

PUBLISHED IN PAMPHLET FORM THE FOLLOWING:

ORDINANCE NO. 4111

TITLED:

**An Ordinance of the Village of Villa Park, DuPage County, Illinois, Granting
Approval for an Amended Final Planned Unit Development on the Property
Located at 151 West North Avenue (Dan Soltis, Petitioner)**

**HOSANNA KORYNECKY
VILLAGE CLERK
VILLAGE OF VILLA PARK**

STATE OF ILLINOIS)
COUNTY OF DU PAGE) ss

I, Hosanna Korynecky, Village Clerk of the Village of Villa Park, Illinois, DO HEREBY CERTIFY that as such Village Clerk and keeper of the records of the Village of Villa Park, that the foregoing is a true and duplicate copy of:

4111 – ORDINANCE OF THE VILLAGE OF VILLA PARK,
DUPAGE COUNTY, ILLINOIS, GRANTING APPROVAL FOR
AN AMENDED FINAL PLANNED UNIT DEVELOPMENT ON
THE PROPERTY LOCATED AT 151 WEST NORTH AVENUE
(DAN SOLTIS, PETITIONER)

Passed on and approved by the President and Board of Trustees of the Village of Villa Park on:

Dated November 11, 2019

IN WITNESS WHEREOF, I have subscribed my name and affixed my seal this 11th day of November, 2019.

Seal




Hosanna Korynecky, Clerk
Village of Villa Park

Ordinance No. 4111

**AN ORDINANCE OF THE VILLAGE OF VILLA PARK, ILLINOIS GRANTING
APPROVAL FOR AN AMENDED FINAL PLANNED UNIT DEVELOPMENT ON THE
PROPERTY LOCATED AT 151 WEST NORTH AVENUE
(DAN SOLTIS, PETITIONER).**

WHEREAS, the Village of Villa Park, DuPage County, Illinois (the Village) is a duly organized and validly existing non home-rule municipality created in accordance with the Constitution of the State of Illinois of 1970 and the laws of the State; and,

WHEREAS, pursuant Section 11-13-1.1 of the Illinois Municipal Code (65 ILCS 5/11-13-1.1), the President and Board of Trustees of the Village (collectively, the “Corporate Authorities”) may provide for and allow the classification of planned unit developments in its zoning ordinances; and,

WHEREAS, Article 11 of the Villa Park Zoning Ordinance (the Zoning Ordinance”) provides in Section 11.3.3.E. for the consideration of the approval of the Final PUD development plan and PUD zoning map amendment; and,

WHEREAS, a Final Planned Unit Development Plan was approved for the development of the property commonly known as 151 West North Avenue in 1993 (the “Subject Property”), which plan has been amended over the years; and

WHEREAS, Application PZ-18-0002, filed by Dan Soltis (the “Petitioner”) requested approval of an additional amendment to the Final Planned Unit Development Plan pursuant to Section 11.3.1. of the Villa Park Zoning Ordinance (the “Zoning Ordinance”) with respect to the Subject Property described in Section 2 of this Ordinance: and,

WHEREAS, the Zoning & Planning Commission of the Village reviewed said application on October 10, 2019, in accordance with the State statutes and the ordinances of the Village; and,

WHEREAS, the Zoning & Planning Commission of the Village has recommended that the Final Planned Unit Development be granted subject to certain conditions; and,

WHEREAS, the Corporate Authorities of the Village of Villa Park received and considered the recommendation of the Planning & Zoning Commission.

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Villa Park, DuPage County, Illinois, as follows:

Section 1: That the foregoing recitals shall be and are hereby incorporated as findings as if said recitals were fully set forth within this Section 1.

Section 2: That this Ordinance shall apply to the Subject Property legally described on Exhibit A.

Section 3: That the Final Planned Unit Development Plan for the Subject Property approved is hereby amended by amending Section 2 by incorporating two high-speed diesel fueling stations and shall be constructed, operated and maintained in accordance with the following plans and diagrams:

1. That the site be developed in accordance with the Final PUD Development Plan prepared by WT Group last dated September 19, 2019 and labeled Sheet S-1.
2. That lighting be installed in accordance with the photometric plan prepared by LSI dated September 19, 2019.
3. That canopy signage be developed in accordance with the 2-page plan prepared by Parvin-Claus Sign Company last dated August 8, 2019 with the file name PRD81765.
4. The landscaping be installed in accordance with the Overall Landscape Plan prepared by Heller & Associates last dated September 3, 2019.

5. That the four existing gas pumps closest to North Avenue be limited to service from only the south side of the pump. The north side of these pumps shall resemble the representation on Exhibit C.

all as attached hereto and made a part hereof as exhibits.

Section 4: That all other provisions of Ordinance 3785 shall remain in full force and effect except as amended by this Ordinance.

Section 5: That this ordinance shall be in full force and effect from and after its adoption and approval as provided by law.

Passed this 11th day of November, 2019.

AYES: 7

NAYS: 0

ABSENT: 0

Approved this 11th day of November, 2019.



Village President

Attest:



Village Clerk

Published in pamphlet form:

November 11, 2019.



EXHIBIT A

Parcel 1: Lots 66, 67, 68, 69, 70, 71, 72, 73, 74, 75 and 76 in Alder's North Avenue Addition to Villa Park, being a Subdivision in the Northeast Quarter of Section 4, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded June 13, 1924 as Document 178958, except that part taken for roadway purposes in DuPage County, Illinois.

Parcel 2: That portion of Illinois Route 64 described as follows, Beginning at the intersection of the south Right of Way line of said Illinois Highway Route 64 with the east line of Lot 66 in Adler's North Avenue Addition to Villa Park, being a subdivision of part of the Northeast Quarter of Section 4, Township 39 North, Range 11, East of the Third Principal Meridian, according to the plat thereof recorded June 13, 1924 as Document 178958, thence south 88 degrees 13 minutes 39 seconds west, 383.80 feet, along said south Right of Way line, to its intersection with the west line of Lot 76 in said Adler's North Avenue Addition to Villa Park; thence north 00 degrees 31 minutes 12 seconds east, 38.03 feet, along said west line of Lot 76, extended north; thence north 88 degrees 13 minutes 39 seconds east 384.30 feet to a point on said east line of Lot 66 extended north; thence south 01 degrees 15 minutes 59 seconds west 38.05 feet, along said north extension of the east line of Lot 66, to the point of beginning, in DuPage County, Illinois.

The property is commonly referred to as Pride of Villa Park BP, located at 151 W. North Avenue, Villa Park, Illinois.