



Legislation Details (With Text)

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File created:	1/20/2021	In control:	Village Board		
On agenda:	2/17/2021	Final action:	2/17/2021		
Title:	An Ordinance Approving a Special Use Permit for a Planned Unit Development – General Development Plan for Duke Realty Limited Partnership (Airport Logistics Center Phase II)				
Sponsors:	Joshua Potter				
Indexes:					
Code sections:					
Attachments:	1. ORD 21-1684 Exhibit A, 2. ORD 21-1684 Exhibit B PZC Report				

Date	Ver.	Action By	Action	Result
2/17/2021	1	Village Board	Approved	Pass
1/26/2021	1	Planning and Zoning Commission	Recommend for Approval	Pass

An Ordinance Approving a Special Use Permit for a Planned Unit Development - General Development Plan for Duke Realty Limited Partnership (Airport Logistics Center Phase II)

WHEREAS, Duke Realty Limited Partnership (hereinafter referred to as “Developer”) has requested the approval of a Special Use Permit for a Planned Unit Development - General Development Plan for three (3) tracts of land along the north side of Renwick Road, formerly known as the Jenkins, Kozak, and Renwick Road Investments parcels, containing 49.8 acres; and,

WHEREAS, The Developer is also purchasing a 12.48-acre parcel from the Village known as the Lafarge parcel; and

WHEREAS, said request is for 62.3 acres total; and,

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

- Architectural Plans and Elevations attached as Exhibit A; 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 January 26, 2021 to discuss the proposal as outlined in the PZC Report attached as Exhibit B; 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 - General 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 General Development Plan has met all of the requirements as herewith attached and is authorized to proceed at the site legally described as follows:

JENKINS PARCEL: (20318 W. Renwick; 11-04-17-400-009-0000)

THE SOUTH 1523.7 FEET (AS MEASURED PARALLEL WITH THE SOUTH LINE THEREOF) OF THE WEST 228.71 FEET (AS MEASURED PARALLEL WITH THE WEST LINE THEREOF) OF A TRACT OF LAND DESCRIBED AS FOLLOWS: THAT PART OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WEST 20 ACRES OF SAID QUARTER SECTION AND EXCEPTING THE EAST 208.71 FEET OF THE WEST 538.68 FEET OF THE SOUTH 208.71 FEET AND EXCEPTING THE EAST 8 RODS OF THE SOUTH 20 RODS THEREOF, IN WILL COUNTY, ILLINOIS.

KOZAK PARCEL: (20328 W. Renwick; 11-04-17-400-004-0000)

THE WEST 208.71 FEET OF THE SOUTH 208.71 FEET OF THE EAST THREE QUARTERS OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

AS SURVEYED LEGAL DESCRIPTION FOR THE KOZAK PARCEL:

THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS, MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE SOUTHWEST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE NORTH 87 DEGREES 54 MINUTES 12 SECONDS EAST, A DISTANCE OF 330.21 FEET TO THE EAST LINE OF THE WEST 20 ACRES OF THE SOUTHEAST QUARTER OF SAID SECTION 17 AND THE POINT OF BEGINNING; THENCE NORTH 01 DEGREES 29 MINUTES 08 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 208.72 FEET TO A LINE 208.71 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE NORTH 87 DEGREES 54 MINUTES 12 SECONDS EAST ALONG SAID LINE, A DISTANCE OF 208.50 FEET TO A LINE 538.68 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE SOUTH 01 DEGREES 29 MINUTES 08 SECONDS EAST ALONG SAID LINE, A DISTANCE OF 208.72 FEET TO THE SOUTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE SOUTH 87 DEGREES 54 MINUTES 12 SECONDS WEST ALONG SAID LINE, A DISTANCE OF 208.50 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

RENWICK ROAD INVESTMENTS PARCEL: (11-04-17-400-007-0000)

THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, IN TOWNSHIP 36 NORTH AND IN RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WEST 20 ACRES OF SAID QUARTER SECTION AND EXCEPTING THEREFROM THE EAST 175 FEET (AS MEASURED PARALLEL WITH THE EAST LINE THEREOF) AND EXCEPTING THEREFROM THE SOUTH 1523.7 FEET (AS MEASURED PARALLEL WITH THE SOUTH LINE THEREOF) OF THE WEST 228.71 FEET (AS MEASURED PARALLEL WITH THE WEST LINE THEREOF), IN WILL COUNTY, ILLINOIS.

VILLAGE PARCEL: (part of 11-04-17-400-001-0000)

THE WEST 20 ACRES OF THE SOUTHEAST QUARTER OF SECTION 17, IN TOWNSHIP 36 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THE WEST 120 FEET THEREOF AS MEASURED PERPENDICULAR TO THE WEST LINE OF SAID WEST 20 ACRES AND EXCEPT THE SOUTH 50 FEET, IN WILL COUNTY, ILLINOIS, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST LINE OF THE SOUTHEAST QUARTER OF SAID SECTION 17 AND THE NORTH LINE OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SAID SECTION 17; THENCE NORTH 87 DEGREES 58 MINUTES 25 SECONDS EAST ALONG SAID NORTH LINE, 120.00 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 87 DEGREES 58 MINUTES 25 SECONDS EAST ALONG SAID NORTH LINE, 210.21 FEET TO THE EAST LINE OF THE WEST 20 ACRES AFORESAID; THENCE SOUTH 01 DEGREES 29 MINUTES 08 SECONDS EAST, 2587.93 FEET TO A POINT IN THE NORTH 50 FOOT RIGHT OF WAY OF RENWICK ROAD, SAID LINE BEING 50 FEET NORTH OF AND PARALLEL WITH THE SOUTH LINE OF THE WEST HALF OF SAID SOUTHEAST QUARTER OF SECTION 17; THENCE SOUTH 87 DEGREES 54 MINUTES 17 SECONDS WEST ALONG SAID NORTH RIGHT OF WAY LINE, 210.21 FEET TO A POINT ON A LINE WHICH IS 120 FEET EAST OF AND PARALLEL WITH THE WEST LINE OF THE WEST 20 ACRES OF SAID SOUTHEAST QUARTER OF SECTION 17; THENCE NORTH 01 DEGREES 29 MINUTES 08 SECONDS WEST, 2588.19 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

Section 3: That this ordinance is contingent on compliance with all applicable Village ordinances and outstanding staff comments, and to the requirements of section 3.2 of the annexation agreement governing the development of the property hereinabove described. Notwithstanding any contrary provision of this ordinance and pursuant to and consistent with section 3.2 of the annexation agreement governing the development of the property hereinabove described nothing herein shall be deemed to constitute or to grant approval of any preliminary engineering submittals attached hereto and the same shall remain subject to review and approval by the Village.

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