

**PUBLISHED IN PAMPHLET FORM THE FOLLOWING:**

**ORDINANCE NO. 4133**

**TITLED:**

**An Ordinance of the Village of Villa Park, DuPage County, Illinois, Approving a  
Subdivision of Property Located on Roosevelt Road**

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

STATE OF ILLINOIS)

) SS

COUNTY OF DU PAGE)

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:

4133 – ORDINANCE OF THE VILLAGE OF VILLA PARK,  
DUPAGE COUNTY, ILLINOIS, APPROVING A SUBDIVISION  
OF PROPERTY LOCATED ON ROOSEVELT ROAD

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

**Dated February 11, 2020**

IN WITNESS WHEREOF, I have subscribed my name and affixed my seal this 11<sup>th</sup> day of February, 2020.

Seal



  
Hosanna Korynecky, Clerk  
Village of Villa Park

Hosanna Korynecky, Clerk  
Village of Villa Park

**Ordinance No. 4133**

**AN ORDINANCE OF THE VILLAGE OF VILLA PARK, ILLINOIS  
APPROVING A SUBDIVISION OF PROPERTY LOCATED ON ROOSEVELT ROAD**

**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 to the Illinois Municipal Code (65 ILCS 5/11-15-1) the President and Board of Trustees of the Village (the “*Corporate Authorities*”) may provide, by ordinance, for the approval of all subdivisions of any block, lot, sub-lot or part thereof; and,

**WHEREAS**, Article II of Appendix B of the Village Code provides for the procedures required for the proposed subdivision of any land within the Village’s boundaries; and,

**WHEREAS**, Application PZ-19-0014 filed by Mitch Goltz on behalf of GW VP Salina Investment (the “*Petitioner*”) requested a subdivision of the property located at 225 West Roosevelt Road (the “*Subject Property*”) into two (2) parcels of 3.5 acres and .78 acres, respectively, in order to create an outlot for development; and,

**WHEREAS**, Notice of a Public Hearing on said petition was published on December 21, 2019, in the Daily Herald, a newspaper having general circulation within the Village, all as required by the State statutes and the ordinances of the Village; and,

**WHEREAS**, pursuant to said Notice, the Planning and Zoning Commission of the Village conducted a public hearing on January 9, 2020, on said application in accordance with the ordinances of the Village; and,

**WHEREAS**, the Planning and Zoning Commission of the Village reviewed the Petition and recommended that the subdivision be approved; and,

**WHEREAS**, the Corporate Authorities of the Village of Villa Park have 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 this Ordinance shall apply to the Subject Property legally described as follows:

Lot 1 in Romano's Resubdivision, being a Subdivision in the Northeast  $\frac{1}{4}$  of Section 21, Township 39 North, Range 11, East of the Third Principal Meridian, according to the Plat thereof recorded May 22, 2014, as Document No. R2014-042959 in DuPage County, Illinois.

The Property is commonly known as 225 West Roosevelt Road, Villa Park, Illinois.

PIN: 06-21-207-075

*Section 2.* That the subdivision of the Subject Property be approved as set forth on the Plat of Subdivision attached hereto.

*Section 3.* That ordinances of parts of ordinances in conflict with the provisions hereof, are hereby repealed to the extent of such conflict.

*Section 4.* This Ordinance shall be in full force and effect upon its passage, approval and publication as provided by law.

*Passed* this 10th day of February, 2020.

AYES: 6

NAYS: 0

ABSENT: 0

ABSTAIN: 1

Approved this 10th day of February, 2020.

*Albert Butthuis*

Village President

*Attest:*

*Lovanna Kryszewski*

Village Clerk

