

ORDINANCE

AN ORDINANCE DENYING A SPECIAL USE PERMIT FOR A MAJOR PLANNED DEVELOPMENT CONTAINING A MIXED USE MULTIPLE STORY BUILDING WITH RESIDENTIAL, COMMERCIAL AND PARKING USES AND ASSOCIATED ALLOWANCES AT THE PROPERTY LOCATED AT 1000 LAKE STREET

WHEREAS, on June 19, 2017, the Board of Trustees of the Village of Oak Park ("Village") referred to the Plan Commission for public hearing an application for a special use permit application for a major planned development filed by Albion Residential LLC ("Petitioner") for a mixed use multiple story building with residential, commercial and parking uses and associated allowances at the property commonly known as 1000 Lake Street, Oak Park, Illinois ("Subject Property"); and

WHEREAS, on July 11, 2017, the Plan Commission opened a public hearing on the Petitioner's application and continuing on July 27, 2017, August 3, 2017, August 10, 2017, August 22, 2017 and August 29, 2017; and

WHEREAS, notice of the public hearing was duly published in the *Wednesday Journal* on June 21, 2017; and

WHEREAS, the Plan Commission recommended that the special use permit for the major planned development and associated allowances be denied for the Subject Property by a vote of five (5) to four (4); and

WHEREAS, the Plan Commission adopted its written Findings of Fact and Recommendation on the application at its meeting of September 21, 2017, 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 President and Board of Trustees have determined the special use permit for the major planned development and associated allowances set forth in the Petitioner's application should be denied based upon the Findings and Recommendation of the Plan Commission.

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 Plan Commission are adopted by the President and Board of Trustees and incorporated herein.

Section 3. Denial of Special Use Permit for a Major Planned Development and Associated Allowances. The application of the Petitioner for a special use permit for a major planned development and associated allowances is denied consistent with the Plan Commission's Findings of Fact and Recommendation.

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 2nd day of October, 2017, pursuant to a roll call vote at follows:

Voting	Aye	Nay	Abstain	Absent
President Abu-Taleb				
Trustee Andrews				
Trustee Boutet				
Trustee Button				
Trustee Moroney				
Trustee Taglia				
Trustee Tucker				

APPROVED this 2nd day of October, 2017.

Anan Abu-Taleb, Village President

ATTEST

Vicki Scaman, Village Clerk

Published in pamphlet form this 7th day of August, 2017.

Vicki Scaman, Village Clerk