



Legislation Text

File #: ORD22-1782, Version: 1

An Ordinance Approving an Amendment to a Special Use Permit for a Planned Unit Development - General Development Plan for 815 Independence, LLC, 765 Independence, LLC, and 753 Independence, LLC

WHEREAS, The Village of Romeoville (The Village) and 815 Independence, LLC, 765 Independence, LLC, and 753 Independence, LLC hereinafter referred to as the “developer,” are entering into a Developer’s Agreement Amendment (RES 22-3360) regarding the future redevelopment of three (3) tracts of land along the south side of Independence Blvd (the Additional Property); and,

WHEREAS, The Planned Unit Development - General Development Plan (GDP) was originally approved on December 19, 2018 as Ordinance 18-1518; and,

WHEREAS, the developer has requested the GDP be amended to include the Additional Property as well as those terms and conditions outlined in the Developer’s Agreement Amendment (RES 22-3360); and,

WHEREAS, the original request was for approximately 70 acres and the additional territory is approximately 9.2 acres; and,

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

- Preliminary site and engineering plans attached as Exhibit A; and
- IL 53 Landscape and Screening Plans for the original property and the additional property attached as Exhibit B; 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 May 24, 2022 to discuss the proposal as outlined in the PZC Report attached as Exhibit C; 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 exhibits and 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, subject to final review and approval by the Village Manager and Village Attorney, 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:

Original Property:

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

SUB-PARCEL 1 (12-02-27-405-005-0000)

THAT PART OF MARQUETTE CENTER BUSINESS AND INDUSTRIAL PARK, UNIT THREE RECORDED, AS DOCUMENT NO. R73-37170, AND PART OF MARQUETTE CENTER BUSINESS AND INDUSTRIAL PARK, UNIT FOUR, RECORDED, AS DOCUMENT NO. R75-2231, AS VACATED BY DOCUMENT NO. R87-39148, DESCRIBED AS FOLLOWS; THAT PART OF THE EAST HALF OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED BY BEGINNING AT THE NORTHEAST CORNER OF THE SOUTHEAST QUARTER OF SAID SECTION 27, THENCE SOUTH 00 DEGREES 11 MINUTES 54 SECONDS EAST ALONG THE EAST LINE OF SAID SOUTHEAST QUARTER OF SECTION 27; A DISTANCE OF 1322.28 FEET TO THE SOUTH LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 27; THENCE SOUTH 89 DEGREES 11 MINUTES 56 SECONDS WEST ALONG SAID SOUTH LINE OF SAID NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 27, A DISTANCE OF 1322.91 FEET TO A POINT ON THE WEST LINE OF SAID NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 27; THENCE NORTH 00 DEGREES 03 MINUTES 11 SECONDS WEST ALONG SAID WEST LINE OF SAID NORTHEAST QUARTER OF SAID SOUTHEAST QUARTER OF SECTION 27, A DISTANCE OF 1197.45 FEET TO THE SOUTHEAST CORNER OF LOT 6 IN SAID MARQUETTE CENTER BUSINESS AND INDUSTRIAL PARK UNIT THREE; THENCE NORTH 89 DEGREES 56 MINUTES 49 SECONDS EAST ALONG THE SOUTH LINE OF SAID LOT 6, A DISTANCE OF 284.25 FEET TO A POINT ON A CURVE AT THE SOUTHEAST CORNER OF SAID LOT 6 AND BEING A POINT ON THE WESTERLY RIGHT-OF-WAY LINE OF BLUFF DRIVE; THENCE SOUTH 78 DEGREES 09 MINUTES 21 SECONDS EAST ALONG A LINE RADIAL TO SAID CURVE HAVING A RADIUS OF 316.0 FEET, A DISTANCE OF 66.00 FEET TO A POINT ON THE EASTERLY RIGHT OF WAY LINE OF SAID BLUFF DRIVE, BEING A CURVE HAVING A RADIUS OF 250.00 FEET; THENCE NORTHEASTERLY ALONG SAID EASZTERLY RIGH-OF-WAY LINE BEING A CURVE CONCAVE TO THE SOUTHEAST AND HAVING A RADIUS OF 250.00 FEET AN ARC DISTANCE OF

