

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

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

TO: PRESIDENT AND BOARD OF TRUSTEES

FROM: David A. Hulseberg, Village Manager *Dah*

DATE: August 20, 2010 (BOT) Date: September 2, 2010

TITLE: PC 05-42: 218 and 226 West. St. Charles Road

SUBMITTED BY: Department of Community Development *WJ*

BACKGROUND/POLICY IMPLICATIONS:

The Department of Community Development transmits for your consideration an ordinance granting a further time extension (to September 18, 2011) to Ordinance 5816, as amended by Ordinances 5973, 6141, 6237 and 6374 for an additional twelve-month period relative to the property located at 218-226 W. St. Charles Road. (DISTRICT #1)

Staff recommends approval of this request.

Please place this item on the September 2, 2010 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____ Date _____
Finance Director X _____ Date _____
Village Manager X *David A. Hulseberg* _____ Date 8/25/10

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: David A. Hulseberg, Village Manager

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

DATE: September 2, 2010

SUBJECT: **PC 05-42: 218-226 West St. Charles Road (The Pointe at Lombard) – Request for a Fifth Time Extension**

The Board of Trustees approved Ordinance 5816 (PC 05-42) on March 2, 2006 which granted approval for a planned development with deviations, variations and companion conditional uses for the property at 218 & 226 West St. Charles Road. Since the original approvals, four (4) time extensions have been granted, extending the provisions of the planned development ordinance. To date, construction on the project has not commenced. Per the conditional use provisions, 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.

After being advised that the approved zoning relief would expire prior to their latest anticipated construction start, the petitioner has submitted the attached letter requesting a further time extension of the conditional use approval granted by the Village Board. The attached correspondence cites that they are still working with the Illinois Housing Development Authority (IHDA) for project funding. They indicate that IHDA's staff and loan committee will make a recommendation in September, 2010, which will be forwarded to IHDA's Board in October or November for a final decision. They also state that should they receive funding from IHDA, they anticipate breaking ground in Spring, 2011.

A copy of Ordinances 5816, 5973, 6141, 6237 and 6374 are 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 September 18, 2011).

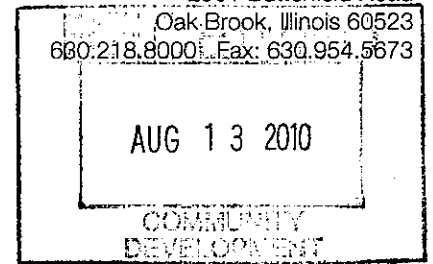
International Real Estate Development, LLC

2901 Butterfield Road

Oak Brook, Illinois 60523

630.218.8000 Fax: 630.954.5673

August 3, 2010



Mr. Christopher Stilling, AICP
Assistant Director of Community Development
Village of Lombard
255 E Wilson Avenue
Lombard, Illinois 60148

Re: *The Pointe at Lombard*
218-226 St. Charles Rd.
Lombard, Illinois 60148

Dear Mr. Stilling:

It is my understanding from your July 28, 2010 email to me that the conditional use permit for The Pointe of Lombard will expire on September 18, 2010.

Earlier this year, we submitted an application to several financing programs at the Illinois Housing Development Authority (IHDA) for funding to complete The Pointe at Lombard. We expect IHDA to announce the projects that it will fund in September 2010. If approved, we would expect to break ground in the spring of 2011 and complete the construction in the spring of 2012.

Therefore, we respectfully request that the Village of Lombard approve an extension of the conditional use permit to September 18, 2011.

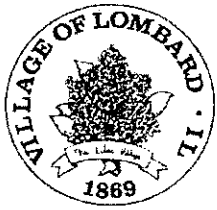
Please do not hesitate to call me at 630/954-5651 with any questions.

Sincerely,

INTERNATIONAL REAL ESTATE DEVELOPMENT, LLC

Rodger Brown

Cc: David Hulseberg
William Heniff
Anthony Casaccio
Matthew Fiascone
Dan Bauer
Dan Wagner



FRED BUCHOLZ
DUPAGE COUNTY RECORDER
OCT.31,2006 10:51 AM
OTHER 06-07-203-035
011 PAGES R2006-209820

ORDINANCE NO 5816

**GRANTING A CONDITIONAL USE FOR A PLANNED
DEVELOPMENT WITH VARIATIONS, DEVIATIONS, A
USE EXCEPTION AND COMPANION CONDITIONAL
USES IN THE B5 CENTRAL BUSINESS DISTRICT**

Addresses: 218 & 226 W. St. Charles Road, Lombard

PIN: 06-07-203-035 and 06-07-203-021

Return To:

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

ORDINANCE NO. 5816

**AN ORDINANCE GRANTING A CONDITIONAL USE
FOR A PLANNED DEVELOPMENT WITH VARIATIONS, DEVIATIONS, A USE
EXCEPTION AND COMPANION CONDITIONAL USES
IN THE B5 CENTRAL BUSINESS DISTRICT**

(PC 05-42; 218 & 226 West St. Charles Road; The Pointe at Lombard)

(See also Ordinances No.(s) 5814, 5815)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the subject property is zoned B5 Central Business District; and,

WHEREAS, said planned development includes the following companion actions included as part of the petition:

- a) A deviation from Section 155.416 (G) to the Zoning Ordinance to allow for a maximum building height of fifty-two feet (to provide for an architectural tower element), where a maximum of forty-five feet (45') is permitted;
- b) A deviation from Section 155.416 (J) and variations from Sections 155.508 (C)(6)(a) and (b) of the Zoning Ordinance to allow for a reduction in the thirty foot (30') planned development perimeter and twenty foot (20') transitional building setbacks to six feet (6') along the rear (east) property line;
- c) A deviation from Section 155.416 (K) and a variation from Sections 155.508 (C)(6)(b) and 155.707 (A)(3) of the Zoning Ordinance to allow for a reduction in the transitional landscape setback from ten feet (10') to one foot (1');
- d) A variation from Section 155.508(C)(6)(a) of the Lombard Zoning Ordinance to allow for a 1-foot front and corner side yard setback on the perimeter of a planned development where a 30-foot front and/or corner side yard is required in the abutting R2 Single Family Residence and R6 General Residence Districts respectively;

