



# PINNACLE ON MEYERS BOT 24-01 AND PC 24-07

BOARD OF TRUSTEES ANNEXATION AGREEMENT PUBLIC HEARING

AUGUST 29, 2024



# AERIAL PHOTO OF DEVELOPMENT PROPERTY

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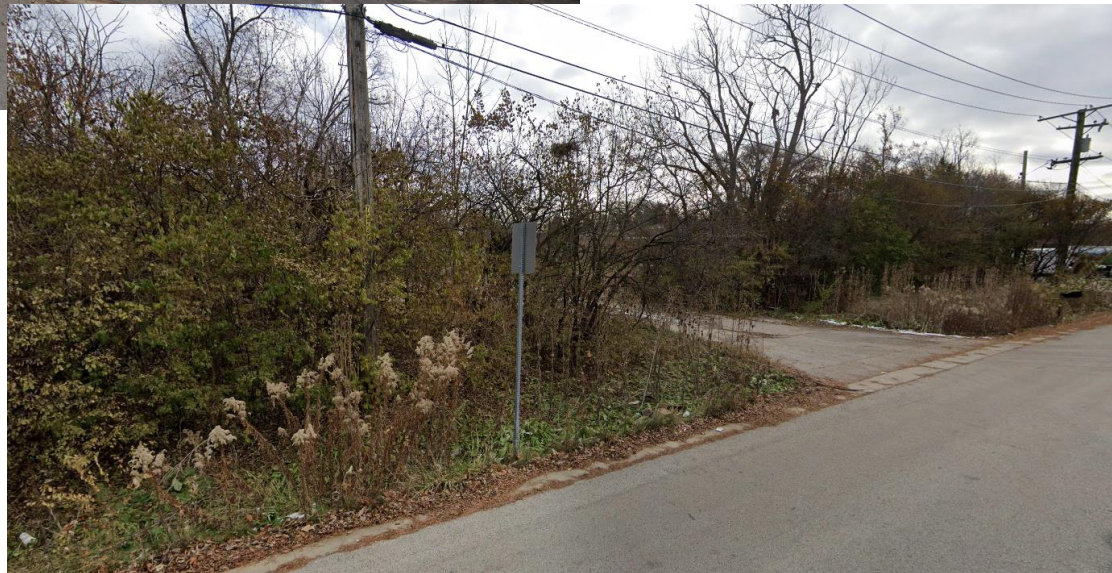
2021



