

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

**DATE :** February 9, 2021    **(BOT) Date:** February 18, 2021

**SUBJECT:** PC 20-01; Holiday Inn Express – 451 E. North Avenue – Time Extension Request

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

**BACKGROUND/POLICY IMPLICATIONS:**

The Board of Trustees approved Ordinance 7800 (PC 20-01) on March 5, 2020, which granted approval of a conditional use pursuant to Section 155.416(C)(34) of the Lombard Zoning Ordinance to allow for a fourth story in the B4 zoning district for the property at 451 E. North Avenue. Per the provisions of Ordinance 7800, 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 twenty-four-month period (i.e., until March 5, 2023). 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:** February 18, 2021

**SUBJECT:** **PC 20-01; Holiday Inn Express – 451 E. North Avenue – Time Extension Request**

The Board of Trustees approved Ordinance 7800 (PC 20-01) on March 5, 2020, which granted approval of a conditional use pursuant to Section 155.416(C)(34) of the Lombard Zoning Ordinance to allow for a fourth story in the B4 zoning district for the property at 451 E. North Avenue. Per the provisions of Ordinance 7800, 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 obtain their financing which has been restricted due to the pandemic.

A copy of Ordinance 7800 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 twenty-four-month period (i.e., until March 5, 2023). The petitioner is requesting a waiver of first reading of the Ordinance.

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

**AN ORDINANCE GRANTING A TIME EXTENSION TO  
ORDINANCE 7800 APPROVING A CONDITIONAL USE  
PURSUANT TO SECTION 155.416(C)(34) OF THE LOMBARD  
ZONING ORDINANCE TO ALLOW FOR A FOURTH STORY  
LOCATED IN THE B4 ZONING DISTRICT**

(PC 20-01: Holiday Inn Express – 451 E. North Avenue)

WHEREAS, on March 5, 2020, the President and Board of Trustees of the Village of Lombard adopted Ordinance 7800 which approved a conditional use to allow for a fourth story; and,

WHEREAS, pursuant to Ordinance 7800 the 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 7800; 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 7800 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 twenty-four (24) months of the expiration date of this Ordinance (i.e., March 5, 2023).

SECTION 2: That all other provisions associated with Ordinance 7800 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 451 E. North Avenue, Lombard, Illinois, and more specifically legally described as set forth below:

LOT 1 IN HUGHES' RESUBDIVISION OF LOTS 1, 2, 3, 4, 5 AND 6 (EXCEPT THE EAST 20.0 FEET OF SAID LOT 6) IN BLOCK 1 IN "LOMBARD HEIGHTS", A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 5, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, LYING NORTH OF THE NORTH LINE OF THE SUBDIVISION ENTITLED VISTA, AS DOCUMENT 243024, ACCORDING TO THE PLAT OF SAID RECORDED MAY 18, 1970 AS DOCUMENT R70-15388, DUPAGE COUNTY, ILLINOIS.

PIN Number: 06-05-200-014

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 \_\_\_\_\_, 2021.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2021, pursuant to a roll call vote as follows:

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

Nayes: \_\_\_\_\_

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

Approved by me this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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

ATTEST:

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

Ordinance No. \_\_\_\_\_  
Re: PC 20-01 – Time Extension  
Page 3

Published in pamphlet from this \_\_\_\_\_ day of \_\_\_\_\_, 2021.

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Sharon Kuderna, Village Clerk



## Ganser, Jennifer

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**From:** Noor Tejany <Noor@serenagroup.com>  
**Sent:** Thursday, January 14, 2021 5:46 PM  
**To:** Ganser, Jennifer  
**Subject:** Re: time extension

### **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.

Good Afternoon Jennifer

Thanks for your email. This email I am writing behalf of our Company First Lombard Hospitality LLC for our up coming holiday Inn Express in Lombard. As of current situation our lender like to hold down to our financing for our hotel til end of year and they will considering to have our financing available by end of this year. So once they will approve our financing and then we will start working on drawing and permit and according to the situation we will not be able to break the ground til March of 2023. Therefore we request village of Lombard to consider our extension of our ground breaking date from March 2020 to March 2023.

We are excited to be part of Lombard business community.

Thank you for considering our Request.

Please feel free to call me if you have any question at 630 2022001.

Thanks  
Noor Tejany

On Jan 14, 2021, at 1:12 PM, Ganser, Jennifer <GanserJ@villageoflombard.org> wrote:

Noor,

As you know, the Holiday Inn Express was approved on March 5, 2020. We are agreeable to a time extension ordinance for two years (to be under construction by March 5, 2023). We have scheduled this for the February 18, 2021 Village Board Meeting. There is no fee, you do not need to attend the meeting.

Please send me an email formally requesting the time extension, noting the issues with Covid and financing that has lead to the delay in the project.

Thank you.

**Jennifer Ganser, AICP**

Assistant Director of Community Development  
Village of Lombard  
255 E. Wilson Ave. Lombard, IL 60148

Building Permits? Visit our [Online Portal](#)

<image001.png>

Phone: (630) 620-5717

Fax: (630) 629-2374

Email: [ganserj@villageoflombard.org](mailto:ganserj@villageoflombard.org)

Web: [www.villageoflombard.org](http://www.villageoflombard.org)

Follow us:

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***The Village's administrative offices are open with limited hours (M-TH 10am-2pm) due to COVID19, but we are still here to help you over the phone, email and online. Visit our website, [www.villageoflombard.org/covid19](http://www.villageoflombard.org/covid19) for more information.***