147.96 FEET TO THE POINT OF TANGENCY; THENCE NORTH 47 DEGREES 45 MINUTES 08 SECONDS EAST ALONG THE SOUTHERLY RIGHT OF WAY LINE OF SAID BLUFF FRIVE, 471.82 FEET TO A JOG IN SAID LINE; THENCE SOUTH 42 DEGREES 14 MINUTES 52 SECONDS EAST ALONG SAID JOG AND SOUTHERLY RIGHT OF WAY LINE, 7.00 FEET; THENCE NORTH 47 DEGREES 17 MINUTES 08 SECONDS EAST ALONG SAID SOUTHERLY RIGHT-OF-WAY LINE 50.00 FEET TO A POINT OF CURVATURE; THENCE NORTHERLY ALONG A CURVE CONCAVE NORTHWESTERLY, HAVING A RADIUS OF 323.00 FEET AN ARC DISTANCE OF 290.64 FEET TO THE SOUTHWESTERLY CORNER OF LOT 2, IN SAID MARQUETTE CENTER BUSINESS AND INDUSTRIAL PARL UNIT THREE; THENCE NORTH 86 DEGREES 11 MINUTES 50 SECONDS EAST ALONG A SOUTHERLY LINE OF SAID LOT 2, A DISTANCE OF 63.00 FEET; THENCE NORTH 47 DEGREES 45 MINUTES 08 SECONDS EAST ALONG A SOUTHERLY LINE OF SAID LOT 2, A DISTANCE OF 455.71 FEET TO A POINT OF INTERSECTION WITH THE EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 27, THENCE SOUTH 00 DEGREES 00 MINUTES 05 SECONDS EAST ALONG SAID EAST LINE OF SAID NORTHEAST QUARTER OF SECTION 27, A DISTANCE OF 883.15 FEET TO THE PLACE OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS. CONTAINING AN AREA OF 2,487,916 SQ.FT. OR 57.1147 ACRES, MORE OR LESS.

SUB-PARCEL 2 (12-02-27-208-001-0000; 12-02-27-207-001-0000; 12-02-27-207-002-0000; 12-02-27-207-003; 12-02-27-207-004-0000)

LOTS 2 THROUGH 6, IN MARQUETTE CENTER BUSINESS AND INDUSTRIAL PARK, UNIT THREE, BEING A SUBDIVISION OF PART OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED DECEMBER 20, 1973, AS DOCUMENT NO. R73-37170. (EXCEPTING THEREFROM THE FEE SIMPLE TITLE THEREOF TO THAT PART OF LOTS 4 AND 5 VESTED IN THE DEPARTMENT OF TRANSPORTATION OF THE STATE OF ILLINOIS, BY ORDER ENTERED NOVEMBER 30, 2000 IN CASE NO, 00ED159 TAKEN FOR ILLINOIS ROUTE 53), IN WILL COUNTY, ILLINOIS.

SUB-PARCEL 3 (12-02-27-401-036-0000)

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 10 EAST OF THIRD PRINCIPAL MERIDIAN; THENCE NORTH 56 DEGREES 46 MINUTES 42 SECONDS WEST 592.81 FEET; THENCE NORTH 33 DEGREES 05 MINUTES 36 SECONDS EAST 508.68 FEET; THENCE NORTH 33 DEGREES 59 MINUTES 21 SECONDS EAST 165.11 FEET TO A POINT 100.00 FEET PERPENDICULARLY DISTANT WEST FROM THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE NORTH 87 DEGREES 50 MINUTES 17 SECONDS EAST 100.00 FEET TO THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 40 MINUTES 01 SECONDS EAST ALONG SAID EAST LINE 892.00 FEET TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS. CONTAINING AN AREA OF 245,780 SQ.FT. OR 5.642 ACRES, MORE OR LESS.