- e) A variation from Section 155.602, Table 6.3 of the Zoning Ordinance to allow for a reduction of the requisite parking spaces from 46 to 42 spaces during Phase I of the development (*as the revised plans meet code, this request has been withdrawn by the petitioner*);
- f) A deviation from Section 153.506(B)(18)(c) of the Lombard Sign Ordinance to allow for an increase in the total number of permitted wall signs, where one wall sign per street front exposure is permitted;
- g) A variation from Sections 155.707(B)(3)(a) through (d) of the Zoning Ordinance pertaining to transitional landscape and fence requirements;
- h) A variation from Section 155.602(A)(10)(d)(2) of the Zoning Ordinance to allow for a reduction in the minimum and average foot-candle intensity requirements for parking lots; and
- i) A use exception to allow less than ~~fifty~~ percent (50%) of the area of the ground floor to be devoted to uses permitted in the B5 Central Business District; and

WHEREAS, said petition also includes a request to approve a conditional use from Section 155.416(C)(13) of the Zoning Ordinance to allow for an outdoor service (dining) area; and

WHEREAS, said petition also request that the Lombard Plan Commission be given site plan approval authority for the proposed development; and

WHEREAS, public hearings on such application has been conducted by the Village of Lombard Plan Commission on November 21 and December 19, 2005 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 petition, subject to conditions; 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 a conditional use for a planned development with the following variations, deviations and use exception in the B5 Central Business District is hereby granted for the Subject Property legally described in Section 3 below, subject to the conditions set forth in Section 4 below:

- a) A deviation from Section 155.416 (G) to the Zoning Ordinance to allow for a maximum building height of fifty-two feet (to provide for an architectural tower element), where a maximum of forty-five feet (45') is permitted;
- b) A deviation from Section 155.416 (J) and variations from Sections 155.508 (C)(6)(a) and (b) of the Zoning Ordinance to allow for a reduction in the thirty foot (30') planned development perimeter and twenty foot (20') transitional building setbacks to six feet (6') along the rear (east) property line;
- c) A deviation from Section 155.416 (K) and a variation from Sections 155.508 (C)(6)(b) and 155.707 (A)(B) of the Zoning Ordinance to allow for a reduction in the transitional landscape setback from ten feet (10') to one foot (1');
- d) A variation from Section 155.508(C)(6)(a) of the Lombard Zoning Ordinance to allow for a 1-foot front and corner side yard setback on the perimeter of a planned development where a 30-foot front and/or corner side yard is required in the abutting R2 Single Family Residence and R6 General Residence Districts respectively;
- e) A deviation from Section 153.506(B)(18)(c) of the Lombard Sign Ordinance to allow for an increase in the total number of permitted wall signs, where one wall sign per street front exposure is permitted;
- f) A variation from Sections 155.707(B)(3)(a) through (d) of the Zoning Ordinance pertaining to transitional landscape and fence requirements;
- g) A variation from Section 155.602(A)(10)(d)(2) of the Zoning Ordinance to allow for a reduction in the minimum and average foot-candle intensity requirements for parking lots; and
- h) A use exception to allow less than fifty percent (50%) of the area of the ground floor to be devoted to uses permitted in the B5 Central Business District; and

SECTION 2: That a conditional use from Section 155.416(C)(13) of the Zoning Ordinance to allow for an outdoor service (dining) area in the B5 Central Business District is hereby granted for the Subject Property legally described in Section 3 below, subject to the conditions set forth in Section 4 below; and

SECTION 3: That the ordinance is limited and restricted to the property generally located at 218 & 226 West St. Charles Road, Lombard, Illinois, and legally described as follows:

Lot 32 (except the north 20 feet, as measured perpendicular to the north line thereof) in Orchard Subdivision, being a subdivision of part of the northeast quarter of Section 7, Township 39 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded January 24, 1917 as document number 127948 in book 8 of plats on page 80, in DuPage County, Illinois; also

(Parcel Number: 06-07-203-021; addressed as 226 West St. Charles Road)

Lot 11, Block 10 in Town of Lombard, being a subdivision in Sections 5, 6, 7, 8 and 18, Township 39 North, Range 11 East of the Third Principal Meridian, in DuPage County, Illinois.

(Parcel Number: 06-07-203-035; addressed as 218 West St. Charles Road)

SECTION 4: The conditional use set forth in Section 1 above shall be granted subject to compliance with the following conditions:

1. The petitioner shall develop the site in accordance with the Phases I and II preliminary engineering plans prepared by Jacob & Hefner & Associates, Inc., dated October 20, and 26, 2005 respectively and made a part of this petition and in accordance with the revised submittals included as an exhibit to the approval ordinance; except as varied by the conditions of approval.
2. The proposed buildings and structures shall be constructed in accordance with the submitted Phases I and II plans, prepared by MidAmerica HPD Lombard LLC, dated October, 2005 and November 10, 2005 and made a part of this petition and in accordance with the revised submittals included as an exhibit to the approval ordinance; except as varied by the conditions of approval.
3. As part of the building permit submittal, the petitioner shall satisfactorily address the comments included as part of the Inter-Departmental Review Report.

