

PUBLIC HEARING NOTICE

Case No. 22-020 (Rezoning & Final Development Plan)

PETITIONER(s): Paterna Properties, LLC
PROPERTIES: 201 E. Romeo Road

PUBLIC NOTICE IS HEREBY GIVEN THAT, the Planning & Zoning Commission of the Village of Romeoville, Will County, Illinois, (the “Village”) will be holding a PUBLIC HEARING in the Village Hall Board Room at 1050 W. Romeo Road, on January 23, 2024 at 6:00 PM or soon thereafter on the aforementioned date(s) for the purposes of considering testimony and other evidence on the following application for a Special Use Permit for a Planned Unit Development – Final Development Plan and Rezoning (the “Application”), which the applicant filed on or about November 3, 2022, in accordance with the requirements described by the Romeoville Code of Ordinances, as amended, which governs such applications.

The property which is the subject of the “Applications” are generally located as follows: the south side of Romeo Road, at 201 E. Romeo Road, and legally described as follows:

PARCEL 1: THAT PART OF THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT THE NORTHWEST CORNER OF AN EXISTING BUILDING SAID CORNER LOCATED 55.41 FEET EAST OF THE WEST LINE OF THE SAID NORTHEAST QUARTER AND 233.62 FEET SOUTH OF THE SOUTHERLY RIGHT OF WAY LINE OF 135TH STREET; THENCE SOUTHERLY 50.3 FEET ALONG THE WESTERLY LINE OF SAID BUILDING TO THE SOUTHWEST CORNER THEREOF, BEING LOCATED 56.83 FEET EAST OF THE SAID WEST LINE AND 283.86 FEET SOUTH OF THE SAID SOUTHERLY RIGHT OF WAY LINE; THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID BUILDING 59.90 FEET; THENCE NORTHERLY 50.3 FEET TO A POINT ON THE NORTH LINE OF SAID BUILDING THAT IS 59.90 FEET EAST OF THE POINT OF BEGINNING AND 232.21 FEET SOUTH OF THE SOUTHERLY RIGHT OF WAY, THENCE WESTERLY ALONG THE NORTH LINE OF SAID BUILDING THAT IS 59.90 FEET EAST TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS.

PARCEL 2: A TRACT OF LAND IN THE NORTHWEST QUARTER OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS:

BEGINNING AT A POINT ON THE SOUTHERLY RIGHT OF WAY LINE OF ROMEOVILLE ROAD, WHICH IS IN THE NORTH QUARTER CORNER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN; THENCE NORTH 89 DEGREES 03 MINUTES 38 SECONDS EAST ALONG THE SAID SOUTHERLY RIGHT OF WAY LINE OF ROMEOVILLE ROAD, A DISTANCE OF 300 FEET, THENCE SOUTH 00 DEGREES 46 MINUTES 47 SECONDS EAST, A DISTANCE OF 305.49 FEET; THENCE SOUTH 89 DEGREES 01 MINUTES 33 SECONDS WEST, A DISTANCE OF 300 FEET, THENCE NORTH ALONG THE HALF SECTION LINE OF SAID SECTION 3, TO THE POINT OF BEGINNING, IN WILL COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART OF THE NORTHWEST 1/4 OF THE NORTHEAST QUARTER OF SECTION 3, TOWNSHIP 36 NORTH, RANGE 10 EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS BEGINNING AT THE NORTHWEST CORNER OF AN EXISTING BUILDING, SAID CORNER BEING LOCATED 55.41 FEET EAST OF THE WEST LINE OF THE SAID NORTHEAST QUARTER AND 233.62 FEET SOUTH OF THE SOUTHERLY RIGHT OF WAY LINE OF 135TH STREET; THENCE SOUTHERLY 50.3 FEET ALONG THE WESTERLY LINE OF

SAID BUILDING, TO THE SOUTHWEST CORNER THEREOF, BEING LOCATED 56.83 FEET EAST OF THE SAID WEST LINE AND 283.86 FEET SOUTH OF THE SAID SOUTHERLY RIGHT OF WAY LINE, THENCE EASTERLY ALONG THE SOUTHERLY LINE OF SAID BUILDING 59.90 FEET; THENCE NORTHERLY 50.3 FEET TO A POINT ON THE NORTH LINE OF SAID BUILDING THAT IS 59.90 FEET EAST OF THE POINT OF BEGINNING AND 232.21 FEET SOUTH OF THE SAID SOUTHERLY RIGHT OF WAY, THENCE WESTERLY ALONG THE NORTH LINE OF SAID BUILDING 59.90 FEET TO THE POINT OF BEGINNING, ALL IN WILL COUNTY, ILLINOIS AND ALSO EXCEPTING THAT LAND CONVEYED TO THE VILLAGE OF ROMEOVILLE, DEPARTMENT OF TRANSPORTATION BY DEEDS RECORDED FEBRUARY 13, 1997 A DOCUMENT NUMBERS R97-012811 AND R97-012812, IN WILL COUNTY, ILLINOIS. ADDRESS: 201 E. ROMEO ROAD, ROMEOVILLE, ILLINOIS P.I.N. 04-03-200-029

PIN: 11-04-03-200-029-0000

The application requests, if approved, would rezone the property to P-B, Planned Business and would allow the development of the site with a multi-tenant industrial condo building through a Planned Unit Development – Final Development Plan as set forth in the application.

Documentation concerning this matter is available for public inspection in the Department of Community Development, 1050 W. Romeo Road, Romeoville, Illinois, between the hours of 8:00 a.m. and 4:00 p.m., Monday through Friday.

ALL PERSONS INTERESTED IN ATTENDING THE HEARING ARE INVITED TO DO SO AND WILL BE HEARD. The meeting is accessible to people with disabilities. If you need assistance, please contact the Department of Community Development at 815 / 886 - 7200.

The above referenced public hearing may be recessed from time to time to another date or dates, if notice of the time and place of such adjourned public hearing is publicly announced at the preceding public hearing.

This notice was prepared by the Village of Romeoville, Department of Community Development in accordance with the requirements of the Illinois Compiled Statutes, 2010 State Bar Association Edition and Village Ordinances on December 27, 2023.

David Venn, Chairperson
Planning & Zoning Commission