

ORDINANCE

AN ORDINANCE GRANTING AN EXTENSION OF TIME FOR THE ISSUANCE OF A BUILDING PERMIT TO DECEMBER 18, 2025, TO CONSTRUCT 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 All ordinances in conflict herewith are hereby repealed to the extent of such conflict.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 9th 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 9th day of September, 2025.


Vicki Scaman, Village President

ATTEST


Christina M. Waters, Village Clerk

Published in pamphlet form this 9th day of September, 2025.


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

427 Madison, LLC

Mike Bruce, Senior Village Planner

Village of Oak Park

123 Madison Street

Oak Park, IL 60302

Re: 427 Madison Townhomes

Dear Mr. Bruce,

Please accept this letter as my formal request an extension to the special use permit on the above referenced development.

We need an additional 6 months to amend our plans for permitting purposes due to the current economic climate; construction material tariffs and other construction uncertainties on the horizon.

Sincerely,

DocuSigned by:
Michael Leydervuder
741A693D8BA54C4...

6/12/2025

Michael Leydervuder, Member

427 Madison, LLC

ORIGINAL

ORDINANCE

AN ORDINANCE GRANTING A SPECIAL USE PERMIT TO CONSTRUCT A SIX-UNIT THREE-STORY TOWNHOUSE DEVELOPMENT AT 427 MADISON STREET

WHEREAS, on March 25, 2024 an application for a special use permit was filed by 427 Madison, LLC ("Petitioner"), requesting the issuance of a special use permit to construct a six-unit three-story townhouse development in the Madison Street Zoning District at the property commonly known as 427 Madison Street, Oak Park, Illinois ("Subject Property"); and

WHEREAS, at a meeting held on June 5, 2024, the Zoning Board of Appeals held a public hearing on the Petitioner's application for the special use permit; and

WHEREAS, notice of the public hearing was duly published in the *Wednesday Journal* on April 10, 2024; and

WHEREAS, the Zoning Board of Appeals recommended that the special use permit be granted for the Subject Property by a vote of four (4) in favor and zero (0) against; and

WHEREAS, the Zoning Board of Appeals adopted its written Findings of Fact and Recommendation on the application at its meeting of June 5, 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 Zoning Board of Appeals 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 Zoning Board of Appeals 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 Zoning Board of Appeals 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 MS Madison Street Zoning District to construct a six-unit three-story townhouse

development at the Subject Property is granted, subject to the terms and conditions set forth in the Zoning Board of Appeals' 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.

[THE REMAINDER OF THIS PAGE INTENTIONALLY LEFT BLANK]

ADOPTED this 18th day of June, 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 18th day of June, 2024.


Vicki Scaman, Village President

ATTEST


Christina M. Waters, Village Clerk

Published in pamphlet form this 18th day of June, 2024.


Christina M. Waters, Village Clerk

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

PETITIONER – 427 MADISON, LLC


By: Michael Leyderunder
Its: Manager

Date: 7/10/24, 2024

ATTACHMENT A

June 5, 2024

Village President and Board of Trustees
Village of Oak Park
123 Madison Street
Oak Park, Illinois 60302

Re: Application of 427 Madison, LLC for a Special Use Permit to Construct a Six-Unit Three-Story Townhome Development to be located at 427 Madison Street (Calendar No. 06-24-Z)

Dear Village President and Board of Trustees:

On March 25, 2024, 427 Madison, LLC (the "Applicant") filed an application (Calendar No. 06-24-Z) pursuant to Section 8.3 (Table 8.1: Use Matrix) of the Village Zoning Ordinance ("Zoning Ordinance") requesting the issuance of a special use permit to construct a six-unit three-story townhome development to be located at 427 Madison Street, Oak Park, Illinois 60302 ("Subject Property").

A public hearing was held on the application in the Council Chambers of the Oak Park Village Hall, 123 Madison Street, Oak Park, Illinois on June 5, 2024 at 7:00 p.m. The notice and time and place of said public hearing was duly published on April 10, 2024, in the *Wednesday Journal*, a newspaper of general circulation in the Village. Notice was also posted at the Subject Property and letters were mailed by the Applicant to owners of record within 300 feet of the Subject Property, advising them of the application and the public hearing to be held.