4. The increase in height shall only be for the proposed tower element located on the southwest corner of the building as depicted on the submitted plans. Any height increase above the forty-five feet above grade shall only be for architectural elements and shall not be used as living space.
5. The proposed east building elevation shall be amended to include additional window elements in a manner consistent with the other elevations. If full windows cannot be installed due to internal layout conflicts, the petition can substitute spandrel glass windows. The final design shall be subject to review and approval of the Director of Community Development based upon the Plan Commission recommendation. Moreover, in the event that Phase I and II are not constructed simultaneously that the petitioner shall provide a finished east exterior wall for Phase I, with the design of the exterior wall being subject to the Director of Community Development.
6. The petitioner shall provide the additional landscaping and screening improvements, as depicted on the petitioner's submitted plans, and as follows:
 - a. Along the north property line abutting the residential property at 19 N. Elizabeth Street, as part of Phase I of the development:
 - i. The petitioner shall provide a solid wall per the submitted plans. The adjacent property owner shall determine the final design of external cladding to be placed on the wall. If the adjacent property owner does not select the cladding appearance, the Director of Community Development shall make the selection based upon a review of the proposed exterior building elements. The wall shall also be designed to minimize its impact on existing mature vegetation located in close proximity to the property line.
 - ii. Along the north property line abutting 19 N. Elizabeth Street, the petitioner will provide one shade tree every 25 feet evenly spaced along the entire length of the landscape yard.
 - iii. A continuous evergreen or dense deciduous shrub hedge (or an approved equivalent) shall be extended the entire length of the landscape yard shall be planted at least 2-1/2 feet north of the requisite wall. The shrub hedge shall be installed at a height of 3 feet and shall be planted on the outside of the fence. The spacing of shrubs shall be 5 feet on center, or as approved by the Director of Community Development.
 - iv. If in the event that the plant materials cannot be completely planted on the subject property, a cash allowance (prorated based on differential between

amount of side yard buffer required by code and provided for in the planned development) would be paid to adjacent property owners for landscape use.

- v. In the event any trees on the property line directly to the north should die within three years, the Pointe at Lombard property owner shall be responsible for removing and grinding any remaining stumps.
- b. Along the west property line of the 218 East St. Charles Road property abutting the rear yards of 19 and 23 North Elizabeth Street, as part of Phase I of the development:
- i. The petitioner shall also pay for and install a brick pier/cedar fence per the submitted plans.
 - ii. A landscape easement shall be created on the adjacent property for the large tree on the east property line of the Phase Two property. The proposed fencing noted above should go around the tree per the submitted plans, with the ground to be maintained by the Pointe at Lombard property owner. If the impacted tree dies, The Pointe at Lombard shall be responsible for removing and grinding any remaining stumps.
- c. Along the north property line abutting 26 N. Lincoln Avenue, as part of Phase I of the development, the petitioner shall provide full transitional landscaping.
- d. Along the east property line of the 218 East St. Charles Road property, as part of Phase I of the development:
- i. The petitioner shall pay for and install landscape plantings on the subject property and/or the adjacent Lincoln Terrace Condominium property to meet the transitional landscape planting requirements of the B5 District. If the adjacent property owner does not consent to this provision, this petitioner shall not be obligated to install additional plantings on the adjacent property.
 - ii. The petitioner shall also pay for and install fencing along the eastern property line, no greater than eight (8) feet and no less than six (6) feet in height. Design of the fencing is subject to the approvals of the Director of Community Development with input from the Lincoln Terrace Condominium Association. The fencing shall meet all Village setback and clear line of sight requirements.

- e. Any retaining walls for the proposed parking lot shall be designed to be architecturally compatible with the approved building elevations, as determined by the Director of Community Development.
7. Any light fixtures within the parking garage area shall be recessed and shall not be directly visible from adjacent properties. Bollard lighting shall be provided in the open parking lot areas.
8. The petitioner shall incorporate the recommendations of the Village's traffic consultant and Village staff into the final development plans for the site.
9. The right-of-way improvements shall be designed and installed to address the comments raised by engineering staff. The petitioner shall provide a public access easement on the subject property for any areas in which the constructed sidewalk is less than four feet in width.
10. The petitioner shall submit a Plat of Consolidation to the Village for review and approval. Said plat shall consolidate the subject properties into a single lot of record and shall be required concurrent with the building permit submittal for Phase I.
11. The proposed wall signs shall be of uniform design, shall not include "box signs", and the wall signs shall be located on the building consistent with the submitted plans. The east elevation shall not include any building identification signage.
12. The petitioner shall redirect the released stormwater from the existing Lincoln Terrace detention facility into either the proposed detention vaults to be constructed on the subject property or into a separate storm drain to be located on the subject property that will connect to the storm drain within the Elizabeth Street right-of-way. The final design of this improvement shall be subject to review and approval by the Village. The petitioner shall also grant any necessary easements to provide for this conveyance.
13. The outdoor dining area shall be designed and operated in a manner that provides for at least four feet of width for pedestrians at all times.
14. The property shall be developed consistent with Village Code, except as varied by this petition.
15. The petitioner shall be raze the existing multiple-family residence located on the 218 West St. Charles Road property within ninety (90) days from the date the petitioner acquires title to the property.

16. All public improvements, as defined in Section 154 of the Village Code (the Subdivision and Development Ordinance) and parking lot improvements proposed for the 218 East St. Charles Road property shall be constructed as part of Phase I of the development.

SECTION 5: That Site Plan Approval authority is hereby granted for the planned development.

SECTION 6: 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 5th day of January, 2006.

First reading waived by action of the Board of Trustees this _____ day of _____, 2006.

Passed on second reading this 2nd day of March, 2006.

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

Nays: None

Absent: None

Approved this 2nd day of March, 2006.