SUB-PARCEL 4 (12-02-27-401-006-0000)

THE EAST 100.0 FEET OF THE NORTH 435.60 FEET OF THE WEST 20 CHAINS OF THE SOUTHEAST QUARTER OF SECTION 27, IN TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THEREFROM THAT PART CONVEYED TO THE STATE OF ILLINOIS BY DEED DATED MAY 10, 1922, RECORDED AUGUST 3, 1922 IN BOOK 570, PAGE 260 AS DOCUMENT NO. 346722. ALL IN WILL COUNTY, ILLINOIS. CONTAINING AN AREA OF 41,052 SQ.FT. OR 0.9424 ACRE, MORE OR LESS.

SUB-PARCEL 5 (12-02-27-401-037-0000)

BEGINNING AT THE SOUTHEAST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 56 DEGREES 46 MINUTES 42 SECONDS WEST 592.81 FEET TO THE POINT OF BEGINNING; THENCE CONTINUING NORTH 56 DEGREES 46 MINUTES 42 SECONDS WEST 484.88 FEET TO THE CENTER LINE OF ILLINOIS ROUTE 53 (JOLIET ROAD); THENCE NORTH 46 DEGREES 09 MINUTES 33 SECONDS EAST ALONG SAID CENTER LINE 682.21 FEET; THENCE SOUTH 43 DEGREES 50 MINUTES 27 SECONDS EAST, 50.00 FEET TO THE SOUTHEAST RIGHT OF WAY LINE OF SAID ROUTE 53; THENCE NORTH 57 DEGREES 20 MINUTES 17 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 152.90 FEET; THENCE NORTH 46 DEGREES 10 MINUTES 04 SECONDS EAST ALONG SAID RIGHT OF WAY LINE 156.88 FEET TO A POINT 100.00 FEET PERPENDICULARLY DISTANT WEST FROM THE EAST LINE OF THE NORTHWEST QUARTER OF SAID SOUTHEAST QUARTER; THENCE SOUTH 01 DEGREES 40 MINUTES 01 SECONDS EAST PARALLEL WITH SAID EAST LINE 328.02 FEET; THENCE SOUTH 33 DEGREES 59 MINUTES 21 SECONDS WEST 165.11 FEET; THENCE SOUTH 33 DEGREES 05 MINUTES 36 SECONDS WEST 508.68 FEET TO THE POINT OF BEGINNING, EXCEPT THAT PORTION FALLING IN ILLINOIS ROUTE 53 AS SHOWN PER DOCUMENT NUMBER R2002-020997, IN WILL COUNTY, ILLINOIS. CONTAINING AN AREA OF 275,516 SQ.FT. OR 6.320 ACRES, MORE OR LESS

Additional Property

Parcel 1: 753 N. Independence Blvd, 12-02-27-401-002-0000

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, TOWNSHIP 37 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE TOWNSHIP, WILL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE ORIGINAL CENTER LINE OF THE OLD CHICAGO ROAD (NOW U.S. HIGHWAY ROUTE 66A) THAT IS 6.98 FEET NORTHEASTERLY (MEASURED ALONG THE SAID ORIGINAL CENTER LINE) OF THE WEST LINE OF THE SAID SOUTHEAST QUARTER, THENCE NORTHEASTERLY ALONG THE SAID ORIGINAL CENTER LINE OF SAID ROAD, 115.00 FEET, THENCE SOUTHEASTERLY 49.00 FEET TO A POINT IN THE SOUTHEASTERLY RIGHT OF WAY LINE OF THE SAID HIGHWAY THAT IS 175.00 FEET NORTHEASTERLY (MEASURED ALONG THE SAID SOUTHEASTERLY RIGHT OF WAY LINE) OF THE

