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Village of Oak Park
123 Madison Street
Oak Park, Illinois 60302



2310022033

Doc# 2310022033 Fee \$133.00

RHSP FEE:\$9.00 RPRF FEE: \$1.00

KAREN A. YARBROUGH

COOK COUNTY CLERK

DATE: 04/10/2023 12:36 PM PG: 0

Prepared By:
Anthony T. Tinko
Berwyn Properties LLC
6501 W. ROOSEVELT RD
BERWYN, IL 60402

(for Recorder's Use only)

ORDINANCE NUMBER 23-13

AN ORDINANCE GRANTING MAJOR MODIFICATIONS TO THE PLANNED DEVELOPMENT
APPROVED PURSUANT TO ORDINANCE NUMBER 18-386 FOR THE
PROPERTIES LOCATED AT 6500-6535 ROOSEVELT ROAD

RECORDING FEE 157.00
DATE 4-10-23 COPIES 6X
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ORD 23-13 | Z | 020623

ORDINANCE

AN ORDINANCE GRANTING MAJOR MODIFICATIONS TO THE PLANNED DEVELOPMENT APPROVED PURSUANT TO ORDINANCE NUMBER 18-386 FOR THE PROPERTIES LOCATED AT 6500-6538 ROOSEVELT ROAD

WHEREAS, on or about December 16, 2022, Dei Cugini, LLC and Berwyn Properties, LLC, ("Petitioners") filled an application with the Village of Oak Park ("Village") for major modifications to the planned development granted by the Village of Oak Park on July 23, 2018 pursuant to Ordinance Number 18-386 for the properties located at 6500 Roosevelt Road ("Subject Property"); and

WHEREAS, on November 21, 2022 the Village Board referred the application to the Plan Commission for a public hearing; and

WHEREAS, on December 21, 2022 legal notice of the public hearing was duly published in the *Wednesday Journal*, a newspaper of general circulation in the Village of Oak Park; and

WHEREAS, on January 5, 2023, the Plan Commission held a public hearing on the Petitioners' application; and

WHEREAS, the Plan Commission recommended the major modifications be granted with conditions by a vote of seven (7) to zero (0); and

WHEREAS, the Plan Commission adopted its written Findings of Fact and Recommendation on the application at its meeting of January 5, 2023, 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 major modifications to a planned development as set forth in Section 14.1(E)(1); and

WHEREAS, the President and Board of Trustees have determined the major modifications to the planned development as set forth in the Petitioners' 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.

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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. Granting of Major Modifications to the Planned Development. . The Petitioners' application for major modifications to the planned development to add increased parking spaces and associated landscaping is granted pursuant to the application on file with the Village and the Plan Commission's Findings of Fact and Recommendation.

Section 4. Ordinance Number 18-386 to Remain in Effect. Except as otherwise provided in this Ordinance, Ordinance Number 18-386 and all other applicable Village regulations and ordinances including the Village's Zoning Ordinance shall remain in full force and effect with regard to the Property.

Section 5. No Authorization of Work. This Ordinance does not authorize the commencement of any work on the Property. Except as otherwise specifically provided in writing in advance by the Village, no work of any kind shall be commenced on the Subject Property until all conditions of this Ordinance precedent to such work have been fulfilled and after all permits, approvals, and other authorizations for such work have been properly applied for, paid for, and granted in accordance with applicable law.

Section 6. Agreement to Terms of Ordinance. This Ordinance shall be signed by authorized officers of the Petitioners to signify their agreement to the terms hereof.

Section 7. Violation of Condition or Code. 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 of the approvals granted pursuant to this Ordinance.

Section 8. 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 9. 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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Existing Planned Development to be Amended

Berwyn Properties, LLC

6500-6534 Roosevelt Road, Oak Park, IL 60304

Property ID Numbers:

16-18-426-040-0000	16-18-426-041-0000	16-18-427-036-0000
16-18-427-037-0000	16-18-427-038-0000	16-18-427-039-0000
16-18-427-040-0000	16-18-427-041-0000	16-18-427-042-0000
16-18-427-043-0000	16-18-427-044-0000	

Parcel 1:

Lots 137 and 138 in South Ridgeland in South Ridgeland being a subdivision of a part of the Southeast quarter of Section 18, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

AND

Parcel 2:

Lots 43, 44, 45, 46, 47, 48, 49, 50, 51, 52 and that part of the West half of vacated Gunderson Avenue lying East of and adjoining said Lot 43 in South Ridgeland being a subdivision of a part of the Southeast quarter of Section 18, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

AND

Vacation Scoville Avenue lying West of and adjoining Lot 52 and lying East of and adjoining Lot 137 in South Ridgeland Subdivision, in the Southeast Quarter of Section 18, Township 38 North, Range 13 East of the Third Principal Meridian, according to the Plat of Vacation Recorded August 24, 2018, as Document Number 1823618091 in Cook County, Illinois.

Additional Property to be included in Amended Planned Development

Dei Cugini, LLC

6536-38 Roosevelt Road, Oak Park, IL 60304

Property ID Numbers:

16-18-426-037-0000	16-18-426-038-0000	16-18-426-039-0000
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Lot 139, 140, 141, 142 in South Ridgeland, a subdivision of the Southeast quarter of Section 18, Township 39 North, Range 13 East of the Third Principal Meridian, in Cook County, Illinois.

