

VILLAGE OF LOMBARD  
REQUEST FOR BOARD OF TRUSTEES ACTION  
For Inclusion on Board Agenda

    X     Resolution or Ordinance (Blue)     X     *Waiver of First Requested*  
     Recommendations of Boards, Commissions & Committees (Green)  
     Other Business (Pink)

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: David A. Hulseberg, Village Manager *DAH*

DATE: November 9, 2011 (BOT) Date: November 17, 2011

TITLE: PC 06-28: 300 West 22nd Street (Covington/Cove Landing Planned Development)

SUBMITTED BY: Department of Community Development *DA*

BACKGROUND/POLICY IMPLICATIONS:

The Department of Community Development transmits for your consideration an ordinance granting a fifth 12-month time extension of Ordinance 5950 as amended by Ordinance 6112, 6277, 6413 and 6548 for the property located at 300 W. 22nd Street and known as the Hunter's Woods development.

Staff recommends approval of this request.

Staff recommends a waiver of first reading.

Please place this item on the November 17, 2011 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X \_\_\_\_\_ Date \_\_\_\_\_  
Finance Director X \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager X *David A. Hulseberg* \_\_\_\_\_ Date 11/15/11

NOTE: All materials must be submitted to and approved by the Village Manager's Office by 12:00 noon, Wednesday, prior to the Agenda Distribution.





## MEMORANDUM

**TO:** David A. Hulseberg, Village Manager

**FROM:** William J. Heniff, AICP, Director of Community Development *WJH*

**DATE:** November 17, 2011

**SUBJECT:** **PC 06-28: 300 W. 22<sup>nd</sup> Street (Covington/Cove Landing Planned Development/Hunter's Woods) – Request for Further Time Extension of Ordinances 5950, 6112, 6277, 6413 and 6548**

The Board of Trustees approved Ordinance 5950 (PC 06-28) on November 16, 2006 which granted an amendment to a conditional use for a planned development with a parking lot design variation for the property at 300 W. 22<sup>nd</sup> Street. Time extensions were granted on November 15, 2007 (Ordinance 6112), November 20, 2008 (Ordinance 6277), November 19, 2009 (Ordinance 6413) and November 18, 2010 (Ordinance 6548). Per the provisions of Sections 155.103 (F)(11) and (C)(10) of the Zoning Ordinance, if construction has not begun within one (1) year from the date of approval, the conditional use is null and void unless an extension is granted by the Board of Trustees.

Since the last extension, the property had been foreclosed upon by CenTrust Bank. After being advised that the relief was about to expire, the bank submitted a letter requesting an extension of the relief for an additional year as market conditions have not been favorable to start the project. They also indicated that they are trying to sell the project with the current zoning in place. Staff can confirm that there have been several inquiries recently from prospective developers interested in the site and therefore staff believes that granting an extension is in the best interest of the Village, provided that the petitioner adheres to conditions incorporated in Ordinances 5950, 6112, 6277, 6413 and 6548.

### **RECOMMENDATION:**

Staff recommends that the Village Board approve an Ordinance extending the time period for the previously approved conditional use for an additional twelve month period, with a waiver of first reading of the aforementioned Ordinance.



# CEN TRUST BANK, N.A.

OCT 31 2011

CITY AND COUNTY  
DEVELOPMENT

October 28, 2011

Village of Lombard  
Christopher Stilling, AICP  
Assistant Director of Community Development  
255 E. Wilson Avenue  
Lombard, IL 60148

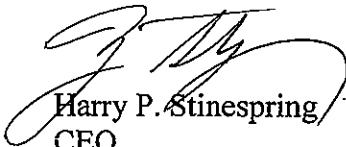
Dear Mr. Stilling,

Within the past six (6) months, CenTrust Bank has acquired title to the property commonly known as 300 W. 22<sup>nd</sup> Street in Lombard. Property was previously owned by Diamond Development.

It is my understanding that the residential planned development is set to expire in late November. CenTrust Bank intends to sell this property with current zoning in place. Therefore, on behalf of the bank I would like to make a formal request that the Village of Lombard extend the Hunter's Ridge zoning for an additional year.

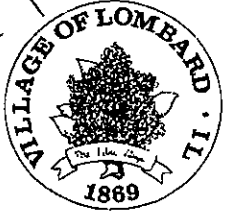
If you have any question please contact John Thomas at (847) 254-1100.

