

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 Niehaus, Village Manager

DATE : July 8, 2019 **(BOT) Date:** July 18, 2019

SUBJECT: PC 18-08: Hilton Tru – 550 E. 22nd Street – Time Extension Request 

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

BACKGROUND/POLICY IMPLICATIONS:

The Department of Community Development transmits for your consideration an Ordinance extending the time period to start construction of the proposed project for an additional twelve-month period (i.e., until August 16, 2020).

The Board of Trustees approved Ordinance 7566 (PC 18-08) on August 16, 2018, which granted approval of a conditional use for a hotel, and a variance for floor area ratio for the property at 550 E. 22nd Street. 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 approval of the request. 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: July 18, 2019

SUBJECT: **PC 18-08; Hilton Tru – 550 E. 22nd Street – Time Extension Request**

The Board of Trustees approved Ordinance 7566 (PC 18-08) on August 16, 2018, which granted approval of a conditional use for a hotel, and a variance for floor area ratio for the property at 550 E. 22nd Street. 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 obtain their financing.

A copy of Ordinance 7566 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 August 16, 2020). The petitioner is requesting a waiver of first reading of the Ordinance.

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A TIME EXTENSION TO
ORDINANCE 7566 APPROVING A CONDITIONAL USE FOR A
HOTEL AND A VARIANCE FOR FLOOR AREA RATIO (FAR)
FOR THE PROPERTY AT 550 E. 22ND STREET**

(PC 18-08: Hilton Tru – 550 E. 22nd Street)

WHEREAS, on August 16, 2018, the President and Board of Trustees of the Village of Lombard adopted Ordinance 7566 which approved a conditional use for a hotel, and a variance for floor area ratio (FAR); 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 7566; 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 7566 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., August 16, 2020).

SECTION 2: That all other provisions associated with Ordinance 7566 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 550 E. 22nd Street, Lombard, Illinois, and more specifically legally described as set forth below:

LOT 2 IN FAIRFIELD PLAZA SUBDIVISION, BEING A SUBDIVISION IN THE SOUTHEAST ¼ OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED AUGUST 18, 1986 AS DOCUMENT R86-95639, IN DUPAGE COUNTY, ILLINOIS.

PIN: 06-20-405-013

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 _____, 2019.

First reading waived by action of the Board of Trustees this ____ day of _____, 2019.

Passed on second reading this ____ day of _____, 2019, pursuant to a roll call vote as follows:

Ayes: _____

Nayes: _____

Absent: _____

Approved by me this ____ day of _____, 2019.

Keith Giagnorio, Village President

ATTEST:

Sharon Kuderna, Village Clerk

Ordinance No. _____
Re: PC 18-08 – Time Extension
Page 3

Published in pamphlet from this _____ day of _____, 2019.

Sharon Kuderna, Village Clerk

Ganser, Jennifer

From: Rubina Shakir <rubinainc@aol.com>
Sent: Tuesday, July 02, 2019 3:16 PM
To: Ganser, Jennifer; seflint@flintarch.com
Subject: Extension

Jennifer

Request for possible extension Tru Hilton on 550 east 22nd street Lombard please help me to get approval from the board in case we need to extend the project.

Reasoning is SBA has not signed of because the govt was closed this year.

Sam Shakir.

Green Dot Builders, LLC