

ORDINANCE

AN ORDINANCE GRANTING AN EXTENSION OF A USE-RELATED VARIANCE TO OPERATE A GENERAL OFFICE USE (DISTRICT HOUSE LLC SALES OFFICE) AT 805 LAKE STREET UNTIL JULY 31, 2017

WHEREAS, at its meeting of August 1, 2016, the President and Board of Trustees granted District House LLC's ("Petitioner") application for a variance to operate a general office use (District House LLC Sales Center) in a Transit-Related Retail Overlay District at the property commonly known as 805 Lake Street, Oak Park, Illinois ("Subject Property") pursuant to Ordinance Number 16-090; and

WHEREAS, the use-related variance was granted for s six (6) month period; and

WHEREAS, the President and Board of Trustees have received letters from the Petitioner and the owner of the Subject Property, Scoville Square Associates, L.P., requesting an extension of the variance for an additional six (6) month period through July 31, 2017 to operate the general office use at the Subject Property; and

WHEREAS, the President and Board of Trustees have determined that granting the variance extension is in the best interests of the Village subject to the terms and conditions set forth in this Ordinance, Ordinance Number 16-090 and the Findings and Recommendations of the Zoning Board of Appeals, attached hereto and incorporated herein by reference as Attachment A.

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. Variance Extension Granted. The request for a six (6) month extension of the variance granted pursuant to Ordinance Number 16-090 through July 31, 2017 is granted is granted, subject to the terms and conditions set forth in this Ordinance, Ordinance Number 16-090 and Attachment A. Where this Ordinance conflicts with Ordinance Number 16-090 and/or Attachment A, this Ordinance shall govern.

Section 3. Execution of Ordinance. As a condition of the variance extension granted herein, this Ordinance shall be executed by the Petitioner to signify its agreement to the terms hereof.

Section 4. Violation of Conditions. Any violation of (i) any term or condition 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 approvals granted pursuant to this Ordinance.

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 6th day of February, 2017, pursuant to a roll call vote at follows:

Voting	Aye	Nay	Abstain	Absent
President Abu-Taleb				
Trustee Barber				
Trustee Brewer				
Trustee Button Ott				
Trustee Lueck				
Trustee Salzman				
Trustee Tucker				

APPROVED this 6th day of February, 2017.

Anan Abu-Taleb, Village President

ATTEST

Teresa Powell, Village Clerk

Published in pamphlet form this 6th day of February, 2017.

Teresa Powell, Village Clerk

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

PETITIONER

By:
Its:

Date: _____, 2017