# EXISTING CONDITIONS



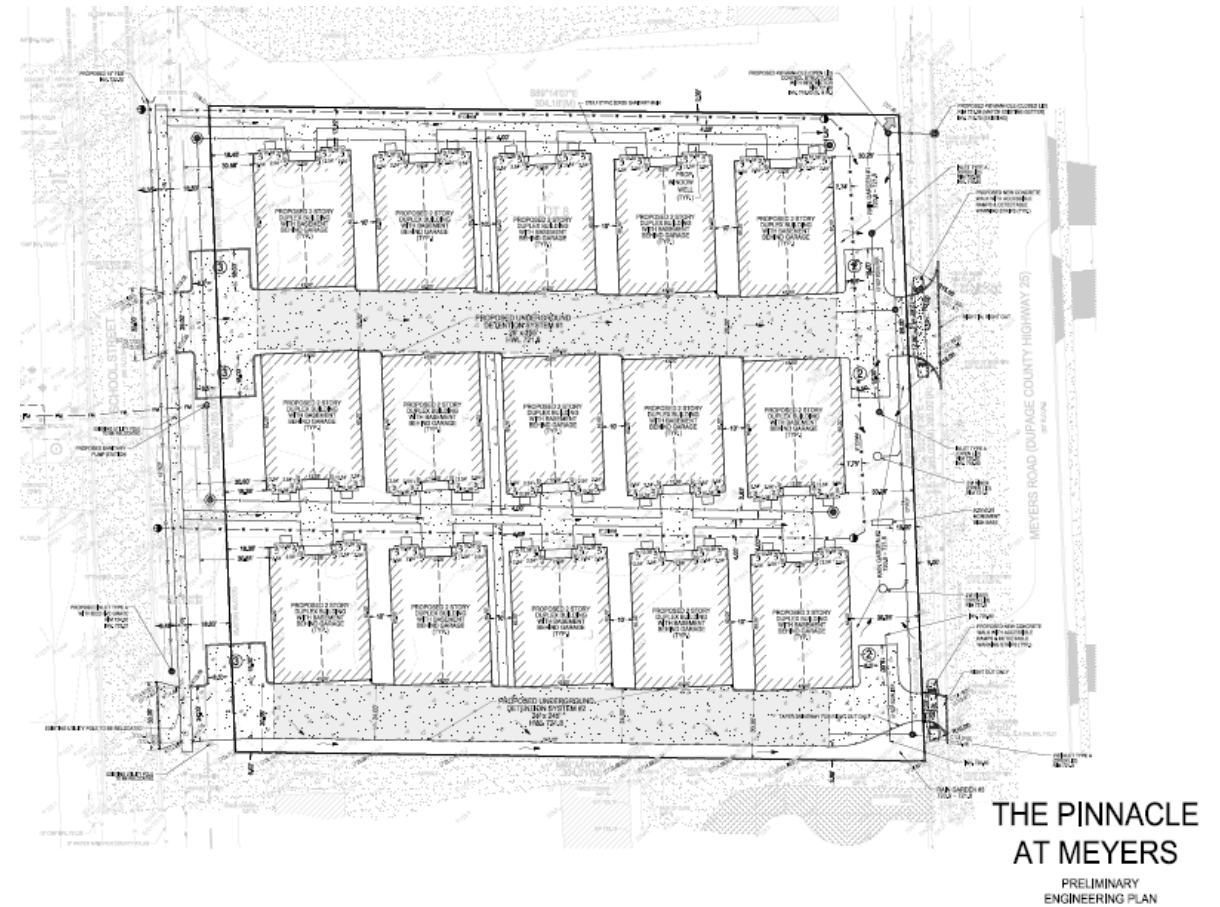
Views from School Street



View from Meyers Road

# 2024 PROPERTY HISTORY

- **February 2024** petition to DuPage County for zoning for duplex/townhomes with workforce housing component
  - **30 units on 2 acres (15 du/acre)**
  - Driveways extending length of project
  - Limited parking on-site
- Village staff sent letter to County ZBA asking questions and raising concerns about the project



# PINNACLE ON MEYERS

- BOT 24-01: Annexation Agreement and Annexation
- PC 24-07: Zoning Entitlements (a component of the annexation agreement)
  - Comprehensive Plan amendment (Estate Residential to Low Density Residential)
  - Rezone development property to the R2 Single-Family District
  - Establish new planned development with companion conditional uses, deviations & variations
  - Plan Commission recommended approval (of zoning actions only) on June 17, 2024



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## ANNEXATION AGREEMENT

- Under the authority of the Village Board
- Public hearing required
- Annexation agreements must be approved by a super majority of the Village Board (five out of seven members)

# ANNEXATION AGREEMENT

- A negotiated agreement between the Village and the owner of the property being annexed
- Sets the rights and responsibilities of the Village and the property owner
- Ensures developer will construct required public improvements
- Details the zoning entitlements the Village will grant upon annexation

Space above reserved for Recorder's use

ANNEXATION AGREEMENT DATED SEPTEMBER \_\_\_\_, 2024  
FOR  
PINNACLE ON MEYERS

Parcel Nos.: 06-21-102-011, 06-21-102-012, 06-21-102-013, 06-21-102-014, 06-21-102-028

Common Addresses 1312, 1320 and 1300 S. Meyers Rd., Lombard, DuPage County, Illinois

Previously-Annexed Parcel: 1308 S. Meyers Road, Lombard, DuPage County, Illinois  
Parcel No. 06-21-102-010

Gap Strip: PIN 06-21-102-999 (part south of north lot line of 1308 S. Meyers Road)

AFTER RECORDING RETURN TO:  
Village of Lombard  
Department of Community Development  
255 E. Wilson Avenue  
Lombard, IL 60148