Sincerely,

  
Harry P. Stinespring  
CEO  
CenTrust Bank

cc John R. Thomas, Director





**FRED BUCHOLZ**  
DUPAGE COUNTY RECORDER  
MAR. 01, 2007 4:07 PM  
OTHER 06-19-400-026  
006 PAGES R2007-037354

**ORDINANCE 5950**

**AMENDING ORDINANCES 1174, 1321, 1390, 2977 AND  
3183, GRANTING A CONDITIONAL USE FOR A  
PLANNED DEVELOPMENT IN THE R5 GENERAL  
RESIDENCE DISTRICT, WITH A VARIATION FROM THE  
PERIMETER LANDSCAPE REQUIREMENTS SET FORTH  
IN THE LOMBARD ZONING ORDINANCE**

**PIN: 06-19-400-026; 06-19-404-001 through 141; 06-19-405-  
001 through 151; 06-19-400-018 through 028**

**Address: 300 W. 22<sup>nd</sup> Street, Lombard**

**Return To:**

**Village of Lombard  
Department of Community Development  
255 E. Wilson Avenue  
Lombard, IL 60148**

**ORDINANCE NO. 5950**

**AN ORDINANCE AMENDING ORDINANCES 1174, 1321, 1390, 2977 AND 3183,  
GRANTING A CONDITIONAL USE FOR A PLANNED DEVELOPMENT IN THE  
R5 GENERAL RESIDENCE DISTRICT, WITH A VARIATION FROM THE  
PERIMETER LANDSCAPE REQUIREMENTS SET FORTH IN THE LOMBARD  
ZONING ORDINANCE**

(PC 06-28: 300 W. 22<sup>nd</sup> Street (Covington/Cove Landing Planned Development))

See also Ordinances 5949

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Lombard Village Code; and,

WHEREAS, the subject property is zoned R5 General Residence District – Planned Development; and,

WHEREAS, an application has been filed requesting amendments to the conditional use for a planned development as approved by Ordinance 1174 adopted May 9, 1966; Ordinance 1321, adopted October 16, 1967; Ordinance 1390, adopted May 20, 1968; Ordinance 2977, adopted August 13, 1987; and Ordinance 3183, adopted August 17, 1989; to provide for the approval of the submitted site plans included as part of the petition; and

WHEREAS, the petition also requests approval of a variation from Section 155.602 (A)(3)(d) of the Zoning Ordinance to allow for off-street parking spaces to be located in a required front yard; and

WHEREAS, a public hearing on such application for a planned development amendment with companion zoning relief has been conducted by the Village of Lombard Plan Commission on October 16, 2006, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the planned development amendment and variation described herein; and,



Ordinance No. 5950

Re: PC 06-28 – Covington/Cove Landing Planned Development Amendment

Page 2

WHEREAS, the President and Board of Trustees of the Village of Lombard have reviewed the request and find it would be in the best interest of the Village to grant said approval subject to the terms and conditions established by this Ordinance, and in accordance with the findings and recommendations of the Plan Commission which are incorporated herein by reference.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

**SECTION 1:** This Ordinance is limited and restricted to the property generally located at 300 West 22<sup>nd</sup> Street, legally described as follows:

The east 300.0 feet of the south 485.60 feet of the west half of the southeast quarter of Section 19, Township 39 North, Range 11 east of the Third Principal Meridian, in DuPage County, Illinois.

**Subject Property Parcel Number: 06-19-400-026 (i.e., the Subject Property)**

The planned development is legally described as:

The west half of the southeast quarter (except the north 660 feet thereof and except the north 31 acres of that part thereof lying south of the north 660 feet of said west half of the southwest quarter) of Section 19, Township 39 North, Range 11 east of the Third Principal Meridian, in DuPage County, Illinois.

**Planned Development Parcel Numbers: 06-19-404-001 through 141; 06-19-405-001 through 151; 06-19-400-018 through 028**

**SECTION 2:** An amendment to the conditional use for the Covington/Cove Landing Planned Development is hereby granted on the Subject Property, subject to the provisions noted in Section 4 below.

**SECTION 3:** A variation from Section 155.602 (A)(3)(d) of the Zoning Ordinance to allow for off-street parking spaces to be located in a required front yard is hereby granted on the Subject Property, subject to the provisions noted in Section 4 below.

**SECTION 4:** The approval of the actions set forth in sections 2 and 3 above shall be subject to the following conditions:

1. The petitioner shall develop the site in accordance with the preliminary Plat/Site Plan, prepared by Southwest Engineering Consultants, Inc., dated August 2, 2006; the Preliminary Engineering Plan, prepared by Southwest Engineering Consultants, Inc., dated August 2, 2006; the Exterior Building Elevations, prepared by Kenar Homes, dated September 27, 2006; and the Preliminary Landscape plan, prepared by Jen Landscape Design, dated September 26, 2006; except as amended by other conditions of approval.
2. The petitioner shall submit to the Village for approval the following plats:
  - a. A plat of dedication for the proposed rights-of-way dedication as well as the proposed public sidewalk easement.
  - b. A plat of easement dedication for any public utilities and stormwater facilities, per Village Code
  - c. A plat of subdivision making the subject property a lot of record.
3. The petitioner shall apply for and receive approval from the Village and DuPage County for any site improvements prior to commencing construction on the subject property.
4. Modify the final plans to ensure compliance with the west side yard setback provisions are satisfactorily met.
5. The petitioner shall also satisfactorily address the comments set forth within the IDRC report as part of the building permit application.
6. All construction traffic associated with the project shall be limited to Elizabeth Street, south of the north line of the petitioner's property, and 22nd Street.

