

ORDINANCE

AN ORDINANCE GRANTING AN EXTENSION OF TIME TO COMPLETE CONSTRUCTION OF THE PLANNED DEVELOPMENT AT 640-728 MADISON STREET (PETE’S MARKET) TO SIXTEEN MONTHS AFTER THE PERMIT DATE AS DEFINED IN THE SIXTH AMENDMENT TO THE REDEVELOPMENT AGREEMENT

WHEREAS, the Village Board adopted Ordinance Number 21-16 on February 16, 2021 which granted a special use permit for a planned development to Oak Park Madison Street LLC (“Applicant”) for the Pete’s Market Planned Development (“Planned Development”) located at 640-728 Madison Street (Pete’s Market); and

WHEREAS, the Village Board adopted Ordinance Number 23-2 on January 17, 2023 which granted an extension to the special use permit Ordinance 21-16 for a planned development to Oak Park Madison Street LLC (“Applicant”) for the Pete’s Market Planned Development (“Planned Development”); and

WHEREAS, the required completion date for construction of the Planned Development is June 30, 2024; 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 requires additional time to complete construction of the Planned Development to sixteen (16) months after the “Permit Date” as defined in the Sixth Amendment to the Redevelopment Agreement by and between the Village and the Applicant approved by Ordinance 24-143 (“An Ordinance approving the Sixth Amendment to the Redevelopment Agreement for the 700-728 Madison Street Redevelopment Project between the Village of Oak Park, Jupiter Realty Company, LLC, Oak Park Madison Street LLC, (Pete’s) and AH Oak Park LLC and Authorizing Its Execution”), which is incorporated herein by reference.

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 a second extension of time to sixteen (16) months after the “Permit Date” as defined in the Sixth Amendment to the Redevelopment Agreement to complete construction of the Planned Development.

Section 3. Extensions Subject to Fees. The extension of time for the completion of the construction of 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 subsequent request to extend the applicable time limit for completion of construction of the Planned Development, the Applicant shall pay the following fees in order to enforce the applicable provisions of the Village's Zoning Ordinance: (1) a fee is required for this extension request in the amount of a planned development application fee (\$2,000); (2) if the Applicant applies for an additional extension, the Applicant shall pay to the Village two (2) times the applicable planned development fee; and (3) for each extension thereafter, the Applicant shall pay to the Village three (3) times the applicable planned development fee.

Section 4. 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 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.

ADOPTED this 30th day of July, 2024, pursuant to a roll call vote as 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, 2024.

Christina M. Waters, Village Clerk

ACKNOWLEDGED AND AGREED

Oak Park Madison Street LLC

By: _____
Date: July , 2024