

## **ORDINANCE**

### **AN ORDINANCE GRANTING AN EXTENSION OF TIME FOR THE ISSUANCE OF A BUILDING PERMIT TO DECEMBER 18, 2025, TO CONTRUCT A TOWNHOME DEVELOPMENT AT 427 MADISON STREET PURSUANT TO AN APPROVED SPECIAL USE PERMIT GRANTED BY ORDINANCE 24-129**

**WHEREAS**, the Village Board adopted Ordinance Number 24-129 which granted a special use permit for a six (6) unit townhome development to 427 Madison LLC ("Applicant") located at 427 Madison Street on June 18, 2024; and

**WHEREAS**, Section 14.2(G)(2) of the Village's Zoning Ordinance requires that the special use approval expires within one year of the date of approval of the special use, if a building permit has not been issued and no request for an extension of the special use approval is pending; and

**WHEREAS**, the required building permit issuance date for construction of the townhomes was July 18, 2025; and

**WHEREAS**, the Applicant has pending six (6) month request for extension of time for the issuance of a building permit to December 18, 2025, as set forth in the Applicants' June 12, 2025, correspondence to the Village of Oak Park, attached hereto and incorporated herein by reference; and

**WHEREAS**, the Village Board supports an additional six (6) month extension to obtain a building permit to construct townhomes by December 18, 2025.

**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 December 18, 2025, to obtain a building permit to construct townhomes.

**Section 3. Agreement to Terms of Ordinance.** As a condition of the extension granted herein, this Ordinance shall be signed by an authorized agent of the Applicant to signify its agreement to the terms hereof.

**Section 4. 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 All ordinances in conflict herewith are hereby repealed to the extent of such conflict.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 5. Effective Date.** This Ordinance shall be in full force and effect after its approval, passage and publication as provided by law.

**ADOPTED** this 9<sup>th</sup> day of September 2025, pursuant to a roll call vote as follows:

Voting	Aye	Nay	Abstain	Absent
President Scaman				
Trustee Eder				
Trustee Enya				
Trustee Leving Jacobson				
Trustee Straw				
Trustee Taglia				
Trustee Wesley				

**APPROVED** this 9<sup>th</sup> day of September, 2025.

\_\_\_\_\_  
Vicki Scaman, Village President

**ATTEST**

\_\_\_\_\_  
Christina M. Waters, Village Clerk

Published in pamphlet form this 9<sup>th</sup> day of September, 2025.

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Christina M. Waters, Village Clerk

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

**APPLICANT – 427 MADISON, LLC**

\_\_\_\_\_  
By: Michael Leydervuder  
Its: Member

Dated: \_\_\_\_\_, 2025