



Legislation Details (With Text)

File #: ORD21-1697 **Version:** 1 **Name:**

Type: Ordinance **Status:** Passed

File created: 4/13/2021 **In control:** Village Board

On agenda: 5/5/2021 **Final action:** 5/5/2021

Title: An Ordinance Approving an Amendment to a Special Use Permit for a Planned Unit Development - Final Development Plan for Able Masonry (645 Parkwood Ave)

Sponsors: Joshua Potter

Indexes:

Code sections:

Attachments: 1. ORD 21-1697 Exhibit A, 2. ORD 21-1697 Exhibit B, 3. ORD 21-1697 Exhibit C PZC Report

Date	Ver.	Action By	Action	Result
5/5/2021	1	Village Board	Approved	Pass
4/27/2021	1	Planning and Zoning Commission	Recommend for Approval With Conditions	Pass

An Ordinance Approving an Amendment to the Special Use Permit for a Planned Unit Development - Final Development Plan for Able Masonry (645 Parkwood Ave)

WHEREAS, Peter Lambiris of Able Masonry Development Co. (hereinafter referred to as "Developer") has requested the approval of an Amendment to the Special Use Permit for a Planned Unit Development - Final Development Plan for the property at 645 Parkwood Avenue; and,

WHEREAS, the project was originally approved as ORD 05-0309; and,

WHEREAS, ORD 05-0309 approved the area west of the existing building for future expansion; and,

WHEREAS, the developer currently proposes to build a separate building to be available for lease in this area; and

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

- Engineering plans, Landscape plans, and Building elevations attached as Exhibit A; and
- Code exception requests 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 April 27, 2021 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 Amendment to 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 Amendment to the 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 4 IN THE ROMEOVILLE INDUSTRIAL PARK UNIT ONE, A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED SEPTEMBER 18, 1986 AS DOCUMENT NO. R86-042585, IN WILL COUNTY, ILLINOIS.

PIN: 12-02-34-201-004-0000

Section 3: That the code exceptions listed in Exhibit B are hereby approved.

Section 4: That this ordinance is contingent on compliance with all applicable Village ordinances and outstanding staff comments.

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