**SECTION 5:** That all other provisions of Ordinances 1174, 1321, 1390, 2977 and 3183 not amended by this Ordinance shall remain in full force and effect.

Ordinance No. 5950

Re: PC 06-28 - Covington/Cove Landing Planned Development Amendment

Page 4

**SECTION 6:** That this ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this 2nd day of November, 2006.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2006.

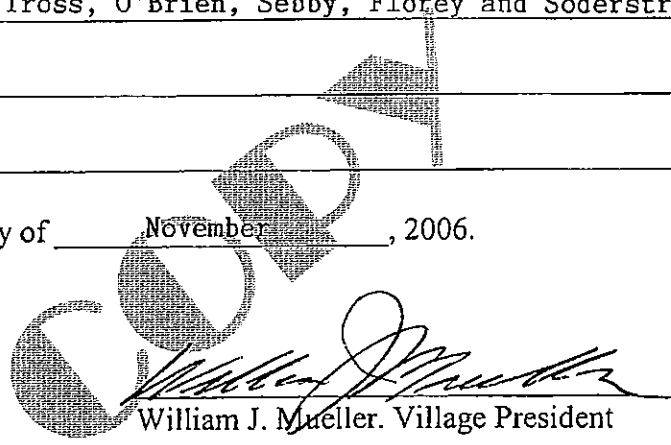
Passed on second reading this 16th day of November, 2006.

Ayes: Trustees Gron, Tross, O'Brien, Sebby, Florey and Soderstrom

Nays: None

Absent: None

Approved this 16th day of November, 2006.



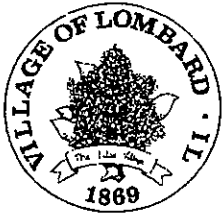
William J. Mueller, Village President

ATTEST:

Brigitte O'Brien  
Brigitte O'Brien, Village Clerk

Published by me in pamphlet from this 20th day of November, 2006

Brigitte O'Brien  
Brigitte O'Brien, Village Clerk



I, **Barbara A. Johnson**, hereby certify that I am the duly qualified Deputy Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Deputy Village Clerk, I maintain and am safekeeper of the records and files of the President and Board of Trustees of said Village.

I further certify that attached hereto is a  
copy of ORDINANCE 5950

AMENDING ORDINANCES 1174, 1321, 1390, 2977 AND 3183,

GRANTING A CONDITIONAL USE FOR A PLANNED

DEVELOPMENT IN THE R5 GENERAL RESIDENCE

DISTRICT, WITH A VARIATION FROM THE PERIMETER

LANDSCAPE REQUIREMENTS SET FORTH IN THE

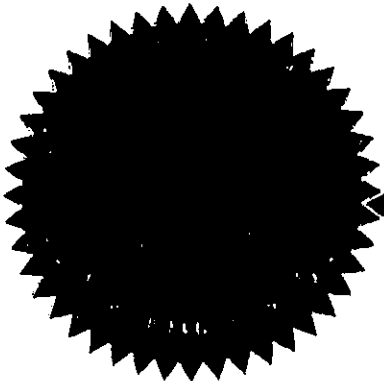
LOMBARD ZONING ORDINANCE

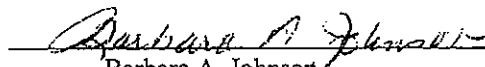
300 WEST 22<sup>ND</sup> STREET, LOMBARD

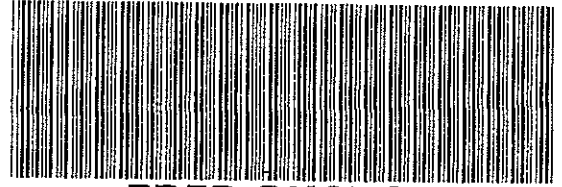
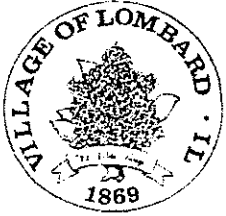
PINS: 06-19-400-026; 06-19-404-001 THROUGH 141; 06-19-405-  
001 THROUGH 151; 06-19-400-018 THROUGH 028

of the said Village as it appears from the official records of said  
Village duly approved November 16, 2006.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said Village of Lombard, Du Page County, Illinois this   5th   day of  
February, 2007



  
Barbara A. Johnson  
Deputy Village Clerk  
Village of Lombard  
DuPage County, Illinois



