

ORDINANCE

AN ORDINANCE GRANTING A SPECIAL USE PERMIT FOR A MAJOR PLANNED DEVELOPMENT CONTAINING A FIVE-STORY RESIDENTIAL BUILDING CONSISTING OF 36 DWELLING UNITS AT THE PROPERTY LOCATED AT 1106 MADISON STREET

WHEREAS, on or about June 24, 2024, Interfaith Housing Development Corporation, (“Petitioner”) filled an application with the Village of Oak Park (“Village”) for a major planned development for the property commonly known as 1106 Madison Street (“Subject Property”); and

WHEREAS, on June 19, 2024 legal notice of the public hearing was duly published in the *Wednesday Journal*, a newspaper of general circulation in the Village; and

WHEREAS, on July 10, 2024, the Plan Commission held a public hearing on the Petitioner’s application; and

WHEREAS, the Plan Commission recommended approval with conditions by a vote of five (5) to zero (0); and

WHEREAS, the Plan Commission adopted its written Findings of Fact and Recommendation on the application at its meeting of July 10, 2024, which is attached hereto and incorporated herein; 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; and

WHEREAS, the Village Board finds that the application meets the standards for a planned development major modification set forth in Section 14.5(H)(1-8); and

WHEREAS, the President and Board of Trustees have determined the Planned Development major modification set forth in the Petitioner’s application should be granted by the President and Board of Trustees as it is in the best interests of the Village.

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 Plan Commission’s Findings of Fact, together with all reports and exhibits submitted as part of the public hearing, are hereby incorporated by reference herein and are adopted and approved.

Section 3. Approval of Planned Development Extension. The application of the Petitioner for a Planned Development is approved with an extension of time allowed for the filing of a building permit from the required twelve-month timeline to eighteen-months after the date of adoption of this Ordinance. In addition, completion of construction shall be extended from the required 36 months after the date of adoption of this Ordinance to 42 months.

Section 4. Further Extensions Subject to Fees. The planned development approved herein is subject to the time limits set forth in Section 14.5(G)(2/3) of the Village's Zoning Ordinance. If the Applicant submits a request to extend the applicable time limits for an application for a building permit or completion of the development, the applicant shall pay the following fees in order to reimburse the Village for its costs in processing any such extension request(s) and in order to enforce the applicable provisions of the Village's Zoning Ordinance: (1) no fee shall be applicable to the first extension request; (2) if the Applicant applies for a second extension, the Applicant shall pay to the Village an additional planned development application fee if such extension is granted; (3) if the Applicant applies for a third extension request, the Applicant shall pay to the Village two (2) times the applicable planned development application fee if the extension is granted; and (4) for each extension request thereafter, the applicant shall pay to the Village three (3) times the applicable planned development application fee if any further extension is granted.

Section 5. 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 6. 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 July, 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 July, 2024.

Vicki Scaman, Village President

ATTEST

Christina M. Waters, Village Clerk

Published in pamphlet form this 30th day of July, 2023.

Christina M. Waters, Village Clerk

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

APPLICANT – Interfaith Housing Development Corporation

By: Perry Vietti
Its: President

Dated: _____, 2024