

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

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

TO: PRESIDENT AND BOARD OF TRUSTEES

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

DATE: November 10, 2009 (BOT) Date: November 19, 2009

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

SUBMITTED BY: Department of Community Development *WJ*

BACKGROUND/POLICY IMPLICATIONS:

The Department of Community Development transmits for your consideration a resolution authorizing signature of the Village President on a Letter of Support for Application to the Illinois Housing Development Authority in order for the developer to procure funding assistance in the form of tax credits to facilitate the project's construction.

Staff recommends approval of this request.

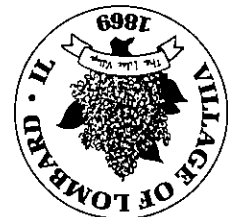
Please place this item on the November 19, 2009 Board of Trustees agenda.

Fiscal Impact/Funding Source:

Review (as necessary):

Village Attorney X _____
Date _____
Finance Director X _____
Date _____
Village Manager X _____
Date *11/11/09*

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 *WJH*

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 I 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 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.

R E S O L U T I O N
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**A RESOLUTION AUTHORIZING THE SIGNATURE OF VILLAGE
PRESIDENT ON A LETTER OF SUPPORT FOR APPLICATION TO THE
ILLINOIS HOUSING DEVELOPMENT AUTHORITY**

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, the President and Board of Trustees have granted four time extensions to the Pointe at Lombard planned development in order for the developer to obtain a building permit and start construction; and

WHEREAS, the original development approval as approved through Ordinance 5816 was intended to provide for senior housing within downtown Lombard; and

WHEREAS, the original development approval was intended to provide for senior housing within downtown Lombard; and

WHEREAS, due to a slowdown in the economy and current housing market conditions, Inland Real Estate Development, LLC (the "developer" or "applicant") is seeking funding from the Illinois Housing Development Authority (IHDA) to procure funding assistance in the form of tax credits, in order to facilitate the project's construction; and

WHEREAS, the IHDA requires applicants to provide a letter of support from the local governmental entity in which the project is proposed to demonstrate local support for the respective project; and

WHEREAS, the applicant has represented to the Village that the development as proposed, will meet the provisions as set forth within Ordinance 5816; and

WHEREAS, the Village President and Village Board of Trustees recognize that providing affordable senior housing within the Village of Lombard is desirable; and

WHEREAS, by securing financing approvals from IDHA, the Pointe at Lombard project would be able to meet the affordable senior housing need in the community; and

WHEREAS, the Village of Lombard supports the developer's application to the Illinois Housing Development Authority in that regard, subject to the provisions set forth in the attached letter of support.

NOW, THEREFORE, BE IT RESOLVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DUPAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That the Village President be and hereby is authorized to sign on behalf of the Village of Lombard said letter as attached hereto.

Adopted this _____ day of _____, 2009.

Ayes: _____

Nays: _____

Absent: _____

Approved this _____ day of _____, 2009.

William J. Mueller, Village President

ATTEST:

Brigitte O'Brien, Village Clerk

VILLAGE OF LOMBARD
 255 E. Wilson Ave.
 Lombard, Illinois 60148-3931
 (630) 620-5700 Fax (630) 620-8222
 www.villageoflombard.org



November 19, 2009

Village President
 William J. Mueller

Village Clerk
 Brigitte O'Brien

Illinois Housing Development Authority
 401 N. Michigan Avenue
 Chicago, IL 60611

Trustees

Greg Alan Gron, Dist. 1

Richard J. Tross, Dist. 2

Zachary C. Wilson, Dist. 3

Dana L. Moreau, Dist. 4

Laura A. Fitzpatrick, Dist. 5

William "Bill" Ware, Dist. 6

DuPage County Community Development Commission
 421 N. County Farm Road
 Wheaton, IL 60187

Re: The Pointe at Lombard
218-226 W. St. Charles Road, Lombard, IL 60148

Village Manager
 David A. Hulseberg

Dear IHDA and DuPage CDC:

As part of Inland Real Estate Development, LLC's (Inland) application to the Illinois Housing Development Authority (IHDA) and the DuPage County Development Commission (CDC), the Village of Lombard has been requested to submit a letter of support for The Pointe at Lombard affordable senior housing proposal.

"Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life."

"The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard."

The Village recognizes that the purpose of the letter is to allow Inland to pursue financing from IHDA through DuPage County to facilitate the project's construction. The development project will be for a mixed-use development. The housing component will provide exclusively for affordable senior housing, consisting of one and/or two bedroom units, for residents aged 55 years or older. Housing preference will 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. All development approvals will be subject to the provisions set forth within Village Code and as specifically established through Ordinance 5816 (i.e., the planned development approval), as amended.

In consideration of the representations above, the Village Board considered this request at its November 19, 2009 Village Board of Trustees meeting and has adopted a resolution of support for the above-referenced development.

The Village hereby supports the development of The Pointe at Lombard to provide quality, safe housing for our senior citizens and supports the application to the IDHA for funding assistance for the project.

Sincerely,

VILLAGE OF LOMBARD

William J. Mueller
Village President

/jd

c: David A. Hulseberg, AICP, Lombard Village Manager
William J. Heniff, AICP, Lombard Director of Community Development
Inland Real Estate Development, LLC, 2901 Butterfield Road, Oak
Brook, IL 60523 (c/o Matthew Fiascone, Dan Wagner and
Rodger Brown, Director of Planning & Approvals)