



Legislation Text

File #: ORD21-1685, Version: 1

An Ordinance Approving an Amendment to the Special Use Permit for a Planned Unit Development - General Development Plan for Duke Realty Limited Partnership (Airport Logistics Center)

WHEREAS, Duke Realty Limited Partnership (hereinafter referred to as “Developer”) has requested the approval of an Amendment to the Special Use Permit for a Planned Unit Development - General Development Plan for three (3) tracts of land along the north side of Renwick Road, at 950 W. Renwick Road; and,

WHEREAS, the project was originally approved as ORD 17-1429; and,

WHEREAS, ORD 17-1429 had two potential site plans attached as Exhibit A and a list of Code Exceptions attached as Exhibit C; and,

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

- Preliminary plans for an additional potential site plan attached as Exhibit A; 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 January 26, 2021 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 Amendment to 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 Amendment to the General Development Plan has met all of the requirements as herewith attached and is authorized to proceed at the site legally described as follows:

BRADY FARM 1, LLC (11-04-17-400-014-0000)

PARCEL 1:

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 01 DEGREE 31 MINUTES 12 SECONDS WEST, ON THE EAST LINE OF SAID SOUTHEAST QUARTER, 50.30 FEET TO THE NORTH RIGHT OF WAY LINE OF RENWICK ROAD AS DEDICATED BY DOCUMENT NO. 538063;

THENCE SOUTH 87 DEGREES 53 MINUTES 56 SECONDS WEST, ON SAID NORTH RIGHT OF WAY LINE, 520.13 FEET TO A POINT THAT IS 862.87 FEET NORMALLY DISTANT NORTHWESTERLY FROM THE CENTERLINE OF RUNWAY 2-20 AT THE CHICAGO-ROMEOVILLE AIRPORT, OWNED AND OPERATED BY JOLIET REGIONAL AIRPORT DISTRICT AND TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87 DEGREES 53 MINUTES 56 SECONDS WEST, ON SAID NORTH RIGHT OF WAY LINE, 300.00 FEET; THENCE NORTH 02 DEGREES 06 MINUTES 04 SECONDS WEST, 991.92 FEET TO THE NORTH LINE OF THE SOUTH 1042.21 FEET OF SAID SOUTHEAST QUARTER; THENCE NORTH 87 DEGREES 53 MINUTES 56 SECONDS EAST, ON SAID NORTH LINE, 578.30 FEET TO A POINT THAT IS 862.87 FEET NORMALLY DISTANT NORTHWESTERLY FROM THE CENTERLINE OF SAID RUNWAY 2-20; THENCE SOUTH 13 DEGREES 34 MINUTES 19 SECONDS WEST, PARALLEL WITH SAID CENTERLINE, 1030.22 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE EAST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH RIGHT OF WAY LINE OF RENWICK ROAD AS DEDICATED BY DOCUMENT NO. 538063; (EXCEPTING THEREFROM THAT PART DESCRIBED AS FOLLOWS: COMMENCING AT THE SOUTHEAST CORNER OF SAID SOUTHEAST QUARTER; THENCE NORTH 01 DEGREE 31 MINUTES 12 SECONDS WEST, ON THE EAST LINE OF SAID SOUTHEAST QUARTER, 50.30 FEET TO THE NORTH RIGHT OF WAY LINE OF RENWICK ROAD AS DEDICATED BY DOCUMENT NO. 538063; THENCE SOUTH 87 DEGREES 53 MINUTES 56 SECONDS WEST, ON SAID NORTH RIGHT OF WAY LINE, 520.13 FEET TO A POINT THAT IS 862.87 FEET NORMALLY DISTANT NORTHWESTERLY FROM THE CENTERLINE OF RUNWAY 2-20 AT THE CHICAGO-ROMEOVILLE AIRPORT, OWNED AND OPERATED BY JOLIET REGIONAL AIRPORT DISTRICT AND TO THE POINT OF BEGINNING; THENCE CONTINUING SOUTH 87 DEGREES 53 MINUTES 56 SECONDS WEST, ON SAID NORTH RIGHT OF WAY LINE, 300.00 FEET; THENCE NORTH 02 DEGREES 06 MINUTES 04 SECONDS WEST, 991.92 FEET TO THE NORTH LINE OF THE SOUTH 1042.21 FEET OF SAID SOUTHEAST QUARTER; THENCE NORTH 87 DEGREES 53 MINUTES 56 SECONDS EAST, ON SAID NORTH LINE, 578.30 FEET TO A POINT THAT IS 862.87 FEET NORMALLY DISTANT NORTHWESTERLY FROM THE CENTERLINE OF SAID RUNWAY 2-20; THENCE SOUTH 13 DEGREES 34 MINUTES 19 SECONDS WEST, PARALLEL WITH SAID CENTERLINE, 1030.22 FEET TO THE POINT OF BEGINNING) (ALSO EXCEPTING THEREFROM THAT PART TAKEN BY THE JOLIET REGIONAL AIRPORT DISTRICT BY ORDER VESTING TITLE ENTERED IN CASE NO. 07 ED 038, RECORDED JULY 23, 2009 AS DOCUMENT NO. R2009089869), IN WILL COUNTY, ILLINOIS.

CRONIN ENTERPRISES, LLC (11-04-17-400-005-0000 & 11-04-17-400-008-0000)

PARCEL 1:

THE EAST 175 FEET (AS MEASURED PARALLEL WITH THE EAST LINE THEREOF) OF A TRACT OF LAND DESCRIBED AS FOLLOWS:

THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING EAST OF THE WEST 20 ACRES OF SAID QUARTER SECTION EXCEPTING THEREFROM THE EAST 8 RODS OF THE SOUTH 20 RODS THEREOF, AND FURTHER EXCEPTING THAT PART THEREOF TAKEN, USED, OR DEDICATED FOR HIGHWAY, IN WILL COUNTY, ILLINOIS.

PARCEL 2:

THAT PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 17, TOWNSHIP 36 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, BEING DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF SAID WEST HALF; THENCE NORTH ALONG THE EAST LINE THEREOF, 20 RODS (330 FT); THENCE WEST AND PARALLEL WITH THE SOUTH LINE, 8 RODS (132 FT); THENCE SOUTH PARALLEL TO THE EAST LINE, 20 RODS (330 FT); THENCE EAST ALONG THE SOUTH LINE, 8 RODS (132 FT) TO THE POINT OF BEGINNING (EXCEPT THE SOUTH 50 FEET THEREOF FOR ROAD PURPOSES PER DOCUMENT #538062), IN WILL COUNTY, ILLINOIS.

Section 3: That the previously approved Village Code exceptions (listed in Exhibit C of ORD 17-1429) remain in full force and effect with the addition that Variance request number 7 which granted 387 trailer spaces is

hereby conditionally increased to 507 trailer spaces, subject to the provisions of section 3.2 of the annexation agreement governing the development of the property hereinabove described, as the same has been amended by amendment thereto dated as of February 3, 2021, and approved by Village Ordinance No 21-1686, and provided further that in the event that the conditions set forth in said section 3.2 of the annexation agreement, as amended by the said amendment dated February 3, 2021 are not satisfied, no more than 387 trailer spaces shall be developed or used on the property described herein.

Section 4: That this ordinance is contingent on compliance with all applicable Village ordinances and outstanding staff comments. Notwithstanding any contrary provision of this ordinance and pursuant to and consistent with sections 3.2, 3.3 and 4 of the annexation agreement, as amended governing the development of the property hereinabove described nothing herein shall be deemed to constitute or to grant approval of any engineering submittals attached hereto and the same shall remain subject to review and approval by the Village.

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