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ADOPTED this 6th day of February, 2023, pursuant to a roll call vote at follows:

Voting	Aye	Nay	Abstain	Absent
President Scaman	✓			
Trustee Buchanan	✓			
Trustee Enya	✓			
Trustee Parakkat	✓			
Trustee Robinson	✓			
Trustee Taglia	✓			
Trustee Wesley	✓			

APPROVED this 6th day of February, 2023.

Vicki Scaman
Vicki Scaman, Village President

ATTEST

Christina M. Waters
Christina M. Waters, Village Clerk

Published in pamphlet form this 6th day of February, 2023.

Christina M. Waters
Christina M. Waters, Village Clerk

ACKNOWLEDGEMENT AND AGREEMENT BY THE PETITIONERS TO THE CONDITIONS OF THIS ORDINANCE:**APPLICANT – DEI CUGINI, LLC**

[Signature]
By: ANTHONY M. TURANO
Its: AUTHORIZED MEMBER

Dated: March 13, 2023**APPLICANT – BERWYN PROPERTIES, LLC**

[Signature]
By: ANTHONY M. TURANO
Its: AUTHORIZED MEMBER

Dated: March 13, 2023

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PLAT RECORD

Doc# 2310022033 Fee \$133.00

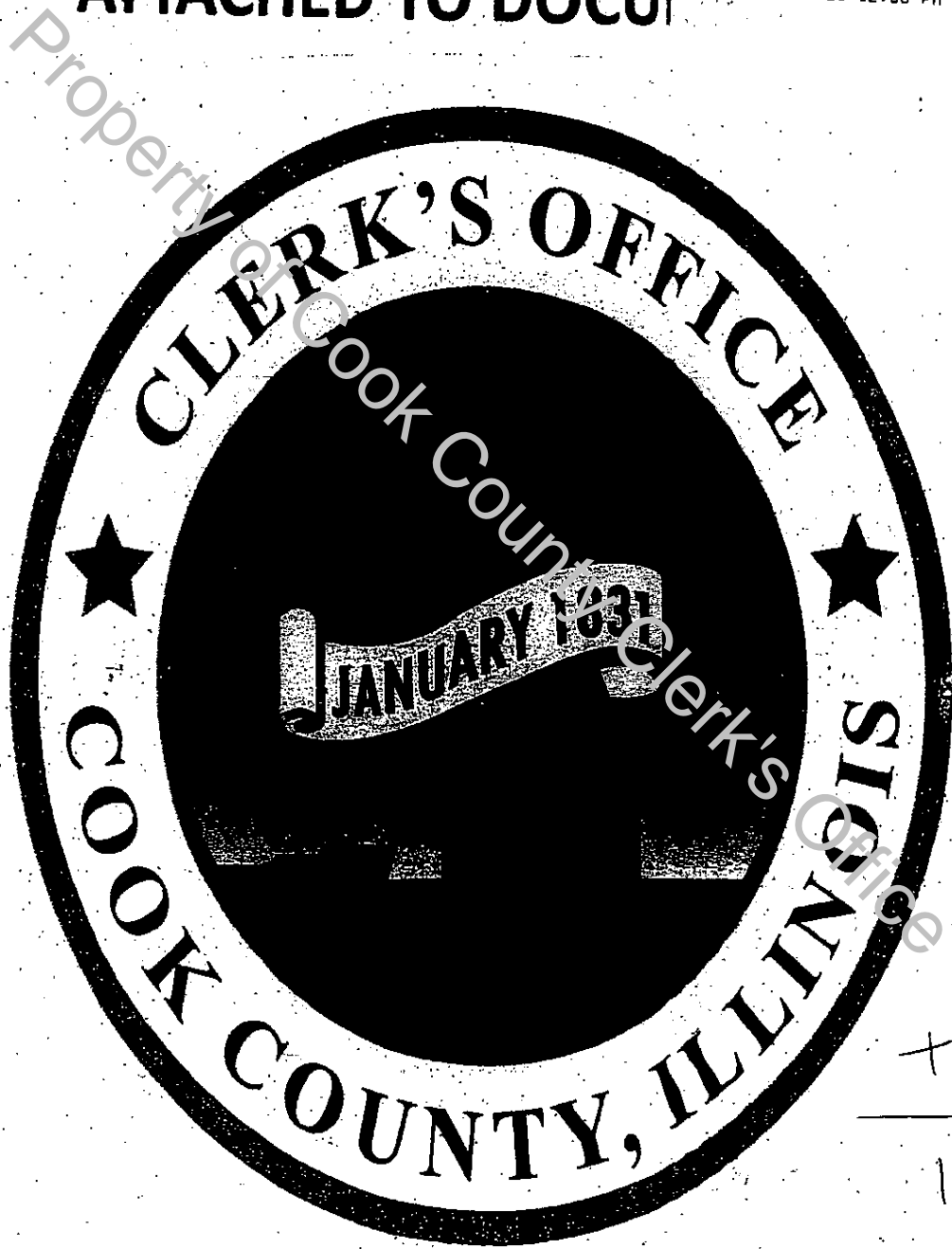
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KAREN A. YARBROUGH

COOK COUNTY CLERK

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133.00
+ 24.00

157.00

IMAGES STORED IN PLAT INDEX DATABASE