



Legislation Text

File #: ORD16-1311, Version: 1

An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for DCT at 5 Greenwood

WHEREAS, DCT Industrial Trust (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 5 Greenwood Avenue; and,

WHEREAS, said request is for 8.28 acres; and,

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

- Architectural Plans and Building Elevations attached as Exhibit A; and
- Final Site, Landscape, & Engineering Plans drawn by Pinnacle Engineering Group and attached as Exhibit B; and,
- Exceptions to Village Code listed in Exhibit C; 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 August 23, 2016 to discuss the proposal as outlined in the PZC Report attached as Exhibit D; 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:

THAT PART OF BLOCK 5 IN HAMPTON PARK INDUSTRIAL DISTRICT, A SUBDIVISION OF A PORTION OF THE SOUTH HALF OF SECTION 27, AND A PORTION OF THE NORTH HALF OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF, RECORDED JUNE 28, 1960 AS DOCUMENT NO. 906784, IN PLAT BOOK 32, PAGE 68, ALL IN DUPAGE TOWNSHIP, WILL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: BEGINNING AT A POINT ON THE NORTHERLY LINE OF SAID BLOCK 5 THAT IS 200.03 FEET EASTERLY OF THE NORTHWEST CORNER THEREOF, SAID POINT ALSO BEING THE NORTHEASTERLY CORNER OF THE PROPERTY CONVEYED BY DEED RECORDED JUNE 21, 1965 AS DOCUMENT NO. R65-1489, THENCE NORTH 89 DEGREES 00 MINUTES 50 SECONDS EAST ALONG THE SAID NORTHERLY LINE OF BLOCK

5, 882.18 FEET TO THE NORTHEASTERLY CORNER THEREOF, THENCE SOUTH 0 DEGREES 19 MINUTES 15 SECONDS WEST ALONG THE EASTERLY LINE OF SAID BLOCK 5, 400.00 FEET TO THE SOUTHEASTERLY CORNER THEREOF, THENCE SOUTH 89 DEGREES 18 MINUTES 50 SECONDS WEST ALONG THE SOUTHERLY LINE OF SAID BLOCK 5, 886.39 FEET TO THE SOUTHEASTERLY CORNER OF THE PROPERTY CONVEYED BY DEED RECORDED DECEMBER 29, 1961 AS DOCUMENT NO. 946903, THENCE NORTH 0 DEGREES 56 MINUTES 40 SECONDS EAST ALONG THE EASTERLY LINE OF THE SAID PROPERTY CONVEYED BY DOCUMENT NO. 946903 AND R65-1489, 395.48 FEET TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS.

PINS: 12-02-34-111-007-0000; 12-02-34-111-006-0000

Section 3: That the Village Code exceptions listed in Exhibit C are hereby granted.

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.

Exhibit A:

Exhibit B:

Exhibit C:

The following exceptions to the zoning code are hereby granted.

1. Front yard parking setback. Required 25', proposed 10', existing 0'.
2. Foundation landscaping on the sides of the building. Required 10', proposed 8'.
3. Lot Coverage. Code limit 85%, proposed 86.4%
4. Tree Replacement. Large group of low quality trees on the southeast corner of the site. Tree replacement to be negotiated with staff.

Exhibit D:

Report of the Planning and Zoning Commission