**FRED BUCHOLZ**

DUPAGE COUNTY RECORDER

JAN.10,2008

3:36 PM

OTHER

06-19-400-026

00X PAGES

R2008-005079

6

**ORDINANCE 6112**

**GRANTING A TIME EXTENSION  
OF ORDINANCE 5949**

**PIN: 06-19-400-026**

**ADDRESS: 300 W. 22<sup>ND</sup> STREET, LOMBARD, IL**

**CONFIDENTIAL**

**Return To:**

**Village of Lombard  
Department of Community Development  
255 E. Wilson Avenue  
Lombard, IL 60148**

**ORDINANCE NO. 6112**

**AN ORDINANCE GRANTING  
A TIME EXTENSION OF ORDINANCE 5949**

(PC 06-28: 300 W. 22<sup>nd</sup> Street)

WHEREAS, on November 16, 2007, the President and Board of Trustees of the Village of Lombard adopted Ordinance 5949 granting further amendments to a conditional use approval for a planned development as approved by Ordinance 1174 adopted May 9, 1966; Ordinance 1321, adopted October 16, 1967; Ordinance 1390, adopted May 20, 1968; Ordinance 2977, adopted August 13, 1987; and Ordinance 3183, adopted August 17, 1989; to provide for the approval of the submitted site plans included as part of the petition; and

WHEREAS, the petition also requested approval of a variation from Section 155.602 (A)(3)(d) of the Zoning Ordinance to allow for off-street parking spaces to be located in a required front yard; all for the property located at 300 W. 22<sup>nd</sup> Street (hereinafter the "Subject Property"; and

WHEREAS, pursuant to Sections 155.103 (F)(11) and (C)(10) of the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois, conditional uses and variations are null and void if construction is not substantially underway within one year from the date of granting thereof, unless further action is taken by the Village Board; and,

WHEREAS, while the owner has secured title to the Subject Property and has razed the existing structures on the property, construction has not commenced and no building permit has been issued for the development granted by Ordinance 5949; and,

WHEREAS, the Village has received a letter requesting an extension of Ordinance 5949; and,

WHEREAS, the President and Board of Trustees have determined that it is in the best interests of the Village of Lombard to grant said extension.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: Ordinance 5949 is hereby amended and extended and shall be null and void unless a building permit is obtained and the project is substantially underway within twelve (12) months of the date of adoption of this Ordinance.

SECTION 2: That all other provisions associated with Ordinance 5949 shall remain in full force and effect.

SECTION 3: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

First reading waived by action of the Board of Trustees this 15<sup>th</sup> day of November, 2007.

Passed on second reading this 15<sup>th</sup> day of November 2007.

Ayes: Trustees Gron, Tross, O'Brien, Moreau, Fitzpatrick and Soderstrom

Nays: None

Absent: None

Approved by me this 15<sup>th</sup> day of November, 2007.

  
William J. Mueller, Village President

ATTEST:

  
Brigitte O'Brien, Village Clerk

Ordinance No. 6112  
Re: PC 06-28 -- Extension  
Page 3

Published by me in pamphlet form this 20<sup>th</sup> day of November, 2007.

  
\_\_\_\_\_  
Brigitte O'Brien, Village Clerk

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**COPY**

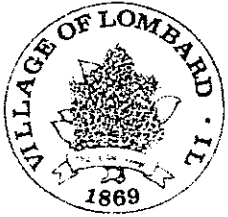


## LEGAL DESCRIPTION

The east 300.00 feet of the south 485.60 feet of the west half of the southeast quarter of Section 19, Township 39 North, Range 11 east of the third Principal Meridian, in DuPage County, Illinois.

**Parcel Number: 06-19-400-026 (i.e., the Subject Property)**

**COPY**



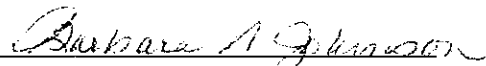
I, **Barbara A. Johnson**, hereby certify that I am the duly qualified Deputy Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Deputy Village Clerk, I maintain and am safekeeper of the records and files of the President and Board of Trustees of said Village.

I further certify that attached hereto is a  
copy of ORDINANCE 6112  
GRANTING A TIME EXTENSION OF  
ORDINANCE 5949

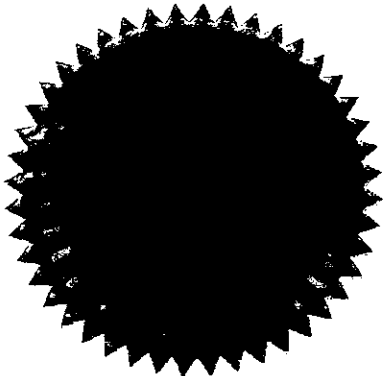
ADDRESS: 300 W. 22<sup>ND</sup> STREET, LOMBARD, IL  
FIN: 06-19-400-026

of the said Village as it appears from the official records of  
said Village duly approved November 15, 2007.

