

MEMORANDUM

TO: David A. Hulseberg, Village Manager

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

DATE: November 19, 2009

SUBJECT: PC 05-42: 218-226 West St. Charles Road (The Pointe at Lombard) – Resolution of Support

Attached for Village Board consideration is a letter of support for Inland Real Estate Development, LLC's (Inland) application to the Illinois Housing Development Authority (IHDA), through the DuPage County Development Commission, for funding assistance. This request is intended to facilitate the construction of the Pointe at Lombard development proposed for 218-226 West St. Charles Road for affordable senior housing to be provided within the development.

BACKGROUND

On March 2, 2006, the President and Board of Trustees of the Village of Lombard adopted Ordinance 5816, which granted approval of a conditional use for a planned development with deviations, variations and companion conditional uses for the property at 218 and 226 West St. Charles Road, commonly referred to as the Pointe at Lombard planned development. The developer proceeded to raze the Lord's Auto Repair use at 226 W. St. Charles Road and the adjacent apartment building at 218 W. St. Charles Road. However, no activity has occurred on the property since the initial clearing was completed.

Since that time, the Village Board has granted four time extensions to facilitate the start of the project. However, market conditions have precluded the ability for the developer to proceed with market rate senior housing. As an alternative to waiting for market conditions to improve before the project commences, Inland has initiated discussions with DuPage County and the IHDA on the possibility of proceeding with the project for affordable senior housing. The concept proposal would be to develop the project essentially in conformance with Village Codes and consistent with the plans and provisions set forth within Ordinance 5816, as amended (the planned development approval).

Inland has represented that the intent of their request to IHDA through DuPage County is to tap into Section 42 funding resources that would provide for developer tax credits for project that meet affordable housing criteria. As a component of this application, they are required to secure a letter of support from the Village as part of their application. Their application due date is December 1, 2009.

In discussions with Inland, several concerns were raised and are included within the draft letter of support, they include:

1. Consistency with Approved Plans

Staff notes that any development activity (with or without any additional funding assistance) must be consistent with Village Code and the B5 planned development approvals associated with Ordinance 5816. This includes, but is not limited to, compliance with the conditions of approval and the approved site plans, building elevations and building materials submitted as part of the public hearing petition. Inland is representing that they will develop Phase I essentially in accordance with the approved plans, consisting with first floor commercial uses (including a restaurant) and floor two through four as multiple-family one and two bedroom units. Inland has represented that they may decrease the overall number of dwelling units in Phase 1 from 51 to 48 units. Only increases in the unit counts would require amended Village approvals. There are no plans at present to construct Phase II. The other site improvements would be essentially consistent with the 2006 approvals.

2. Housing Type

To ensure that the project remains consistent with the original intent of the development approvals by the Village, the letter denotes that the housing type would remain senior housing only (i.e., available to residents aged 55 or over and their respective spouses). This provision would need to be memorialized within any final agreements to ensure compliance with established zoning provisions.

3. Meeting Existing Senior Housing Needs

To help ensure that the proposed development provides for the local housing needs of the community, staff has discussed with Inland and DuPage County representatives that special consideration be given to the local housing demand that is intended to be met by the proposed development. As such, housing preference is intended to be given for existing residents of the Village of Lombard, followed by DuPage County residents and lastly residents meeting the selection criteria established for the project. This concept can be integrated into the final funding provisions.

The attached resolution and letter of support is required as part of Inland's application. Should the Board adopt the resolution, Inland will include it within their submittal for funding. However, this will not automatically mean that funding will be granted for the project. However, if the Village Board does not want to adopt the resolution, Inland will be unable to proceed further with their submittal.

ACTION REQUESTED

Please place this item on the November 19, 2009 Village Board agenda for consideration. Inland, as applicant, is requesting approval of the attached resolution of support. Staff recommends that should the Village Board desire to approve the resolution, the accompanying letter for Village President signature include the provisions as set forth within the attached draft letter.