



Legislation Text

File #: ORD19-1580, Version: 2

An Ordinance Approving a Special Use Permit for a Planned Unit Development - Final Development Plan for Romeo V Development LLC

WHEREAS, Romeo V Development, LLC (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 on the west side of Weber Road between 135th Street and N. Carillon Drive (hereinafter referred to as “the territory”); and,

WHEREAS, planned unit developments for the territory were originally approved under ORD 2709-99, An Ordinance Approving the PUD Special Use Permit for Romeoville Properties, LLC and ORD 0031-02, An Ordinance Approving a Special Use Permit for a Planned Unit Development for KFC/A&W (hereinafter referred to as “the prior approvals”); and,

WHEREAS, the territory was subject to a right of way taking in order to facilitate the ongoing Weber Road expansion project; and,

WHEREAS, said taking resulted in the territory becoming non-conforming with regard to building setbacks, parking lot setbacks, and signage setbacks; and,

WHEREAS, the developer is requesting that the now current setbacks existing as a result of the right of way taking as depicted in Exhibit A, be approved as part of this Final Development Plan; 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 July 9, 2019 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 Planned Unit Development - Final Development Plan for the territory 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:

LOTS 3, 5 AND 6 IN MID NORTHERN EQUITIES RESUBDIVISION OF PART OF LOT 2 AND ALL OF LOTS 3, 5 AND 6 OF CARILLON COURT'S RESUBDIVISION OF CARILLON COURT PHASE 2, AND THE BALANCE OF LOT 2 AND ALL OF LOTS 7 AND 10 IN CARILLON COURTS RESUBDIVISION OF CARILLON COURT PHASE 2, ACCORDING TO THE PLATS RECORDED

AS DOCUMENTS R2000-020432 (CARILLON COURT PHASE 2), R2002-039716 (CARILLON COURT RESUB) AND R2004-070593 (MID NORTHERN EQUITIES RESUB), EXCEPTING THEREFROM THOSE PARTS TAKEN FOR HIGHWAY PURPOSES, ALL IN THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 31, TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, WILL COUNTY, ILLINOIS.

PINs: 12-02-31-480-022-0000; 12-02-31-480-029-0000; 12-02-31-480-030-0000; 12-02-31-480-031-0020; 12-02-31-480-031-0010; 12-02-31-480-028-0000

- Section 3:** That the building setbacks, parking setbacks, and freestanding signage setbacks depicted in Exhibit A are hereby approved notwithstanding any contrary provisions contained within the prior approvals, and shall be applicable to any future redevelopment on the site.
- Section 4:** That the signage height and square footage in the prior approvals remains in full force and effect. All new freestanding signage must be the monument style with a masonry base.
- Section 5:** That this ordinance and the approvals contained herein are contingent on compliance with all applicable Village ordinances and outstanding staff comments, and remain subject to final review and approval by the Community Development Department and any other authority having jurisdiction.
- Section 6:** That this Ordinance shall become effective upon its passage, approval and publication as provided by law.