

ORDINANCE

AN ORDINANCE GRANTING AN EXTENSION OF TIME TO COMPLETE CONSTRUCTION OF THE PLANNED DEVELOPMENT AT 715-717 SOUTH BOULEVARD (RESIDENCES OF SOUTH BOULEVARD) TO MAY 31, 2024

WHEREAS, the Village Board adopted Ordinance Number 17-174 which granted a special use permit for a planned development to 717 South Boulevard, LLC (“Applicant”) for the South Boulevard Condominium Planned Development Project titled “Residences of South Boulevard” (“Planned Development”) located at 715-717 South Boulevard on March 6, 2017; and

WHEREAS, the Village Board adopted Ordinance Number 18-398 which granted an extension of time to March 30, 2019 to commence construction of the Planned Development; and

WHEREAS, the required completion date for construction of the Planned Development was March 6, 2020 per Ordinance Number 18-398; and

WHEREAS, the Village Board adopted Ordinance Number 20-022 which granted an extension of time to March 9, 2021 to complete construction of the Planned Development and waived and suspended the right-of-way obstruction permit fee and parking meter obstruction fee for the planned development; and

WHEREAS, the Village Board adopted Ordinance Number 21-28 which granted an extension of time to March 1, 2022 to complete construction of the Planned Development; and

WHEREAS, the Village Board adopted Ordinance Number 22-15 which granted an extension of time to August 31, 2022 to complete construction of the Planned Development; and

WHEREAS, the Village Board adopted Ordinance Number 22-53 which granted an extension of time to May 31, 2023; and

WHEREAS, the Village Board adopted Ordinance Number 23-29 which granted an extension of time to November 30, 2023; and

WHEREAS, Section 14.5(G)(3) of the Village’s Zoning Ordinance requires completion of planned developments within thirty-six (36) months after the date of adoption of the ordinance granting a planned development; and

WHEREAS, the Applicant has requested an additional six (6) months to complete construction of the Planned Development to May 31, 2024 as set forth in the Applicant’s October 24, 2023 correspondence to the Village Planner attached hereto and incorporated herein by reference; and

WHEREAS, the Village Board has determined to grant an additional six (6) month extension to complete construction of the Planned Development to May 31, 2024 subject to the terms of this Ordinance.

NOW THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Oak Park, Cook County, Illinois, in the exercise of their home rule powers, as follows:

Section 1. Recitals Incorporated. The above recitals are incorporated herein as though fully set forth.

Section 2. Extension of Time Granted. The Applicant is granted an extension of time to May 31, 2024 to complete construction of the Planned Development subject to Section 3 below.

Section 3. Extension Subject to Fee. The extension granted herein is subject to the Applicant paying an extension fee of \$2,000 to the Village prior to the adoption of this Ordinance pursuant to Ordinance 23-29 previously adopted by the Village Board on May 15, 2023. If the Applicant fails to pay said fee, the extension granted herein shall be null and void.

Section 4. Further Extensions Subject to Fees. A subsequent request by the Applicant to extend the applicable time limit for completion of construction of the planned development shall be subject to the following fees: (1) the Applicant shall pay to the Village two (2) times the applicable planned development fee for a subsequent extension; and (2) for each extension thereafter, the Applicant shall pay to the Village three (3) times the applicable planned development fee.

Section 5. Agreement to Terms of Ordinance. As a condition of the extension granted herein, this Ordinance shall be signed by an authorized office of the Applicant to signify its agreement to the terms hereof.

Section 6. Severability and Repeal of Inconsistent Ordinances. If any section, paragraph, clause or provision of this Ordinance shall be held invalid, the invalidity thereof shall not affect any of the other provisions of this Ordinance. All ordinances in conflict herewith are hereby repealed to the extent of such conflict.

Section 7. Effective Date. This Ordinance shall be in full force and effect after its approval, passage and publication as provided by law.

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ADOPTED this 20th day of November, 2023, pursuant to a roll call vote as follows:

Voting	Aye	Nay	Abstain	Absent
President Scaman				
Trustee Buchanan				
Trustee Enya				
Trustee Parakkat				
Trustee Robinson				
Trustee Straw				
Trustee Wesley				

APPROVED this 20th day of November, 2023.

Vicki Scaman, Village President

ATTEST

Christina M. Waters, Village Clerk

Published in pamphlet form this 20th day of November, 2023.

Christina M. Waters, Village Clerk

ACKNOWLEDGEMENT AND AGREEMENT BY THE APPLICANT TO THE CONDITIONS OF THIS ORDINANCE:

APPLICANT – 717 SOUTH BOULEVARD LLC

By: Art Gurevich
Its: Manager

Dated: _____, 2023