William J. Mueller, Village President

ATTEST:


Brigitte O'Brien, Village Clerk

Ordinance No. 5816

Re: PC 05-42 Planned Development - Amended

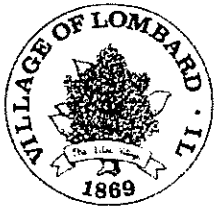
Page 9

Published by me in pamphlet form this 6th day of March, 2006


Brigitte O'Brien, Village Clerk

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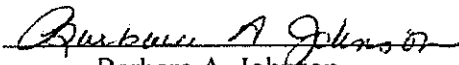
I, **Barbara A. Johnson**, hereby certify that I am the duly qualified Deputy Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Deputy Village Clerk, I maintain and am safekeeper of the records and files of the President and Board of Trustees of said Village.

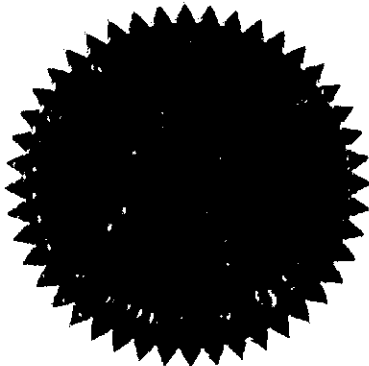
I further certify that attached hereto is a true and correct copy of ORDINANCES 5816

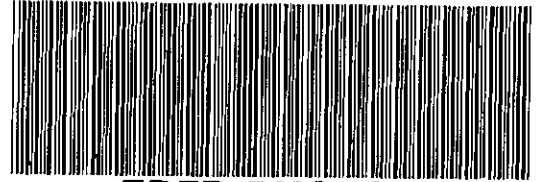
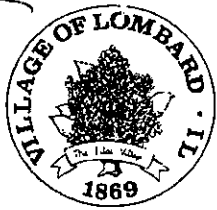
AN ORDINANCE GRANTING A CONDITIONAL USE WITH VARIATIONS, DEVIATIONS A USE EXCEPTION AND COMPANION CONDITIONAL USES, IN REGARD TO THE PROPERTIES LOCATED AT 218 & 226 WEST ST. CHARLES ROAD, LOMBARD, DUPAGE COUNTY, ILLINOIS, PIN 06-07-203-085 & 06-07-203-021.

of the said Village as it appears from the official records of said Village duly passed on March 2, 2006.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 26th day of June, 2006.


Barbara A. Johnson
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois





FRED BUCHOLZ
DUPAGE COUNTY RECORDER
MAR.01,2007 4:07 PM
OTHER 06-07-203-021
005 PAGES R2007-037358

ORDINANCE 5973

**GRANTING A TIME EXTENSION TO ORDINANCE 5816,
RELATIVE TO THE POINTE AT LOMBARD PLANNED
DEVELOPMENT**

PIN: 06-07-203-021 AND 06-07-203-035

Address: 218 and 226 W. St. Charles Road, Lombard

Return To:

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

ORDINANCE NO. 5973

**AN ORDINANCE GRANTING
A TIME EXTENSION TO ORDINANCE 5816,
RELATIVE TO THE POINTE AT LOMBARD PLANNED DEVELOPMENT**

(PC 05-42: 218 & 226 W. St. Charles Road
Pointe at Lombard Planned Development)

WHEREAS, 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; and

WHEREAS, pursuant to Section 155.103 (b)(11) of the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois, conditional uses 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, construction has not commenced and no building permit has been issued for the development granted by Ordinance 5816; and,

WHEREAS, the Village has received a letter requesting a time extension of said Ordinances; 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: Ordinances 5816 are 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 original adoption of this Ordinance (i.e., March 2, 2008).

SECTION 2: That all other provisions associated with Ordinance 5816, not amended by this Ordinance, 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 7th day of December, 2006.

First reading waived by action of the Board of Trustees this _____ day of _____, 2006.

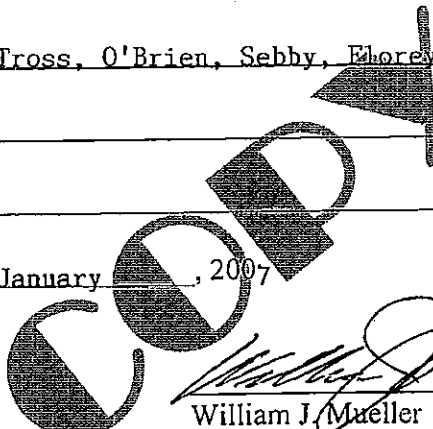
Passed on second reading this 4th day of January, 2007

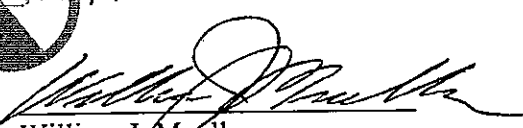
Ayes: Trustees Gron, Tross, O'Brien, Sebby, Elorcy & Soderstrom

Nays: None

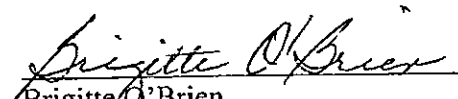
Absent: None

Approved this 4th day of January, 2007

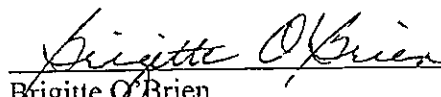


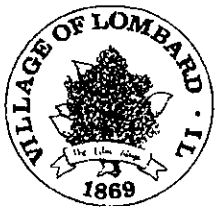

William J. Mueller
Village President

ATTEST:


Brigitte O'Brien
Village Clerk

Published by me in pamphlet from this 8th day of January, 2007


Brigitte O'Brien
Village Clerk

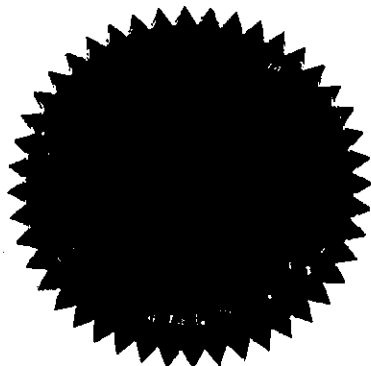


I, Barbara A. Johnson, hereby certify that I am the duly qualified Deputy Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Deputy Village Clerk, I maintain and am safekeeper of the records and files of the President and Board of Trustees of said Village.