SAID WEST LINE OF THE SOUTHEAST QUARTER, THENCE SOUTHEASTERLY 422.73 FEET TO A POINT IN THE SOUTH LINE OF THE SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER THAT IS 459.38 FEET EAST OF THE SAID SOUTHWEST CORNER OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, THENCE WEST ALONG THE SAID SOUTH LINE OF THE SAID NORTHWEST QUARTER OF THE SOUTHEAST QUARTER, 159.80 FEET, THENCE NORTHWESTERLY 313.20 FEET TO A POINT IN THE SAID SOUTHEASTERLY RIGHT OF WAY LINE OF THE SAID HIGHWAY, THAT IS 60.00 FEET NORTHWESTERLY (MEASURED ALONG THE SAID SOUTHEASTERLY RIGHT OF WAY LINE) OF THE SAID WEST LINE OF THE SOUTHEAST QUARTER, THENCE NORTHWESTERLY 53.05 FEET TO THE POINT OF BEGINNING EXCEPTING ANY PORTION OF THE PREMISES IN QUESTION CONTAINED IN OOED135, DEPARTMENT OF TRANSPORTATION BY THE LIS PENDENS NOTICE RECORDED JULY 18, 2000 AS DOCUMENT NO. R2000076679, IN WILL COUNTY, ILLINOIS.

Parcel 2: 759 N. Independence Blvd, 12-02-27-401-003-0000

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, IN TOWNSHIP 37 NORTH, AND IN RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING SOUTH OF THE CENTER OF THE HIGHWAY KNOWN AS THE "CHICAGO ROAD", EXCEPT THAT PART OF SAID TRACT LYING NORTHEAST OF A LINE DESCRIBED AS BEGINNING AT A POINT 20 CHAINS EAST AND 20 CHAINS SOUTH OF THE CENTER OF SAID SECTION 27, AND RUNNING THENCE NORTH 55 DEGREES WEST TO THE CENTER OF SAID HIGHWAY; FURTHER EXCEPTING THEREFROM THAT PORTION AS CONVEYED IN DEED DOCUMENT NO. 937617, AND DOCUMENT NO. 937618, AND RE-RECORDED AS DOCUMENT NO. 950023, AND DOCUMENT NO. 863160, FURTHER EXCEPTING ANY PORTION OF THE PREMISES IN QUESTION CONTAINED IN OOED135, DEPARTMENT OF TRANSPORTATION BY THE LIS PENDENS NOTICE RECORDED JULY 18, 2000 AS DOCUMENT NO. R2000076679, IN WILL COUNTY, ILLINOIS.

Parcel 3: 761 N. Independence Blvd, 12-02-27-401-004-0000

THAT PART OF THE NORTHWEST QUARTER OF THE SOUTHEAST QUARTER OF SECTION 27, IN TOWNSHIP 37 NORTH, AND IN RANGE 10, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE TOWNSHIP, WILL COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT IN THE ORIGINAL CENTER LINE OF THE OLD CHICAGO ROAD (NOW U.S. HIGHWAY ROUTE NO. 66A) THAT IS 494.86 FEET NORTHEASTERLY FROM ITS POINT OF INTERSECTION WITH THE WEST LINE OF THE SAID SOUTHEAST QUARTER, THENCE NORTHEASTERLY ALONG THE SAID ORIGINAL CENTER LINE OF THE SAID CHICAGO ROAD, 109.7 FEET TO A POINT, THENCE SOUTH 55 DEGREES EAST 245.15 FEET TO A POINT, THENCE SOUTH 48 DEGREES 16 FEET WEST 110.0 FEET TO A POINT, THENCE NORTH 55 DEGREES WEST 243.45 FEET TO POINT OF BEGINNING IN WILL COUNTY, ILLINOIS.

Section 3: That the Village Code exceptions listed as Exhibit C in Village Ordinance No. 18-1518 are hereby granted to the additional property.

Section 4: That the provisions of Village Ordinance No. 18-1518 remain in full force and affect except as modified by this amendment

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