

ORDINANCE

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A PRINCIPAL PARKING LOT IN THE DT-1 DOWNTOWN CENTRAL SUB-DISTRICT OF THE DT DOWNTOWN ZONING DISTRICT LOCATED AT 401-435 NORTH HARLEM AVENUE, 1128-1165 WESTGATE STREET AND 1137-1147 LAKE STREET

WHEREAS, on March 20, 2024, the Village of Oak Park Plan Commission ("Plan Commission") held a public hearing on the application of the Petitioner SDOP Corporation ("Petitioner") for a special use permit to allow a principal parking lot in the DT-1 Downtown Central Sub-District of the DT Downtown Zoning District; and

WHEREAS, notice of the public hearing was published in the *Wednesday Journal* on February 21, 2024; and

WHEREAS, the Plan Commission recommended that the special use permit reflected in this Ordinance be approved by a vote of six (6) in favor and two (2) against upon the close of the public hearing held on March 20, 2024, as reflected in the minutes of the public hearing, incorporated herein by reference as though fully set forth; and

WHEREAS, the Plan Commission adopted its written Findings of Fact and Recommendation on the application at its meeting of March 20, 2024, which is attached hereto and incorporated herein as Attachment A; and

WHEREAS, the President and Board of Trustees have received the Findings of Fact and Recommendation of the Plan Commission with respect to the application for the special use permit at the Subject Property; and

WHEREAS, the President and Board of Trustees have determined that the granting of the special use permit for the use set forth in the Petitioner's application is in the best interests of the Village subject to the terms and conditions set forth in the Findings of Fact and Recommendation of the Plan Commission and 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 by reference as though fully set forth.

Section 2. Adoption of Findings of Fact and Recommendation. The Findings of Fact and Recommendation of the Plan Commission attached hereto as Attachment A are adopted by the President and Board of Trustees and incorporated herein.

Section 3. Special Use Permit Granted. The application of the Petitioner for a special use permit in the DT-1 Downtown Central Sub-District of the DT Downtown Zoning District to operate a principal parking lot at the Subject Property is granted, subject to the terms and conditions set forth in the Plan Commission's Findings of Fact and Recommendation.

Section 4. Execution of Ordinance. As a condition of the special use permit granted herein, this Ordinance shall be executed by the Petitioner to signify its agreement to the terms hereof.

Section 5. Violation of Conditions. Any violation of (i) any term of conditions set forth in this Ordinance or (ii) any applicable code, ordinance, or regulation of the Village shall be grounds for the immediate rescission by the Board of Trustees of the approval granted pursuant to this Ordinance.

Section 6. No Authorization of Work. This Ordinance does not authorize the commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind shall be commenced at the Subject Property until all conditions of this Ordinance precedent to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.

Section 7. 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 8. 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 30th day of April, 2024, pursuant to a roll call vote at follows:

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

APPROVED this 30th day of April, 2024.

Vicki Scaman, Village President

ATTEST

Christina M. Waters, Village Clerk

Published in pamphlet form this 30th day of April, 2024.

Christina M. Waters, Village Clerk

ACKNOWLEDGEMENT AND AGREEMENT BY THE PETITIONER TO THE CONDITIONS OF THIS ORDINANCE 24-115:

PETITIONER: SDOP CORPORATION

By:
Its:

Date: _____, 2024