I further certify that attached hereto is a copy of ORDINANCE 5973
GRANTING A TIME EXTENSION TO ORDINANCE
5816, RELATIVE TO THE POINTE AT LOMBARD
PLANNED DEVELOPMENT
PIN: 06-07-203-021 AND 06-07-203-035
218 AND 226 W. ST. CHARLES ROAD

of the said Village as it appears from the official records of said Village duly approved January 4, 2007.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 6th day of February, 2007





Barbara A. Johnson
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois

EXHIBIT "A"

LEGAL DESCRIPTION OF REAL ESTATE

PARCEL 1:

LOT 11 BLOCK 10 IN TOWN OF "LOMBARD", BEING A SUBDIVISION IN SECTIONS 5, 6, 7, 8 AND 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 23, 1868 AS DOCUMENT 9483, IN DUPAGE COUNTY, ILLINOIS

PARCEL 2:

LOT 43 (EXCEPT THE NORTH 20 FEET THEREOF, AS MEASURED PERPENDICULAR TO THE NORTH LINE THEREOF) IN ORCHARD SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 24, 1917 AS DOCUMENT NUMBER 127948 IN BOOK 8 OF PLATS ON PAGE 80, DUPAGE COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART OF SAID LOT 43 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 43 AND HEADING THENCE NORTH 74 DEGREES 15 MINUTES 00 SECONDS EAST ALONG THE NORTHERLY LINE OF ST. CHARLES ROAD, A DISTANCE OF 28.51 FEET; THENCE NORTH 61 DEGREES 08 MINUTES 32 SECONDS WEST; A DISTANCE OF 39.74 FEET TO A POINT ON THE EASTERLY LINE OF ELIZABETH STREET; THENCE SOUTH 15 DEGREES 18 MINUTES 48 SECONDS EAST ALONG THE EASTERLY LINE OF ELIZABETH STREET, A DISTANCE OF 27.91 FEET TO THE POINT OF BEGINNING.

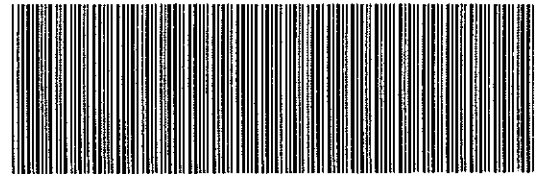
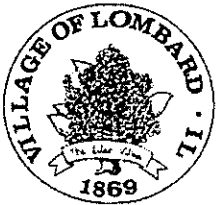
PROPERTY ADDRESS OF REAL ESTATE:

*218 St. Charles Rd., Lombard, IL 60126 and
226 St. Charles Rd., Lombard, IL 60126*

PERMANENT TAX IDENTIFICATION NUMBER:

06-07-203-035-0000

06-07-203-021-0000



FRED BUCHOLZ
DUPAGE COUNTY RECORDER
MAR. 13, 2008 3:23 PM
OTHER 06-07-203-021
006 PAGES R2008-040917

ORDINANCE 6141

**GRANTING A FURTHER TIME EXTENSION TO
ORDINANCE 5816, AS AMENDED BY ORDINANCE 5973,
RELATIVE TO THE POINTE AT LOMBARD PLANNED
DEVELOPMENT**

Address: 218 and 226 W. St. Charles Road, Lombard, IL

PIN: 06-07-203-021 and 06-07-203-035

Return To:

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

ORDINANCE NO. 6141

**AN ORDINANCE GRANTING
A FURTHER TIME EXTENSION TO ORDINANCE 5816,
AS AMENDED BY ORDINANCE 5973,
RELATIVE TO THE POINTE AT LOMBARD PLANNED DEVELOPMENT**

(PC 05-42: 218 & 226 W. St. Charles Road
Pointe at Lombard Planned Development)

WHEREAS, 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; and

WHEREAS, pursuant to Section 155.103 (b)(1) of the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois, conditional uses are null and void if construction is not substantially underway within one year from the date of granting thereof, unless further actions taken by the Village Board; and,

WHEREAS, the President and Board of Trustees adopted Ordinance 5973 on January 4, 2007, granting an amendment to Ordinance 5816 which extended the period in which the petitioner shall obtain a building permit and start construction on the associated project by March 2, 2008; and

WHEREAS, construction has not commenced and the associated building permits are not anticipated to be issued by March 2, 2008, as required by Ordinance 5973; and,

WHEREAS, the Village has received a letter requesting a further 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: Ordinances 5816 and 5973 are hereby amended and extended and shall be null and void unless a building permit is obtained and the project is substantially

underway within six (6) months of the date of the original expiration of Ordinance 5973 (i.e., September 2, 2008).

SECTION 2: That all other provisions associated with Ordinances 5816 and 5973 not amended by this Ordinance, 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 17th day of January, 2008.

First reading waived by action of the Board of Trustees this _____ day of _____, 2008.


Passed on second reading this 7th day of February, 2008.

Ayes: Trustees Gron, Tross, O'Brien, Moreau, Fitzpatrick and Soderstrom

Nays: None


Absent: None

Approved this 7th, day of February, 2008.