FINDINGS OF FACT

The ZBA, having fully heard and considered the testimony of all those present at the hearing who wished to testify and being fully advised in the premises, makes the following findings pursuant to Section 14.2(C)(2), 14.2 (D)(1) and 14.2(E) of the Zoning Ordinance:

1. The Applicant seeks a special use permit pursuant to Section 8.3 (Table 8.1: Use Matrix) of the Zoning Ordinance to construct a six-unit three-story townhome development located in the Madison Street Zoning District at the Subject Property.

The Subject Property.

2. The Subject Property is located at the southwest corner of Madison Street to the north and Elmwood Avenue to the east.

3. The Applicant proposes to construct a six (6) unit three-story townhome development at the Subject Property (the "Proposal").

The Applicant.

4. The Applicant submitted evidence that the Proposal would allow for a successful development of the Subject Property.

5. The Applicant presented evidence that it is ready to move forward with the development of the Subject Property upon the Village's approval of the special use.

6. The ZBA considered the following documents which were submitted into evidence at the time of the Public Hearing, and made part of the Record:

- a. Application for special use permit;
- b. Application for zoning variances;
- c. Responses to the standards for receiving a special use, as conveyed in Section 14.2(E) pursuant to Zoning Ordinance;
- d. Responses to the standards for receiving a variance, as conveyed in Section 14.3(E) pursuant to the Zoning Ordinance;

- e. First Floor Plan;
- f. Second, Third and Penthouse Level Floor Plans;
- g. North Elevations;
- h. Location and Zoning Map;
- i. Plat of Survey;
- j. Schematic Building Section Looking West;
- k. Letter from Anna Johnson; and
- l. Testimony from Neighbors Prentice Harris and Tisha Lewis.

Compatibility with Surrounding Uses.

- 7. The character of the neighborhood is commercial and residential.
- 8. The proposed development will support neighboring commercial establishments and be complementary to adjacent residential uses.
- 9. The proposed land use is compatible with the surrounding neighborhood and land uses.

Project Review Team.

- 10. The Village's Project Review Team ("Team") met to review the Applicant's Proposal. The Team consists of staff members from various internal Village departments.
- 11. The Team is in support of the special use permit application to construct the six-unit townhome development.

The Need for Zoning Relief.

- 12. An Applicant cannot construct townhomes in the Madison Street Zoning District without a special use permit. *Zoning Ordinance*, Section 8.3 (Table 8.1: Use Matrix).

The Special Use Approval Standards.

- 13. A special use permit may be granted only if evidence is presented to meet the following approval standards pursuant to Section 14.2 (E) of the Zoning Ordinance:

1. The establishment, maintenance, and operation of the proposed special use will not have a substantial or unduly adverse impact on the neighborhood or endanger the public health, safety, or welfare;
2. The proposed special use is compatible with the general land use of adjacent properties and other property within the immediate vicinity;
3. The special use in the specific location proposed is consistent with the spirit and intent of this [the Zoning] Ordinance, adopted land use policies and the Comprehensive Plan; and
4. The special use meets the requirements for such classification in this [the Zoning] Ordinance.

14. The evidence shows that the proposed townhome development is suitable within the Madison Street Zoning District and is compatible with the surrounding neighborhood.

15. The evidence shows that the proposed townhome development will provide housing that is in the interest of public convenience and will contribute to the general welfare of the community.

16. The special use permit, if approved, shall be conditioned on the Applicant obtaining a revised Land Use Limitation Letter from the Illinois Environment Protection Agency allowing the proposed townhomes to be developed at the Subject Property.

17. The Applicant has provided reasonable assurances that its Proposal will be completed in a timely manner and shall comply with Village building code requirements.

18. The evidence shows that the issuance of a special use permit for the Subject Property is in the best interest of the Village of Oak Park and the Applicant has met the standards pursuant to Section 14.2(E) of the Zoning Ordinance for the permit.

RECOMMENDATION

Pursuant to the authority vested in it by the statutes of the State of Illinois and the ordinances of the Village of Oak Park, the Zoning Board of Appeals, hereby recommends to the President and Board of Trustees pursuant to a vote of 4 - 0, that the special use permit be granted pursuant to Section 8.3 (Table 8.1: Use Matrix) of the Zoning Ordinance for a six-unit three-story townhome development to be located at 427 Madison Street, Oak Park, Illinois, by the Applicant.

This report adopted by a 4 to 0 vote of this Zoning Board of Appeals, this 5th day of June, 2024.