



Legislation Text

File #: ORD16-1327, Version: 1

RESOLUTION ..title
An Ordinance Approving a Special Use Permit for a Planned Unit Development (PUD) -General Development Plan for Village Place Apartments by Edward Sons and S.R. Jacobson

WHEREAS, Edward Rose and Sons and S.R. Jacobson (hereinafter referred to as “Developer”) has requested the approval of a Special Use Permit for a Planned Unit Development - General Development Plan for Village Place Apartments; and,

WHEREAS, said request is for 12.8 acres located on the south side of Normantown Road, just east of Brunswick Lane; and,

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

- Preliminary Engineering Plans by Kimley Horn and Associates, Inc., last dated December 15, 2016 and attached as Exhibit A; and,
- Entrance Landscape Design General Plan by Hitchcock Design Group, last dated January 27, 2017 and attached as Exhibit B; and
- GDP Floor Plans and Building Elevations prepared by Alexander V. Bogarts + Associates, P.C., last dated September 26, 2016 and attached as Exhibit C; and,
- Staff Review Letter, last dated January 17, 2017 and attached as Exhibit D; and,
- PZC Report attached as Exhibit E; 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 November 8, 2016 to discuss the proposal as outlined in the PZC Report attached as Exhibit E; 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:

PARCEL 1:

THE EAST 520 FEET OF THE WEST 586 FEET OF THE NORTH 838 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER, EXCEPTING THEREFROM THAT PART VESTED IN THE DEPARTMENT OF

TRANSPORTATION OF THE STATE OF ILLINOIS BY DECREES ENTERED IN CASE NUMBER 89ED11 AND 89ED12, AND ALSO EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED SEPTEMBER 12, 1989, AS DOCUMENT R89-46084, ALL IN SECTION 32, TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

PARCEL 2:

THE EAST 260.00 FEET OF THE WEST 846.00 FEET OF THE NORTH 838.00 FEET OF THE EAST HALF OF THE NORTHWEST QUARTER, EXCEPTING THEREFROM THAT PART VESTED IN THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS BY DECREES ENTERED IN CASE NUMBER 89ED11 AND 89ED12, AND ALSO EXCEPTING THEREFROM THAT PART CONVEYED TO THE STATE OF ILLINOIS DEPARTMENT OF TRANSPORTATION BY INSTRUMENT RECORDED SEPTEMBER 12, 1989, AS DOCUMENT R89-011180, ALL IN SECTION 32, TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN WILL COUNTY, ILLINOIS.

TAX P.I.N.: 12-02-32-100-008; 12-02-32-100-006

Section 3: That the Planned Unit Development allows for the following exceptions and clarifications from the Development Regulations and Zoning Code:

1. Residential Density (Section 159.068.A). An increase in the maximum density from 12 units per acre to 16.9 units per acre.
2. Tree Preservation and Removal Regulations (Section 159.30.C). A waiver from the required 82 replacement trees.
3. Setbacks (159.68.F.6). A reduction in the required 25-foot front yard setback for the parking.
4. Maximum Lot Coverage (159.68.F.8). An increase the maximum lot coverage from 50% to 55%.
5. Minimum Landscape Coverage (159.68.F.9). A reduction in the minimum landscape coverage from 50% to 45%.
6. Site Runoff and Storage Facility Design (160.035). i) a reduction in the required area for the Normal Water Level (NWL) from 1.0 acres to 0.65 acres; and ii) an increase in the maximum bounce from 4 feet to 5 feet for a 100-year storm event and from 1 foot to 1.5 feet for a two-year storm event.
7. Street Access (Section 159.017 and 159.60.E.5). The proposed development will have a single point of access to Normantown Road. A second point of access is provided at Kingsley Drive, but said access is a restricted emergency access. A stub is presently provided to the west and may result in a future third point of access.
8. Residential District Requirements - Building Design Guidelines (Section 159.60.H.1 and 159.60.H.3). The proposed development is designed such that all buildings are oriented internally around the central clubhouse and associated open space rather than the Normantown Road right-of-way.
9. Fenestration (Section 159.60.H.4). The elevations attached as part of the General Development Plan are deemed to satisfy applicable requirements.
10. Parking/Garages (Section 159.60.H.5). Parking is provided via a combination of surface parking, detached garages and attached garages. The development will not provide a minimum of two attached garage spaces for each unit.
11. Special Signs (Section 159.129.K). Permanent Residential Development Entrance Signs. The developer will provide a permanent masonry or stone development sign identifying the name of the apartment community. The sign will not be greater than 8 feet in height, but will comply with all applicable sign regulations.
12. Curb and Gutter (Section 158.027). Integral curb and gutter shall be permitted as depicted in the General Development Plan.
13. Building Height (Section 159.068.F(5)). The height of the buildings shall be permitted as depicted in the General Development Plan with roof peaks, in some instances, exceeding forty feet (40').
14. Setbacks (Section 159.068.F(6)(f)). A reduction in the required contiguous lot area is

permitted as depicted in the General Development Plan.

Section 4: That this Ordinance is contingent on compliance with all applicable Village ordinances and outstanding staff comments. This includes but is not limited to the staff comment letter attached as Exhibit D.

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