

ORDINANCE

AN ORDINANCE DENYING A SPECIAL USE PERMIT FOR A MAJOR PLANNED DEVELOPMENT CONTAINING A FIVE STORY MULTIPLE-FAMILY RESIDENTIAL BUILDING WITH 48 DWELLING UNITS AT THE PROPERTY LOCATED AT 435-451 MADISON STREET

WHEREAS, on or about December 23, 2019, GLPE, LLC, a limited liability company controlled by Michigan Avenue Real Estate Group, LLC (“Petitioner”) submitted an application with the Village of Oak Park (“Village”) for a special use permit for a major planned development and associated allowances to construct a five story multi-family residential building with forty-eight (48) dwelling units the property located at 435-451 Madison Street (“Property”); and

WHEREAS, on, January 9, 2020 and March 5, 2020 the Plan Commission held a public hearing on the Petitioner’s application; and

WHEREAS, on December 25, 2019, notice of the public hearing was published in *The Wednesday Journal*, a newspaper of general circulation in the Village of Oak Park and notice of the public hearing was posted at the Property and letters were also mailed by the Applicant to property owners for properties within three hundred feet (300’) of the Property advising them of the proposal and the public hearing to be held; and

WHEREAS, the Plan Commission recommended that the special use planned for the major planned development and associated allowances be denied for the Property by a vote of seven (7) to zero (0) with one (1) abstention; and

WHEREAS, the President and Board of Trustees have received the Plan Commission’s Findings of Fact and Recommendation approved by the Plan Commission on May 28, 2020 with respect to the application and hereby adopt and approve said Findings of Fact and Recommendation; and

WHEREAS, the President and Board of Trustees have determined that the denial of the special use permit for the major planned development and associated allowances as set forth in the Petitioner’s application is in the best interests of the Village as set forth in the Plan Commission’s Findings of Fact and Recommendation and this Ordinance.

NOW THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Oak Park, County of Cook, 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. Adoption of Findings of Fact and Recommendations. The Findings of Fact and Recommendation of the Plan Commission, together with all reports and exhibits submitted at the public hearing, are hereby incorporated by reference herein and are adopted as set forth herein.

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

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 3rd day of August, 2020, pursuant to a roll call vote as follows:

Voting	Aye	Nay	Abstain	Absent
President Abu-Taleb				
Trustee Andrews				
Trustee Boutet				
Trustee Buchanan				
Trustee Moroney				
Trustee Taglia				
Trustee Walker-Peddakotla				

APPROVED this 3rd day of August, 2020.

Anan Abu-Taleb, Village President

ATTEST

Vicki Scaman, Village Clerk

Published in pamphlet form this 3rd day of August, 2020.

Vicki Scaman, Village Clerk