In Witness Whereof, I have hereunto affixed my official signature and the  
Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this  
6<sup>th</sup> day of December, 2007



Barbara A. Johnson  
Deputy Village Clerk  
Village of Lombard  
DuPage County, Illinois





**FRED BUCHOLZ**  
DUPAGE COUNTY RECORDER  
APR. 17, 2009 3:30 PM  
OTHER 06-19-400-026  
006 PAGES R2009-057165

**ORDINANCE 6277**

**GRANTING A FURTHER TIME EXTENSION TO  
ORDINANCE 5950, AS AMENDED BY ORDINANCE 6112**

**Address: 300 W. 22<sup>nd</sup> Street, Lombard, IL**

**PIN: 06-19-400-026**

**Return To:**

**Village of Lombard  
Department of Community Development  
255 E. Wilson Avenue  
Lombard, IL 60148**

**ORDINANCE NO. 6277**

**AN ORDINANCE GRANTING A FURTHER  
TIME EXTENSION TO ORDINANCE 5950,  
AS AMENDED BY ORDINANCE 6112**

(PC 06-28: 300 W. 22<sup>nd</sup> Street)

WHEREAS, on November 16, 2006, the President and Board of Trustees of the Village of Lombard adopted Ordinance 5950 granting further amendments to a conditional use approval for a planned development as approved by Ordinance 1174 adopted May 9, 1966; Ordinance 1321, adopted October 16, 1967; Ordinance 1390, adopted May 20, 1968; Ordinance 2977, adopted August 13, 1987; and Ordinance 3183, adopted August 17, 1989; to provide for the approval of the submitted site plans included as part of the petition; and

WHEREAS, the petition also requested approval of a variation from Section 155.602 (A)(3)(d) of the Zoning Ordinance to allow for off-street parking spaces to be located in a required front yard; all for the property located at 300 W. 22<sup>nd</sup> Street (hereinafter the "Subject Property"; and

WHEREAS, pursuant to Sections 155.103 (F)(11) and (C)(10) of the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois, conditional uses and variations are null and void if construction is not substantially underway within one year from the date of granting thereof, unless further action is taken by the Village Board; and,

WHEREAS, the President and Board of Trustees adopted Ordinance 6112 on November 15, 2007, granting an amendment to Ordinance 5950 which extended the period in which the petitioner shall obtain a building permit and start construction on the associated project by November 14, 2008; and

WHEREAS, construction has not commenced and the associated building permits are not anticipated to be issued by November 14, 2008, as required by Ordinance 6112; and,

WHEREAS, the Village has received a letter requesting a further extension of Ordinances 5950 and 6112; and,

WHEREAS, the President and Board of Trustees have determined that it is in the best interests of the Village of Lombard to grant said extension.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: Ordinances 5950 and 6112 is hereby amended and extended and shall be null and void unless a building permit is obtained and the project is substantially underway within twelve (12) months of the date of adoption of this Ordinance.

SECTION 2: That all other provisions associated with Ordinances 5950 and 6112 shall remain in full force and effect.

SECTION 3: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this \_\_\_\_\_ day of \_\_\_\_\_, 2008.

First reading waived by action of the Board of Trustees this 20<sup>th</sup> day of November, 2008.

Passed on second reading this 20<sup>th</sup> day of November, 2008.

Ayes: Trustees Gron, Tross, O'Brien, Moreau, Fitzpatrick and Soderstrom

Nays: None

Absent: None

Approved by me this 20<sup>th</sup> day of November, 2008.

  
William L. Mueller, Village President

ATTEST:

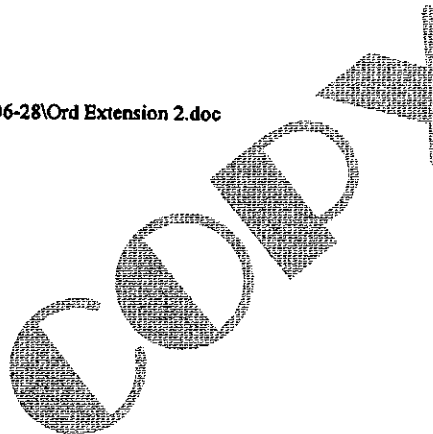
Ordinance No. 6277  
Re: PC 06-28 – 2<sup>nd</sup> Time Extension  
Page 3

  
\_\_\_\_\_  
Brigitte O'Brien, Village Clerk

Published by me in pamphlet form this 21<sup>st</sup> day of November, 2007.

