Commission	Recommend for Approval	Pass

An Ordinance Approving a Special Use Permit for a Planned Unit Development - General Development Plan Amendment (Rose Plaza)

WHEREAS, AEI Illinois LLC (hereinafter referred to as "Developer") has requested the approval of a Special Use Permit for a Planned Unit Development - General Development Plan Amendment to Ordinance No. 05-0245 in order to re-subdivide Lots 6A and 7 of Rose Plaza into three lots; and,

WHEREAS, said request is for the development of a 3-lot commercial development consisting of approximately 3.2 acres; and,

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

- Site Plan drawn by M. Gingerich, Gereaux and Associates and attached as Exhibit A; and,
- Truck Turning Exhibit drawn by M. Gingerich, Gereaux and Associates and attached as Exhibit B; and,
- PZC Report as Exhibit C; and
- Staff Review Comments as Exhibit D.

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 28, 2017 to discuss the proposal as outlined in the PZC Report attached as Exhibit C; 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

ROMEDEVILLE, 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 Amendment 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 Amendment has met all of the requirements as herewith attached and is authorized to proceed at the site legally described as follows:

LOT 7 IN ROSE RESUBDIVISION, BEING A SUBDIVISION OF LOTS 1 THROUGH 4 (BOTH INCLUSIVE) ALONG WITH PART OF OUTLOT A, ALL IN ROSE SUBDIVISION, BEING A SUBDIVISION, BEING A SUBDIVISION OF THE SOUTHEAST ¼ OF SECTION 18, TOWNSHIP 38 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 9, 2005 AS DOCUMENT NO. 2005040528, IN WILL COUNTY, ILLINOIS. AND LOT 6A IN ROSE RESUBDIVISION #2 BEING A RESUBDIVISION OF LOTS 5 AND 6 IN ROSE SUBDIVISION OF PART OF THE SOUTHEAST ¼ OF SECTION 18, TOWNSHIP 36 NORTH RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 9, 2005 AS DOCUMENT NO. R2005040528, IN WILL COUNTY, ILLINOIS.

PINs: 11-04-18-413-019-0000 (Lot 6A)
11-04-18-413-012-0000 (Lot 7)

Address: 788 S. Weber Road
792 S. Weber Road

Section 3: That this ordinance is contingent on compliance with all applicable Village ordinances and outstanding staff comments contained in Exhibit D.

Section 4: That this Ordinance shall become effective upon its passage, approval and publication as provided by law.