

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


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

**TO :** PRESIDENT AND BOARD OF TRUSTEES

**FROM:** Scott R. Niehaus, Village Manager

**DATE :** September 11, 2020    **(BOT) Date:** September 19, 2020

**SUBJECT:** PC 20-03; Beyond Self Storage 880 E. Roosevelt Road – Time Extension Request

**SUBMITTED BY:** William J. Heniff, AICP, Director of Community Development 

**BACKGROUND/POLICY IMPLICATIONS:**

The Board of Trustees approved Ordinance 7799 (PC 20-03) on March 5, 2020, which granted approval of a conditional use for a storage center for the property at 880 E. Roosevelt Road. Per the provisions of the Zoning Ordinance (Section 155.103(F)), if construction has not begun within twelve (12) months from the date of approval, the zoning relief granted is null and void unless an extension is granted by the Board of Trustees.

Staff recommends that the Village Board approve an Ordinance extending the time period to start construction of the proposed project for an additional twelve-month period (i.e., until March 5, 2022). The petitioner is requesting a waiver of first reading of the Ordinance.

**Fiscal Impact/Funding Source:**

Review (as necessary):

Finance Director \_\_\_\_\_ Date \_\_\_\_\_  
Village Manager \_\_\_\_\_ Date \_\_\_\_\_

**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:** Scott R. Niehaus, Village Manager

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

**MEETING DATE:** December 17, 2020

**SUBJECT:** **PC 20-03; Beyond Self Storage, 880 E. Roosevelt Road – Time Extension Request**

The Board of Trustees approved Ordinance 7799 (PC 20-03) on March 5, 2020, which granted approval of a conditional use for a storage center for the property at 880 E. Roosevelt Road. Per the provisions of the Zoning Ordinance (Section 155.103(F)), if construction has not begun within twelve (12) months from the date of approval, the zoning relief granted is null and void unless an extension is granted by the Board of Trustees.

After being advised that the approved zoning relief would expire prior to their slated construction start, the property owner has requested an extension of the approval granted by the Village Board. The extension will allow the property owner to start construction in spring 2021.

A copy of Ordinance 7799 is attached for your reference.

### **ACTION REQUESTED**

Staff recommends that the Village Board approve an Ordinance extending the time period to start construction of the proposed project for an additional twelve-month period (i.e., until March 5, 2022). The petitioner is requesting a waiver of first reading of the Ordinance.

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

**AN ORDINANCE GRANTING A TIME EXTENSION TO  
ORDINANCE 7799 APPROVING A CONDITIONAL USE FOR A  
STORAGE CENTER FOR THE PROPERTY AT 880 E.  
ROOSEVELT ROAD**

(PC 20-03; Beyond Self Storage, 880 E. Roosevelt Road)

WHEREAS, on March 5, 2020, the President and Board of Trustees of the Village of Lombard adopted Ordinance 7799 which approved a conditional use for a storage center; and,

WHEREAS, pursuant to Section 155.103(F) of the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois, a conditional use shall become null and void unless work thereon is substantially underway within twelve (12) months from the date of issuance, unless further action is taken by the Village Board; and,

WHEREAS, construction has not commenced and no building permit has been issued for the development granted by Ordinance 7799; and

WHEREAS, the Village has received a request from the owner for a time extension of said Ordinance; 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 7799 is hereby further 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 expiration date of this Ordinance (i.e., March 5, 2022).

SECTION 2: That all other provisions associated with Ordinance 7799 not amended by this Ordinance shall remain in full force and effect.

SECTION 3: That this ordinance is limited and restricted to the subject property generally located at 880 E. Roosevelt Road, Lombard, Illinois, and more specifically legally described as set forth below:

THE WEST 20 RODS (330 FEET) OF THE WEST ½ OF THE SOUTHWEST ¼ LYING SOUTH OF THE NORTH 1,960 FEET OF SECTION 16 AND THE EAST 3 FEET OF THE EAST ¾ OF THE EAST ½ OF THE SOUTHEAST ¼ LYING SOUTH OF THE NORTH 1,960 FEET, OF SECTION 17, ALL IN TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPTING THAT PART DEDICATED FOR HIGHWAY) IN DUPAGE COUNTY, ILLINOIS.

PIN: 06-16-309-022

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 \_\_\_\_ day of \_\_\_\_\_, 2020.

First reading waived by action of the Board of Trustees this \_\_\_\_ day of \_\_\_\_\_, 2020.

Passed on second reading this \_\_\_\_ day of \_\_\_\_\_, 2020, pursuant to a roll call vote as follows:

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

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

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

Approved by me this \_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Keith Giagnorio, Village President

ATTEST:

\_\_\_\_\_

Ordinance No. \_\_\_\_\_  
Re: PC 20-03 – Time Extension  
Page 3

Sharon Kuderna, Village Clerk

Published in pamphlet from this \_\_\_\_\_ day of \_\_\_\_\_, 2020.

\_\_\_\_\_  
Sharon Kuderna, Village Clerk



## Kohn, Jeannie

---

**From:** JJ Jenkins <jjenkins@northpointkc.com>  
**Sent:** Friday, November 20, 2020 1:48 PM  
**To:** Ganser, Jennifer  
**Cc:** Kristen Bruns; Michael Johnston  
**Subject:** Conditional Use approval- 850 E. Roosevelt Rd

### Please be cautious

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello Jennifer,

I hope you are doing well. Our civil engineer, Kristen Bruns, had reached out to you last week about the process for obtaining a 1-year extension for the zoning conditional use approval on our property at 850 E. Roosevelt Rd. for the planned self storage development. The current approval has an upcoming expiration in March, 2021 in the event we have not started construction by that time.

As we have not yet started construction at this time, and now expect not to start construction until after March, 2021, we would officially like to request a 1-year extension of the conditional use approval. At the time we received the initial approval from the Village, our purchase of the property was contingent upon finalizing other approvals that included final approval from DOT for our entrance. That approval ended up taking a significant amount of time to finalize, and amid the ongoing Covid affected environment that subsequently developed, both our purchase of the property and our development schedule pushed back significantly. We then made the decision not to commence development going into the upcoming winter season, and now expect to line up start of development likely in April of next year.

We would like to go ahead and have this request placed on an upcoming Board of Trustees agenda in December if possible, so that the issue is taken care of with no concerns plenty ahead of the expiration date. Could you please let me know what else you may require from us to proceed accordingly?

Thank you for your assistance,  
J.J.

### J.J. Jenkins | Director of Development



12977 N. Outer Forty Rd., Suite 203 | St. Louis, MO 63141

Phone: 314-517-6873

Email: [jjenkins@northpointkc.com](mailto:jjenkins@northpointkc.com)

[www.beyondthecontract.com](http://www.beyondthecontract.com)