

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

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

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: William T. Lichter, Village Manager

DATE: November 5, 2007 (BOT) Date: November 15, 2007

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

SUBMITTED BY: Department of Community Development *John*

BACKGROUND/POLICY IMPLICATIONS:

The Department of Community Development transmits for your consideration an ordinance granting a 12-month time extension of Ordinance 5949 for the property located at 300 W. 22nd Street and known as the Hunter's Woods development. (DISTRICT #3)  
(DISTRICT #3)

Staff recommends approval of this request.

Staff recommends a waiver of first reading.

Please place this item on the November 15, 2007 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X \_\_\_\_\_  
Date \_\_\_\_\_  
Finance Director X \_\_\_\_\_  
Date \_\_\_\_\_  
Village Manager X *M. V. L. Lichter*  
Date *11/5/07*

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: William T. Lichter, Village Manager

FROM: David A. Hulseberg, AICP, Assistant Village Manager/Director of Community Development *dm*

DATE: November 15, 2007

SUBJECT: PC 06-28: 300 W. 22<sup>nd</sup> Street (Coving/Cove Landing Planned Development/Hunter's Woods) - Request for Time Extension

The Board of Trustees approved Ordinance 5949 (PC 06-28) on November 16, 2007 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. The actions were requested in order to construct a new multiple-family residential building on the property.

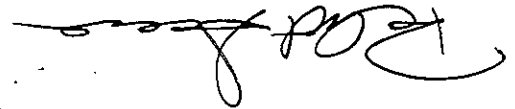
Per the provisions of Sections 155.103 (F)(11) and (C)(10) of the Zoning Ordinance, if construction has not begun within one (1) year from the date of approval, the conditional use is null and void unless an extension is granted by the Board of Trustees. A copy of Ordinance 5949 is attached for your reference.

After being advised that the relief was about to expire, the petitioner submitted a letter requesting an extension of the relief for an additional year. Staff believes that granting an extension is in the best interest of the Village, provided that the petitioner adheres to conditions incorporated in the Ordinance 5949.

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.

**KENAR, LTD**  
Director of Land Development  
Robert Schmude, P.E.



Sincerely,

Please feel free to call me should you require anything else from us to facilitate this request. Thank you for your ongoing cooperation on this development.

We formally request a time extension of the subject Ordinance of approval for PC06-28. We are requesting this relief so that we may continue to work with both the Village of Lombard and DuPage County to gain approval of the final engineering and plat that was recently completed and submitted.

Dear Mr. Heniff:

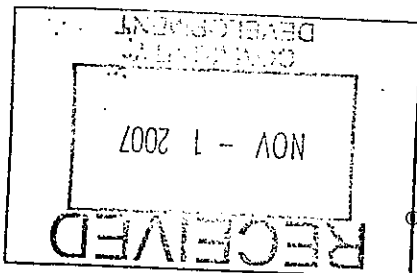
RE: Request for Time Extension of Ord. PC 06-28  
Hunters Ridge Condominiums – Lombard, IL

FAX (630) 629-2374 (1 page)

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

October 30, 2007

SENT VIA FAX AND MAIL



ORDINANCE 5949

AN ORDINANCE AMENDING ORDINANCE NUMBER 4403,  
ADOPTED JANUARY 22, 1998, AMENDING THE COMPREHENSIVE PLAN  
FOR THE VILLAGE OF LOMBARD, ILLINOIS

(PC 06-28; 300 West 22<sup>nd</sup> Street)

(See also Ordinance No.(s) \_\_\_\_\_ 5950)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted Ordinance 4403, the Lombard Comprehensive Plan; and,

WHEREAS, an application has heretofore been filed requesting a map amendment for the purpose of changing the Comprehensive Plan's Long Range Land Use Plan designation for the property described in Section 2 hereto from Public and Institutional to Medium Density Residential; and,

WHEREAS, a public hearing thereon 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 Comprehensive Plan amendments described herein; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein.

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: That Ordinance 4403, otherwise known as the Comprehensive Plan of the Village of Lombard, Illinois, be and is hereby amended so as to redesignate the property described in Section 2 hereof from Public and Institutional to Medium Density Residential.

SECTION 2: The Comprehensive Plan redesignation is limited and restricted to the property generally located at 300 West 22<sup>nd</sup> Street, Lombard, Illinois, and 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.

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

SECTION 3: That the official Long Range Land Use Plan map (Figure 1 in the Comprehensive Plan) of the Village of Lombard be changed in conformance with the provisions of this ordinance.

SECTION 4: 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.

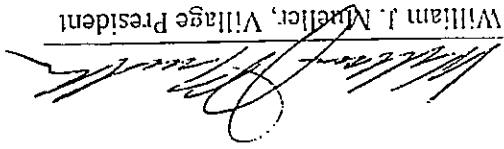
Passed on second reading this 16th day of November, 2006.

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

Nays: None

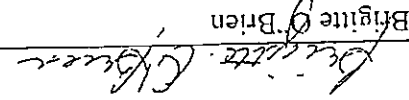
Absent: None

Approved this 16th day of November, 2006.

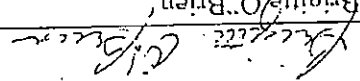
  
William J. Mueller, Village President

Ordinance No. 5949  
Re: PC 06-28 Comprehensive Plan Amendment  
Page 3

ATTEST:

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

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

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

ORDINANCE NO. \_\_\_\_\_  
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 \_\_\_\_\_ day of \_\_\_\_\_, 2007.

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

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

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

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

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk



Published by me in pamphlet form this \_\_\_\_\_ day of \_\_\_\_\_, 2007.

Brigitte O'Brien, Village Clerk

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