  
\_\_\_\_\_  
Brigitte O'Brien, Village Clerk

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## LEGAL DESCRIPTION

The east 300.0 feet of the south 485.60 feet of the west half of the southeast quarter of Section 19, Township 39 North, Range 11 east of the Third Principal Meridian, in DuPage County, Illinois.

Parcel Number: 06-19-400-026 (i.e., the Subject Property)

**SOLD**

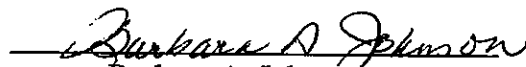


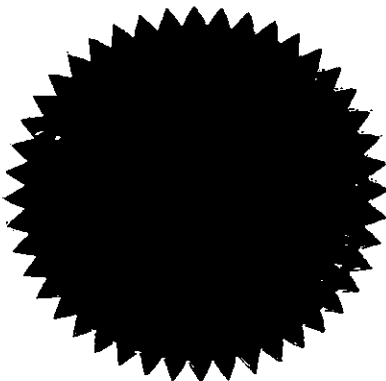
I, **Barbara A. Johnson**, hereby certify that I am the duly qualified Deputy Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Deputy Village Clerk, I maintain and am safekeeper of the records and files of the President and Board of Trustees of said Village.

I further certify that attached hereto is a copy of ORDINANCE 6277  
GRANTING A FURTHER TIME EXTENSION TO  
ORDINANCE 5950, AS AMENDED BY  
ORDINANCE 6112

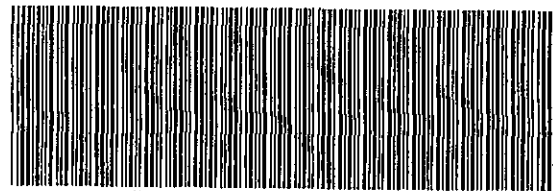
of the said Village as it appears from the official records of said Village duly approved this 20<sup>TH</sup> day of November, 2008.

**In Witness Whereof**, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 9<sup>th</sup> day of January, 2009.

  
Barbara A. Johnson  
Deputy Village Clerk  
Village of Lombard  
DuPage County, Illinois







**FRED BUCHOLZ**

DUPAGE COUNTY RECORDER

FEB.08,2010

11:09 AM

OTHER

06-19-400-026

006 PAGES

R2010-018227

**ORDINANCE 6413**

**GRANTING A FURTHER TIME EXTENSION TO  
ORDINANCE 5950, AS AMENDED BY  
ORDINANCES 6112 AND 6277**

**PIN: 06-19-400-026**

**Address: 300 W. 22<sup>nd</sup> Street, Lombard, IL**

**Return To:  
Village of Lombard  
255 E. Wilson Avenue  
Lombard, IL 60148**

**ORDINANCE NO. 6413**

**AN ORDINANCE GRANTING A FURTHER  
TIME EXTENSION TO ORDINANCE 5950,  
AS AMENDED BY ORDINANCE 6112 AND 6277**

(PC 06-28: 300 W. 22<sup>nd</sup> Street)

WHEREAS, on November 16, 2006, the President and Board of Trustees of the Village of Lombard adopted Ordinance 5950 granting further amendments to a conditional use approval for a planned development as approved by Ordinance 1174 adopted May 9, 1966; Ordinance 1321, adopted October 16, 1967; Ordinance 1390, adopted May 20, 1968; Ordinance 2977, adopted August 13, 1987; and Ordinance 3183, adopted August 17, 1989; to provide for the approval of the submitted site plans included as part of the petition; and

WHEREAS, the petition also requested approval of a variation from Section 155.602 (A)(3)(d) of the Zoning Ordinance to allow for off-street parking spaces to be located in a required front yard; all for the property located at 300 W. 22<sup>nd</sup> Street (hereinafter the "Subject Property"); and

WHEREAS, pursuant to Sections 155.103 (F)(11) and (C)(10) of the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois, conditional uses and variations are null and void if construction is not substantially underway within one year from the date of granting thereof, unless further action is taken by the Village Board; and,

WHEREAS, on November 15, 2007, the President and Board of Trustees of the Village of Lombard adopted Ordinance 6112 granting an extension to the conditional use approval for a one-year period; and,

WHEREAS, on November 20, 2008, the President and Board of Trustees of the Village of Lombard adopted Ordinance 6277 granting a further time extension to the conditional use approval for a one-year period; and,

WHEREAS, construction has not commenced and the associated building permits are not anticipated to be issued by November 20, 2009, as required by Ordinance 6277; and,

WHEREAS, the Village has received a letter requesting a further extension of Ordinances 5950, 6112 and 6277; and,

Ordinance No. 6413  
Re: PC 06-28 – 3<sup>rd</sup> Time Extension  
Page 2

WHEREAS, the President and Board of Trustees have determined that it is in the best interests of the Village of Lombard to grant said extension.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: Ordinances 5950, 6112 and 6277 are hereby amended and extended and shall be null and void unless a building permit is obtained and the project is substantially underway within twelve (12) months of the date of adoption of this Ordinance.

