



Legislation Details (With Text)

File #: ORD20-1659 **Version:** 1 **Name:**
Type: Ordinance **Status:** Passed
File created: 10/6/2020 **In control:** Village Board
On agenda: 10/21/2020 **Final action:** 10/21/2020
Title: An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for Popeye’s at 421 S. Weber Road
Sponsors: Joshua Potter
Indexes:
Code sections:
Attachments: 1. ORD 20-1659 Exhibit A, 2. ORD 20-1659 Exhibit B, 3. ORD 20-1659 Exhibit C PZC Report

Date	Ver.	Action By	Action	Result
10/21/2020	1	Village Board	Approved	Pass
10/13/2020	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 Popeye’s at 421 S. Weber Road

WHEREAS, Amin Dhanani for HZ Props Re, Ltd, represented by Ani Tipnis of Atul Karkhanis Architects (hereinafter referred to as “Developer”) has requested the approval of a Special Use Permit for a Planned Unit Development - Final Development Plan for the property at 421 S. Weber Road; and,

WHEREAS, said request is for 1 acre; and,

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

- Site Engineering and Landscape plans attached as Exhibit A; and,
- Building Elevations and Signage attached as Exhibit B; 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 October 13, 2020 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 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 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 OF THE BLAIN'S FARM & FLEET SUBDIVISION, BEING A SUBDIVISION OF PART OF THE WEST ½ OFF THE NORTHWEST ¼ OF SECTION 17 TOWNSHIP 36, NORTH RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LOCATED IN THE VILLAGE OF ROMEOVILLE, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 14, 2017 AS DOCUMENT NUMBER R2017-072283, IN WILL COUNTY, ILLINOIS.

PIN: 11-04-17-101-004-0000

Section 3: That this ordinance and the approvals contained herein are contingent on compliance with all applicable Village ordinances and outstanding staff comments, and remain subject to final review and approval by the Community Development Department.

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