William J. Mueller
Village President

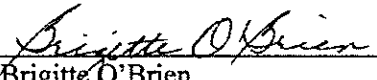
ATTEST:



Brigitte O'Brien
Village Clerk

Published by me in pamphlet from this 11th day of February, 2008

Ordinance No. 6141
Re: PC 05-42 – Second Time Extension
Page 3



Brigitte O'Brien
Village Clerk

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COPY

LEGAL DESCRIPTION OF REAL ESTATE

PARCEL 1:

LOT 11 BLOCK 10 IN TOWN OF "LOMBARD", BEING A SUBDIVISION IN SECTIONS 5, 6, 7, 8 AND 18, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED APRIL 23, 1868 AS DOCUMENT 9483, IN DUPAGE COUNTY, ILLINOIS

PARCEL 2:

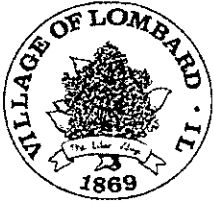
LOT 43 (EXCEPT THE NORTH 20 FEET THEREOF, AS MEASURED PERPENDICULAR TO THE NORTH LINE THEREOF) IN ORCHARD SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST QUARTER OF SECTION 7, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JANUARY 24, 1917 AS DOCUMENT NUMBER 127948 IN BOOK 8 OF PLATS ON PAGE 80, DUPAGE COUNTY, ILLINOIS, EXCEPTING THEREFROM THAT PART OF SAID LOT 43 DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHWEST CORNER OF SAID LOT 43 AND HEADING THENCE NORTH 74 DEGREES 15 MINUTES 00 SECONDS EAST ALONG THE NORTHERLY LINE OF ST. CHARLES ROAD, A DISTANCE OF 28.51 FEET; THENCE NORTH 61 DEGREES 08 MINUTES 32 SECONDS WEST; A DISTANCE OF 39.74 FEET TO A POINT ON THE EASTERLY LINE OF ELIZABETH STREET; THENCE SOUTH 15 DEGREES 18 MINUTES 48 SECONDS EAST ALONG THE EASTERLY LINE OF ELIZABETH STREET, A DISTANCE OF 27.91 FEET TO THE POINT OF BEGINNING.

PROPERTY ADDRESS OF REAL ESTATE:

218 St. Charles Rd., Lombard, IL 60126 and
226 St. Charles Rd., Lombard, IL 60126

PERMANENT TAX IDENTIFICATION NUMBER:

06-07-203-035-0000
06-07-203-021-0000

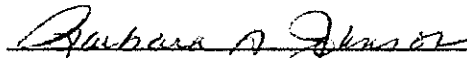


I, **Barbara A. Johnson**, hereby certify that I am the duly qualified Deputy Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Deputy Village Clerk, I maintain and am safekeeper of the records and files of the President and Board of Trustees of said Village.

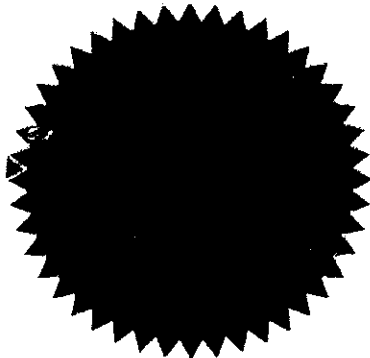
I further certify that attached hereto is a copy of ORDINANCE 6141
GRANTING A FURTHER TIME EXTENSION TO
ORDINANCE 5816, AS AMENDED BY ORDINANCE
5973, RELATIVE TO THE POINTE AT LOMBARD
PLANNED DEVELOPMENT
ADDRESS: 218 AND 226 W. ST. CHARLES ROAD
LOMBARD, IL
PIN: 06-07-203-021 AND 06-07-203-035

of the said Village as it appears from the official records of said Village duly approved February 7, 2008.

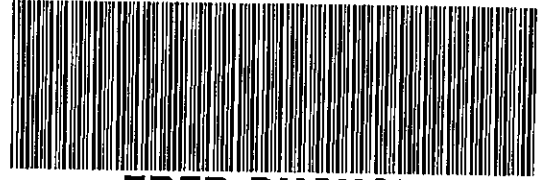
In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 11th day of March, 2008.



Barbara A. Johnson
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois



4



FRED BUCHOLZ
DUPAGE COUNTY RECORDER
AUG. 14, 2009 10:26 AM
OTHER: 06-07-203-021
005 PAGES R2009-126891

ORDINANCE 6237

**GRANTING A FURTHER TIME EXTENSION TO
ORDINANCE 5816, AS AMENDED BY ORDINANCES 5973
AND 6141, RELATIVE TO THE POINTS AT LOMBARD
PLANNED DEVELOPMENT**

PIN: 06-07-203-021

Address: 226 W. St. Charles Road , Lombard, IL 60148

PIN: 06-07-203-035

Address: 218 W. St. Charles Road , Lombard, IL 60148

Return To:

**Village of Lombard
255 E. Wilson Avenue
Lombard, IL 60148**

ORDINANCE NO. 6237

**AN ORDINANCE GRANTING
A FURTHER TIME EXTENSION TO ORDINANCE 5816,
AS AMENDED BY ORDINANCES 5973 AND 6141,
RELATIVE TO THE POINTE AT LOMBARD PLANNED DEVELOPMENT**

(PC 05-42: 218 & 226 W. St. Charles Road
Pointe at Lombard Planned Development)

WHEREAS, 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; and

WHEREAS, pursuant to Section 155.103 ~~(10)~~(11) of the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois, conditional uses 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, the President and Board of Trustees adopted Ordinance 5973 on January 4, 2007, granting an amendment to Ordinance 5816 which extended the period in which the petitioner shall obtain a building permit and start construction on the associated project by March 2, 2008; and

WHEREAS, the President and Board of Trustees adopted Ordinance 6141 on January 4, 2007, granting an amendment to Ordinances 5816 and 5973 which extended the period in which the petitioner shall obtain a building permit and start construction on the associated project by September 2, 2008; and

WHEREAS, construction has not commenced and the associated building permits are not anticipated to be issued by September 2, 2008, as required by Ordinance 6141; and,

WHEREAS, the Village has received a letter requesting a further 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: Ordinances 5816, 5973 and 6141 are 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 Ordinance 6141 (i.e., September 18, 2009).