SECTION 2: That all other provisions associated with Ordinances 5950, 6112 and 6277 shall remain in full force and effect.

SECTION 3: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this 5<sup>th</sup> day of November, 2009.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2009.

Passed on second reading this 19<sup>th</sup> day of November, 2009.

Ayes: Trustees Gron, Tross, Wilson, Moreau, Fitzpatrick

Nays: None

Absent: WARE

Approved by me this 19<sup>th</sup> of November, 2009.

  
William J. Mueller, Village President

Ordinance No. 6413  
Re: PC 06-28 – 3<sup>rd</sup> Time Extension  
Page 3

ATTEST:

  
\_\_\_\_\_  
Brigitte O'Brien, Village Clerk

Published by me in pamphlet form this 20<sup>th</sup> day of November, 2009.

  
\_\_\_\_\_  
Brigitte O'Brien, Village Clerk

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**COPIED**

## LEGAL DESCRIPTION

The east 300.0 feet of the south 485.60 feet of the west half of the southeast quarter of Section 19, Township 39 North, Range 11 east of the Third Principal Meridian, in DuPage County, Illinois.

Parcel Number: 06-19-400-026 (i.e., the Subject Property)

**COPY**



I, **Barbara A. Johnson**, hereby certify that I am the duly qualified Deputy Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Deputy Village Clerk, I maintain and am safekeeper of the records and files of the President and Board of Trustees of said Village.

I further certify that attached hereto is a  
copy of

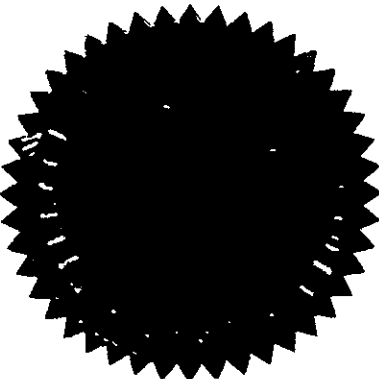
ORDINANCE 6413  
GRANTING A FURTHER TIME EXTENSION TO  
ORDINANCE 5950, AS AMENDED BY ORDINANCES  
6112 AND 6277

PIN: 06-19-400-026

Address: 300 W. 22<sup>nd</sup> Street, Lombard, IL 60148

of the said Village as it appears from the official records of said Village duly approved this 19th day of November, 2009.

**In Witness Whereof**, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 3<sup>rd</sup> day of December, 2009.



*Barbara A. Johnson*

Barbara A. Johnson  
Deputy Village Clerk  
Village of Lombard  
DuPage County, Illinois

**ORDINANCE NO. 6548**

**AN ORDINANCE GRANTING A FURTHER  
TIME EXTENSION TO ORDINANCE 5950,  
AS AMENDED BY ORDINANCE 6112, 6277 AND 6413**

(PC 06-28: 300 W. 22<sup>nd</sup> Street)

WHEREAS, on November 16, 2006, the President and Board of Trustees of the Village of Lombard adopted Ordinance 5950 granting further amendments to a conditional use approval for a planned development as approved by Ordinance 1174 adopted May 9, 1966; Ordinance 1321, adopted October 16, 1967; Ordinance 1390, adopted May 20, 1968; Ordinance 2977, adopted August 13, 1987; and Ordinance 3183, adopted August 17, 1989; to provide for the approval of the submitted site plans included as part of the petition; and

WHEREAS, the petition also requested approval of a variation from Section 155.602 (A)(3)(d) of the Zoning Ordinance to allow for off-street parking spaces to be located in a required front yard; all for the property located at 300 W. 22<sup>nd</sup> Street (hereinafter the "Subject Property"); and

WHEREAS, pursuant to Sections 155.103 (F)(11) and (C)(10) of the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois, conditional uses and variations are null and void if construction is not substantially underway within one year from the date of granting thereof, unless further action is taken by the Village Board; and,

WHEREAS, on November 15, 2007, the President and Board of Trustees of the Village of Lombard adopted Ordinance 6112 granting an extension to the conditional use approval for a one-year period; and,

WHEREAS, on November 20, 2008, the President and Board of Trustees of the Village of Lombard adopted Ordinance 6277 granting a further time extension to the conditional use approval for a one-year period; and,

WHEREAS, on November 19, 2009, the President and Board of Trustees of the Village of Lombard adopted Ordinance 6413 granting a further time extension to the conditional use approval for a one-year period; and,

WHEREAS, construction has not commenced and the associated building permits are not anticipated to be issued by November 19, 2010, as required by Ordinance 6413; and,

WHEREAS, the Village has received a letter requesting a further extension of Ordinances 5950, 6112, 6277 and 6413; and,

WHEREAS, the President and Board of Trustees have determined that it is in the best interests of the Village of Lombard to grant said extension.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: Ordinances 5950, 6112, 6277 and 6413 are hereby amended and extended and shall be null and void unless a building permit is obtained and the project is substantially underway within twelve (12) months of the date of adoption of this Ordinance.

