


Legistae #
220029

MEMORANDUM

TO: Scott R. Niehaus, Village Manager

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

MEETING DATE: June 16, 2022

SUBJECT: **PC 22-02: 400 E. St. Charles Road: New Directions Housing – Motion to Further Continue Matters to the July 21, 2022 Village Board meeting**

As the Village Board is aware, Village Counsel has been reviewing the cross-access and parking rights associated with the property at 400 E. St. Charles Road, which is currently the subject of a pending zoning petition before the Village Board. The petitioner, New Directions Housing, as prospective contract purchaser of the property, is seeking a planned development amendment approval in order to provide for a 30-unit multiple-family dwelling unit on the property.

Earlier this year, Village Counsel completed its initial review and staff shared with the petitioner its opinion on the matter, with a recommendation that the existing property owner secure a formal cross-access agreement with the adjacent Oakview Estates Condominium Association. To that end, the petitioner has met with representatives of the Oakview Estates Condominium Association and is in the process of drafting an agreement pertaining to cross-access and parking rights.

The petitioner has submitted a letter requesting continuance of the petition to July 21, 2022, to allow additional time to finalize the agreement. Staff recommends that the Village Board further continue all matters associated with this petition to the July 21, 2022 meeting.

NEW DIRECTIONS HOUSING CORPORATION

June 13, 2022

Village of Lombard
255 E. Wilson Ave.
Lombard, Illinois 60148

Re: 400 East Apartments

Dear President Giagnorio & Lombard Village Board of Trustees:

As you are aware, our zoning petition for a planned development amendment (PC22-02) is slated for consideration at the Village Board's June 16, 2022 meeting. The petition was continued in May so that provisions pertaining to cross-access could be further addressed prior to any final consideration of the petition by the Village Board.

Since that time, New Directions, as petitioner and contract purchaser, has been in communication with the owner of the property at 400 East St. Charles Road relative to cross-access provisions. New Directions has also had an in-person meeting with representatives of the Oakview Estates Condominium Association to discuss the issue in detail. Through this meeting, a draft talking points/term sheet is under development between the parties to address the concerns. Oakview Estates is also forwarding the representations onto their Counsel, in order to draft an Agreement for execution between the Association and New Directions.

At this time and upon direction by Village staff, we respectfully request that the Village Board continue consideration of the petition to the Village Board's July 21, 2022 scheduled meeting.

Sincerely,

A handwritten signature in black ink, appearing to read "Rodger Brown", with a stylized, flowing script.

Rodger Brown
President