SECTION 2: That all other provisions associated with Ordinances 5816, 5973 and 6141 not amended by this Ordinance shall remain in full force and effect.

SECTION 3: That the ordinance is limited and restricted to the property generally located at 218 & 226 West St. Charles Road, Lombard, Illinois, and legally described as follows:

Lot ~~32~~^B (except the north 20 feet, as measured perpendicular to the north line thereof) in Orchard Subdivision, being a subdivision of part of the northeast quarter of Section 7, Township 39 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded January 24, 1917 as document number 127948 in book 8 of plats on page 80, in DuPage County, Illinois; also

(Parcel Number: 06-07-203-021; addressed as 226 West St. Charles Road)

Lot 11, Block 10 in Town of Lombard, being a Subdivision in Sections 5, 6, 7, 8 and 18, Township 39 North, Range 11 East of the Third Principal Meridian, in DuPage County, Illinois.

(Parcel Number: 06-07-203-035; addressed as 218 West St. Charles Road)

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 4th day of September, 2008.

First reading waived by action of the Board of Trustees this _____ day of _____, 2008.

Ordinance No. 6237
Re: PC 05-42 – Third Time Extension
Page 3


Passed on second reading this 18th day of September, 2008.

Ayes: Trustees Gron, Tross, O'Brien, Moreau, . and Soderstrom

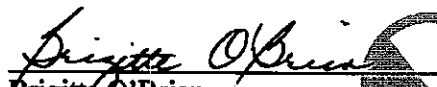
Nays: None

Absent: None

Approved this 18th day of September, 2008.

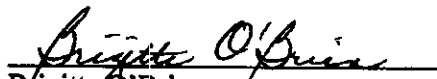

William J. Mueller
Village President

ATTEST:


Brigitte O'Brien
Village Clerk

COPIED

Published by me in pamphlet from this 12th day of September, 2008


Brigitte O'Brien
Village Clerk



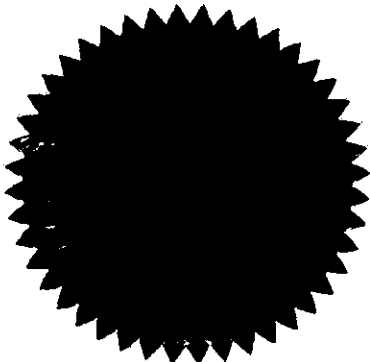
I, **Barbara A. Johnson**, hereby certify that I am the duly qualified Deputy Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Deputy Village Clerk, I maintain and am safekeeper of the records and files of the President and Board of Trustees of said Village.

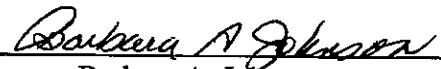
I further certify that attached hereto is a
copy of

ORDINANCE 6237
GRANTING A FURTHER TIME EXTENSION TO
ORDINANCE 5816, AS AMENDED BY
ORDINANCES 5973 AND 6141, RELATIVE TO THE
POINTE AT LOMBARD PLANNED
DEVELOPMENT
PIN: 06-07-203-021 and 06-07-203-035
Address: 226 and 218 W. ST. CHARLES RD.,
LOMBARD, IL

of the said Village as it appears from the official records of said Village duly approved this 18th day of September, 2008.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 10th day of August, 2009.





Barbara A. Johnson
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois



FRED BUCHOLZ
DUPAGE COUNTY RECORDER
OCT. 28, 2009 10:54 AM
OTHER 06-07-203-021
005 PAGES R2009-163352

ORDINANCE 6374

**GRANTING A FURTHER TIME EXTENSION TO
ORDINANCE 5816, AS AMENDED BY ORDINANCES 5973,
6141, AND 6237 RELATIVE TO THE POINTE AT LOMBARD
PLANNED DEVELOPMENT**

PIN: 06-07-203-021 and 06-07-203-035

Address: 226 and 218 W. St. Charles Road, Lombard, IL

60148

Return To:

**Village of Lombard
255 E. Wilson Avenue
Lombard, IL 60148**

ORDINANCE NO. 6374

**AN ORDINANCE GRANTING
A FURTHER TIME EXTENSION TO ORDINANCE 5816,
AS AMENDED BY ORDINANCES 5973, 6141, AND 6237
RELATIVE TO THE POINTE AT LOMBARD PLANNED DEVELOPMENT**

(PC 05-42: 218 & 226 W. St. Charles Road
Pointe at Lombard Planned Development)

WHEREAS, 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; and

WHEREAS, pursuant to Section 155.103 (b)(11) of the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois, conditional uses 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, the President and Board of Trustees adopted Ordinance 6237 on September 18, 2008, granting an amendment to Ordinances 5816, 5973 and 6141 which extended the time period in which the petitioner shall obtain a building permit and start construction on the associated project by September 18, 2009; and

WHEREAS, construction has not commenced and the associated building permits are not anticipated to be issued by September 18, 2009, as required by Ordinance 6237; and,

WHEREAS, the Village has received a letter requesting a further 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: Ordinances 5816, 5973, 6141 and 6237 are 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 Ordinance 6237 (i.e., September 18, 2010).

SECTION 2: That all other provisions associated with Ordinances 5816, 5973, 6141 and 6237 not amended by this Ordinance shall remain in full force and effect.

