

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 R. Niehaus, Village Manager

DATE : March 10, 2020 **(BOT) Date:** March 19, 2020

SUBJECT: ZBA 19-03: 103 N. Chase Avenue – 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 April 4, 2021).

The Board of Trustees approved Ordinance 7645 (ZBA 19-03) on April 4, 2019, which granted approval of a variation related to a front porch for the property at 103 N. Chase Avenue. 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 *WJH*

MEETING DATE: March 19, 2020

SUBJECT: **ZBA 19-03: 103 N. Chase Avenue – Time Extension Request**

The Board of Trustees approved Ordinance 7645 (ZBA 19-03) on April 4, 2019, which granted approval of a variation related to a front porch for the property at 103 N. Chase Avenue. 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 the slated construction start, the property owner has submitted the attached email requesting an extension of the approval granted by the Village Board.

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 April 4, 2021). The petitioner is requesting a waiver of first reading of the Ordinance.

ORDINANCE NO. _____

**AN ORDINANCE GRANTING A TIME EXTENSION TO
ORDINANCE 7645 APPROVING A VARIATION OF THE
LOMBARD ZONING ORDINANCE TITLE 15, CHAPTER 155
OF THE CODE OF LOMBARD, ILLINOIS**

(ZBA 19-03: 103 N. Chase Avenue)

WHEREAS, on April 4, 2019, the President and Board of Trustees of the Village of Lombard adopted Ordinance 7645 which granted approval of a variation of the Lombard Zoning Ordinance Title 15, Chapter 155 of the Code of Lombard, Illinois; 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 variation 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 7645; and

WHEREAS, the Village has received a letter from the property owner requesting a time extension of Ordinance 7645 for an additional twelve months; 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 7645 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 Ordinance 7645 (i.e., April 4, 2021).

SECTION 2: That all other provisions associated with Ordinance 7645 not amended by this Ordinance shall remain in full force and effect.

SECTION 3: That this Ordinance is limited and restricted to the property located at 103 N. Chase Avenue, Lombard, Illinois and legally described as follows:

Ordinance No. _____
Re: ZBA 19-03 –Time Extension
Page 2

LOT 1 IN TERMUNDE’S RESUBDIVISION, BEING A SUBIDVISION OF PART OF SECTION 4, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, AS RECORDED IN THE RECORDS OF DUPAGE COUNTY ON OCTOBER 3, 2019 (R2019-088866).

PIN: 06-04-309-032

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 _____, 2020.

First reading waived by action of the Board of Trustees this _____ day of _____, 2020.

Passed on second reading this _____ day of _____, 2020, pursuant to a roll call vote as follows:

Ayes: _____

Nayes: _____

Absent: _____

Approved by me this _____ day of _____, 2020.

Keith Giagnorio, Village President

ATTEST:

Sharon Kuderna, Village Clerk

Published in pamphlet from this _____ day of _____, 2020.

Sharon Kuderna, Village Clerk

Papke Anna

From: Eileen Termunde <term65@aol.com>
Sent: Thursday, March 05, 2020 7:51 PM
To: Papke Anna
Subject: Re: 103 N. Chase

Please be cautious

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I am asking for a extension for my variance at 103 N. Chase. The reason I am asking is because I am doing a total remodel of my home and I would like to start that first and then continue with the porch so it does not get destroyed during construction.

Thanks,

Eileen Termunde

> On Mar 5, 2020, at 12:11 PM, Papke Anna <PapkeA@villageoflombard.org> wrote:

>

> Eileen,

>

> To request an extension, send me a written request stating the reason you need the extension. You can send the request in an email. I ask that you do so by tomorrow, March 6, so that we can get the item on the Board agenda for March 19.

>

>

> Anna

>

>

> Anna Papke, AICP

> Senior Planner

> Village of Lombard

> 255 E. Wilson Ave. Lombard, IL 60148

>

> Phone: (630) 620-5758

> Fax: (630) 629-2374

> Email: papkea@villageoflombard.org

> Web:

https://linkprotect.cudasvc.com/url?a=https%3a%2f%2fwww.villageoflombard.org&c=E,1,GE4uvVPDS3um4AwtrWIWYS4lfHBklGSbpLo0amZ6t6_Y9peJTFH1R-Wo3Al1ArbxAkraCsHfdB_nQOJ9hOc0CX3JXAt32ezhjyugbmtor4pUCw,,&typo=1

> Follow us:

>

>

> -----Original Message-----

> From: Eileen Termunde <term65@aol.com>

> Sent: Thursday, March 05, 2020 4:15 AM

> To: Stefans, Michelle <StefansM@villageoflombard.org>; Papke Anna <PapkeA@villageoflombard.org>

> Subject: 103 N. Chase

>

> Please be cautious

> This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

>

> Good morning,

> I had a meeting with Flint Architect and we finished the drawings and he is meeting again with me next Wednesday to have a ballpark figure on the total cost of the project. Once I figure on what I want done he will get the estimates from 3 companies and I will be ready to sign and start the process. He said it will be broken down so I can figure on the areas that are important to me. I will need to ask for a extension on the variance. What do I need to do to start this?

> Thanks,

> Eileen Termunde