

Charles Hoch
Manager, Oak Park Commons Cohousing LLC
President, Oak Park Commons Intergenerational Cohousing Condominium Association
839 Madison Street
Oak Park, Illinois 60302

March 27, 2026

Craig Failor
Development Services Director
Village of Oak Park
123 Madison St., Oak Park, Illinois 60302

Dear Craig,

The Oak Park Commons Cohousing LLC is requesting an exemption from **Section 12-3-4: Condominium Warranty Provisions in Article 3 Regulation of Condominiums and Condominium Conversions** of the Village Code. The provision was enacted to protect condo buyers from developers who might cut corners when converting an apartment building into a condominium. The law did not exempt developers who will live in a new building they construct. We are seeking such an exemption.

Currently twelve of the sixteen units purchased in the 839 Madison Cohousing building are owned by partners in Oak Park Commons Cohousing LLC. This is the company that purchased the land and together with Altierra Builders constructed the building that has complied with Village codes. The partners not only own units but reside in the building.

The resident partners did not budget for a profit. The funds withheld in the condominium escrow account create unnecessary financial hardship as the partners hope to use this money to pay the interest owed on the remaining balance of the construction loan.

The Board of Directors of Oak Park Commons Intergenerational Cohousing Association, after consultation and approval of all our resident members, has agreed to allow the developer of the 839 Madison Street building, Oak Park Commons Cohousing, to use funds from the condominium warranty escrow account established at Hoyne Bank to defray the expense of the balance of the construction loan until that loan is paid off from the sale of units.

Sincerely,

Charles Hoch

Manager Oak Park Commons Cohousing LLC

President Oak Park Commons Intergenerational Cohousing Condo Association

cc. President Walter Healey, Hoyne Bank, Oak Park, Illinois

Charlie Hoch

Unit 405

Charlie Hoch

Susan Stall

Unit 405

Susan Stall

Charlaine Shack

Unit 205

Charlaine Shack

Sonja (Sunny) Hall

Unit 205

Sonja (Sunny) Hall

MaryAnn Offer

Unit 306

MaryAnn Offer

Sean Taylor

Unit 404

Sean Taylor

Sheila Flaherty

Unit 404

Sheila Flaherty

Allen Mathews

Unit 501

Allen Mathews

Helene Bellour

Unit 305

H. Bellour

Sanjeev Vidyarthi moved to Ahmedabad, India
Jonathan and Heather Shack in Barcelona, Spain

Sam Kinser	Unit207	<u>Sam Kinser</u>
Ulrike Mengelberg	Unit403	<u>Ulrike Mengelberg</u>
Susan Levin	Unit407	<u>Susan Levin</u>
Molly Besta*	Unit204	<u>Molly Besta</u>
Jon Riley*	Unit401	<u>Jon Riley</u>
Karen Riley*	Unit401	<u>Karen Riley</u>
Anne Koerber*	Unit304	<u>Anne Koerber</u>
Mary Nelson*	Unit304	<u>Mary Nelson</u>
Satya Kirsch*	Unit402	<u>Satya Kirsch</u>
Nancy Bender*	Unit307	<u>Nancy Bender</u>
Karen Scalin*	Unit303	<u>KAREN SCALIN</u>

*Owners who are not partners in Oak Park Commons Cohousing LLC