



Legislation Text

File #: RES16-2175, Version: 1

A Resolution Approving a Final Plat of Subdivision Troutman and Dams

WHEREAS, Troutman and Dams received approval for a retail development located at the northwest corner of Route 53 and Romeo Road. The subject property is 10.7 acres and is currently owned by the Diocese of Joliet, and has requested the approval of a Final Plat of Subdivision attached as Exhibit A and prepared by Compass Surveying; and,

WHEREAS, the Final Plat of Subdivision divides the parcel so that it can be acquired from the Diocese of Joliet and lots can be sold and developed, as approved with the Troutman and Dams General Development Plan. Additional plats will be required to record the utility easements once utilities are constructed; and,

WHEREAS, said request for a Final Plat of Subdivision 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 and Zoning Commission held a public meeting on August 23, 2016, and recommended approval of said Plat; and,

WHEREAS, said request for Final Plat of Subdivision 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 resolution.

Section 2: That approval of the Final Plat of Subdivision (attached as Exhibit A) 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 Plat of Subdivision has met all of the requirements as herewith attached and is authorized to proceed at the site legally described as follows:

THAT PART OF THE SOUTHWEST QUARTER OF SECTION 34, TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

COMMENCING AT THE INTERSECTION OF THE WEST RIGHT OF WAY LINE OF U.S. ROUTE 66-A (NOW KNOWN AS ILLINOIS ROUTE 53) PER DOCUMENT NO. 528574 WITH THE NORTH LINE OF 135TH STREET (NOW KNOWN AS ROMEO ROAD) PER DOCUMENT NO. R72-35712; THENCE SOUTH 87 DEGREES 39 MINUTES 08 SECONDS WEST ALONG SAID NORTH LINE OF 135TH STREET (NOW KNOWN AS ROMEO RD), 35.00 FEET FOR THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87 DEGREES 39 MINUTES 08 SECONDS WEST ALONG SAID NORTH LINE OF 135TH STREET (NOW KNOWN AS ROMEO RD), 365.23 FEET; THENCE NORTH 00 DEGREES 23 MINUTES 44 SECONDS WEST, PARALLEL WITH THE AFORESAID WEST RIGHT OF WAY LINE OF U.S. HIGHWAY ROUTE 66-A (NOW KNOWN AS ILLINOIS ROUTE 53), 360.96 FEET; THENCE NORTH 89 DEGREES 36 MINUTES 16 SECONDS EAST, 400.00 FEET TO THE AFORESAID WEST RIGHT OF WAY LINE OF U.S. HIGHWAY ROUTE 66-A (NOW KNOWN AS ILLINOIS ROUTE 53); THENCE SOUTH 00 DEGREES 23 MINUTES 44 SECONDS EAST ALONG SAID WEST RIGHT OF WAY LINE, 317.33 FEET TO A POINT OF SAID WEST RIGHT OF WAY LINE THAT IS 30.00 FEET NORTH, MEASURED ALONG SAID WEST RIGHT OF WAY LINE, OF THE AFORESAID NORTH LINE OF 135TH STREET (NOW KNOWN AS ROMEO ROAD);

THENCE SOUTH 47 DEGREES 52 MINUTES 49 SECONDS WEST ALONG THE NORTHWESTERLY RIGHT OF WAY LINE OF ILLINOIS ROUTE 53, A DISTANCE OF 46.87 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

PIN 12-02-34-308-012-0020

Section 3: That this Resolution shall become effective upon its passage, approval, and publication as provided by law