SECTION 3: That the ordinance is limited and restricted to the property generally located at 218 & 226 West St. Charles Road, Lombard, Illinois, and legally described as follows:

Lot 32 (except the north 20 feet, as measured perpendicular to the north line thereof) in Orchard Subdivision, being a subdivision of part of the northeast quarter of Section 7, Township 39 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded January 24, 1917 as document number 127948 in book 8 of plats on page 80, in DuPage County, Illinois; also

(Parcel Number: 06-07-203-021; addressed as 226 West St. Charles Road)

Lot 11, Block 10 in Town of Lombard, being a Subdivision in Sections 5, 6, 7, 8 and 18, Township 39 North, Range 11 East of the Third Principal Meridian, in DuPage County, Illinois.

(Parcel Number: 06-07-203-035; addressed as 218 West St. Charles Road)

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 20th day of August, 2009.

First reading waived by action of the Board of Trustees this _____ day of _____, 2008.

Passed on second reading this 3rd day of September, 2009.


Ayes: Trustees Gron, Tross, Wilson, Moreau, Fitzpatrick and Ware

Nays: None

Absent: None

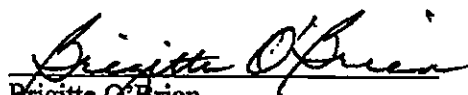
Ordinance No. 6374
Re: PC 05-42 – Fourth Time Extension
Page 3

Approved this 3rd day of September, 2009.



William J. Mueller
Village President

ATTEST:



Brigitte O'Brien
Village Clerk

Published by me in pamphlet from this 4th day of August, 2009



Brigitte O'Brien
Village Clerk



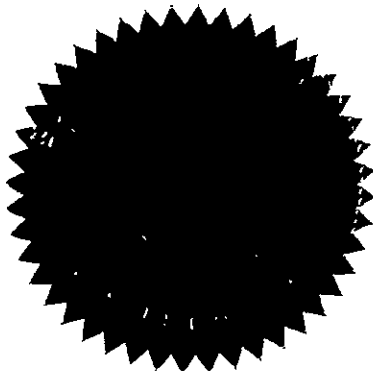
I, **Barbara A. Johnson**, hereby certify that I am the duly qualified Deputy Village Clerk of the **Village of Lombard**, DuPage County, Illinois, as authorized by Statute and provided by local Ordinance, and as such Deputy Village Clerk, I maintain and am safekeeper of the records and files of the President and Board of Trustees of said Village.

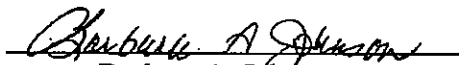
I further certify that attached hereto is a
copy of

ORDINANCE 6374
ORDINANCE GRANTING A FURTHER TIME
EXTENSION TO ORDINANCE 5816, AS AMENDED BY
ORDINANCES 5973, 6141, AND 6237 RELATIVE TO THE
POINTE AT LOMBARD PLANNED DEVELOPMENT
PIN: 06-07-203-021 and 06-07-203-035
Address: 226 and 218 W. St. Charles Road, Lombard, IL

of the said Village as it appears from the official records of said Village duly approved this 3rd day of September, 2009.

In Witness Whereof, I have hereunto affixed my official signature and the Corporate Seal of said **Village of Lombard**, Du Page County, Illinois this 16th day of September, 2009.




Barbara A. Johnson
Deputy Village Clerk
Village of Lombard
DuPage County, Illinois

ORDINANCE NO. _____

**AN ORDINANCE GRANTING
A FURTHER TIME EXTENSION TO ORDINANCE 5816,
AS AMENDED BY ORDINANCES 5973, 6141, 6237 AND 6374
RELATIVE TO THE POINTE AT LOMBARD PLANNED DEVELOPMENT**

(PC 05-42: 218 & 226 W. St. Charles Road
Pointe at Lombard Planned Development)

WHEREAS, 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; and

WHEREAS, pursuant to Section 155.103 (F)(11) of the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois, conditional uses 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, the President and Board of Trustees adopted Ordinance 6374 on September 17, 2009, granting an amendment to Ordinances 5816, 5973, 6141 and 6237 which extended the time period in which the petitioner shall obtain a building permit and start construction on the associated project by September 18, 2010; and

WHEREAS, construction has not commenced and the associated building permits are not anticipated to be issued by September 17, 2010, as required by Ordinance 6374; and,

WHEREAS, the Village has received a letter requesting a further 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: Ordinances 5816, 5973, 6141, 6237 and 6374 are 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 Ordinance 6374(i.e., September 18, 2011).

SECTION 2: That all other provisions associated with Ordinances 5816, 5973, 6141, 6237 and 6374 not amended by this Ordinance shall remain in full force and effect.

SECTION 3: That the ordinance is limited and restricted to the property generally located at 218 & 226 West St. Charles Road, Lombard, Illinois, and legally described as follows:

Lot 32 (except the north 20 feet, as measured perpendicular to the north line thereof) in Orchard Subdivision, being a subdivision of part of the northeast quarter of Section 7, Township 39 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded January 24, 1917 as document number 127948 in book 8 of plats on page 80, in DuPage County, Illinois; also

(Parcel Number: 06-07-203-021; addressed as 226 West St. Charles Road)

Lot 11, Block 10 in Town of Lombard, being a Subdivision in Sections 5, 6, 7, 8 and 18, Township 39 North, Range 11 East of the Third Principal Meridian, in DuPage County, Illinois.

(Parcel Number: 06-07-203-035; addressed as 218 West St. Charles Road)

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 _____, 2010.

First reading waived by action of the Board of Trustees this _____ day of _____, 2008.

Passed on second reading this _____ day of _____, 2010.

Ayes: _____

Nays: _____

Absent: _____

Ordinance No. _____
Re: PC 05-42 – Fifth Time Extension
Page 3

Approved this ____ day of _____, 2010.

William J. Mueller
Village President

ATTEST:

Brigitte O'Brien
Village Clerk

Published by me in pamphlet from this _____ day of _____, 2010

Brigitte O'Brien
Village Clerk