SECTION 2: That all other provisions associated with Ordinances 5950, 6112, 6277 and 6413 shall remain in full force and effect.

SECTION 3: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this \_\_\_\_ day of \_\_\_\_\_, 2010.

First reading waived by action of the Board of Trustees this 18<sup>th</sup> day of November, 2010

Passed on second reading this 18<sup>th</sup> day of November, 2010.

Ayes: Trustees Gron, Giagnorio, Wilson, Moreau, Fitzpatrick, & Ware


Nays: None

Absent: None

Approved by me this 18th day of November, 2010.



Ordinance No. 6548  
Re: PC 06-28 – 4<sup>th</sup> Time Extension  
Page 3

  
William J. Mueller, Village President

ATTEST:

  
Brigitte O'Brien, Village Clerk

Published by me in pamphlet form this 19<sup>th</sup> day of November, 2010

  
Brigitte O'Brien, Village Clerk

**COPY**



**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE GRANTING A FURTHER  
TIME EXTENSION TO ORDINANCE 5950,  
AS AMENDED BY ORDINANCE 6112, 6277, 6413 AND 6548**

(PC 06-28: 300 W. 22<sup>nd</sup> Street)

WHEREAS, on November 16, 2006, the President and Board of Trustees of the Village of Lombard adopted Ordinance 5950 granting further amendments to a conditional use approval for a planned development as approved by Ordinance 1174 adopted May 9, 1966; Ordinance 1321, adopted October 16, 1967; Ordinance 1390, adopted May 20, 1968; Ordinance 2977, adopted August 13, 1987; and Ordinance 3183, adopted August 17, 1989; to provide for the approval of the submitted site plans included as part of the petition; and

WHEREAS, the petition also requested approval of a variation from Section 155.602 (A)(3)(d) of the Zoning Ordinance to allow for off-street parking spaces to be located in a required front yard; all for the property located at 300 W. 22<sup>nd</sup> Street (hereinafter the "Subject Property"; and

WHEREAS, pursuant to Sections 155.103 (F)(11) and (C)(10) of the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois, conditional uses and variations are null and void if construction is not substantially underway within one year from the date of granting thereof, unless further action is taken by the Village Board; and,

WHEREAS, on November 15, 2007, the President and Board of Trustees of the Village of Lombard adopted Ordinance 6112 granting an extension to the conditional use approval for a one-year period; and,

WHEREAS, on November 20, 2008, the President and Board of Trustees of the Village of Lombard adopted Ordinance 6277 granting a further time extension to the conditional use approval for a one-year period; and,

WHEREAS, on November 19, 2009, the President and Board of Trustees of the Village of Lombard adopted Ordinance 6413 granting a further time extension to the conditional use approval for a one-year period; and,

WHEREAS, on November 18, 2010, the President and Board of Trustees of the Village of Lombard adopted Ordinance 6548 granting a further time extension to the conditional use approval for a one-year period; and,

WHEREAS, construction has not commenced and the associated building permits are not anticipated to be issued by November 18, 2011, as required by Ordinance 6548; and,

WHEREAS, the Village has received a letter requesting a further extension of Ordinances 5950, 6112, 6277, 6413 and 6548; and,

WHEREAS, the President and Board of Trustees have determined that it is in the best interests of the Village of Lombard to grant said extension.

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: Ordinances 5950, 6112, 6277, 6413 and 6548 are hereby amended and extended and shall be null and void unless a building permit is obtained and the project is substantially underway within twelve (12) months of the date of adoption of this Ordinance.

SECTION 2: That all other provisions associated with Ordinances 5950, 6112, 6277, 6413 and 6548 shall remain in full force and effect.

SECTION 3: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this \_\_\_\_ day of \_\_\_\_\_, 2011.

First reading waived by action of the Board of Trustees this \_\_\_\_ day of \_\_\_\_\_, 2011.

Passed on second reading this \_\_\_\_ day of \_\_\_\_\_, 2011.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

Ordinance No. \_\_\_\_\_  
Re: PC 06-28 – 5<sup>th</sup> Time Extension  
Page 3

Absent: \_\_\_\_\_

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
William J. Mueller, Village President

ATTEST:

\_\_\_\_\_  
Brigitte O'Brien, Village Clerk

Published by me in pamphlet form this \_\_\_\_\_ day of \_\_\_\_\_, 2011.

\_\_\_\_\_  
Brigitte O'Brien, Village Clerk