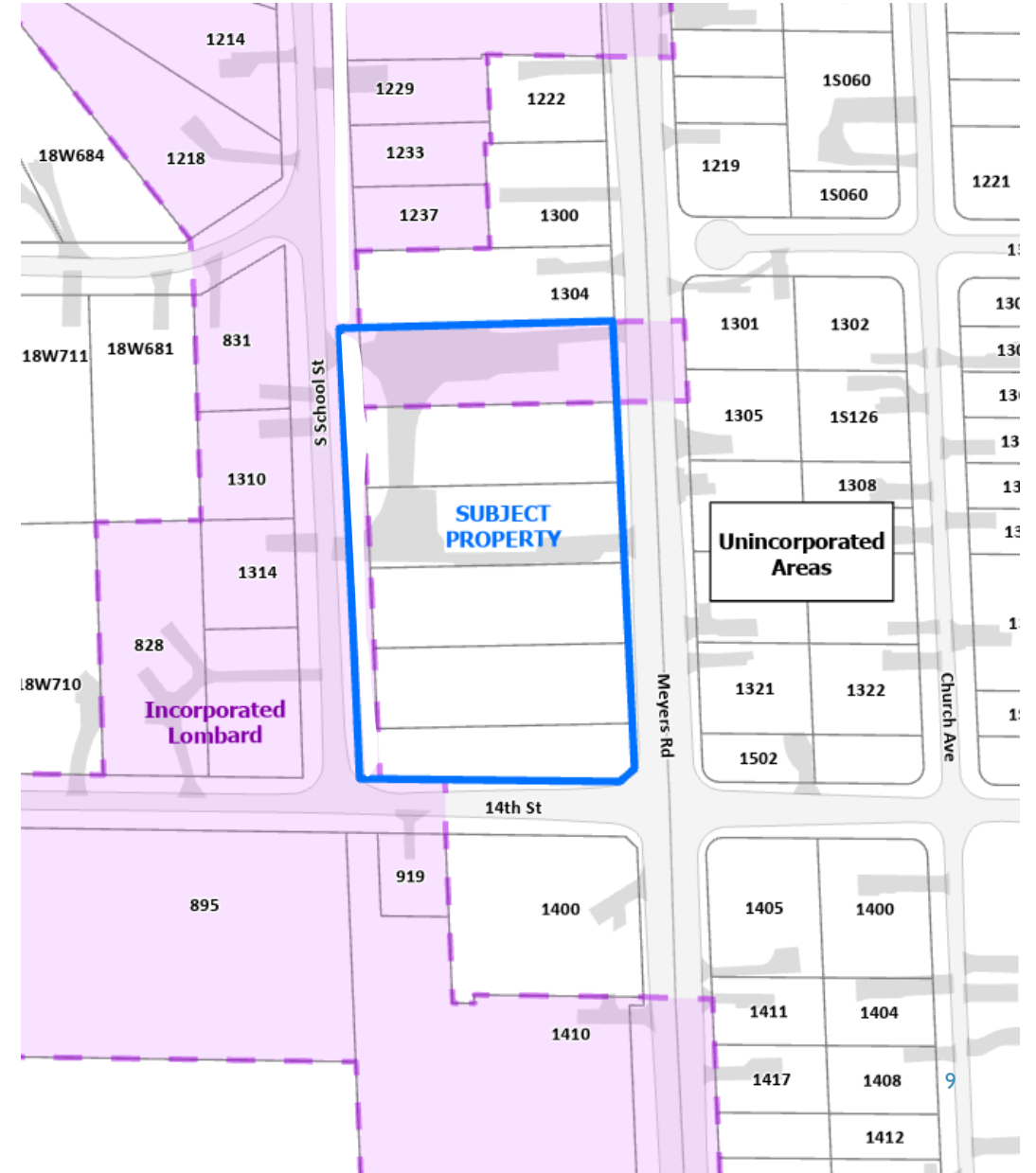
# ANNEXATION AGREEMENT – PINNACLE ON MEYERS

- Draft agreement, reviewed by Village staff, Village Attorney, and petitioner (owner/developer)
- Village will rezone property and approve zoning entitlements per PC 24-07
- Developer will install public improvements (sidewalks, streetlights, underground utilities), and develop the site in accordance with the submitted plans (Exhibits D-1 through D-4)
- Public Improvement Agreement (Exhibit H): Detailed framework for development of site (specs, timing, etc.)
- Recapture Agreement (Exhibit J): Mechanism for developer to be reimbursed if adjacent properties tie into new utility lines in the future



# ANNEXATION AGREEMENT

- Notices of public hearing on annexation agreement sent to York Township and York Center Fire Protection District, per State Statutes
- Voluntary informational letters sent to all property owners who received Plan Commission public hearing notice (i.e., York Center Co-op and
- Annexation agreement and annexation would need to be approved via Ordinance (not on agenda this evening)



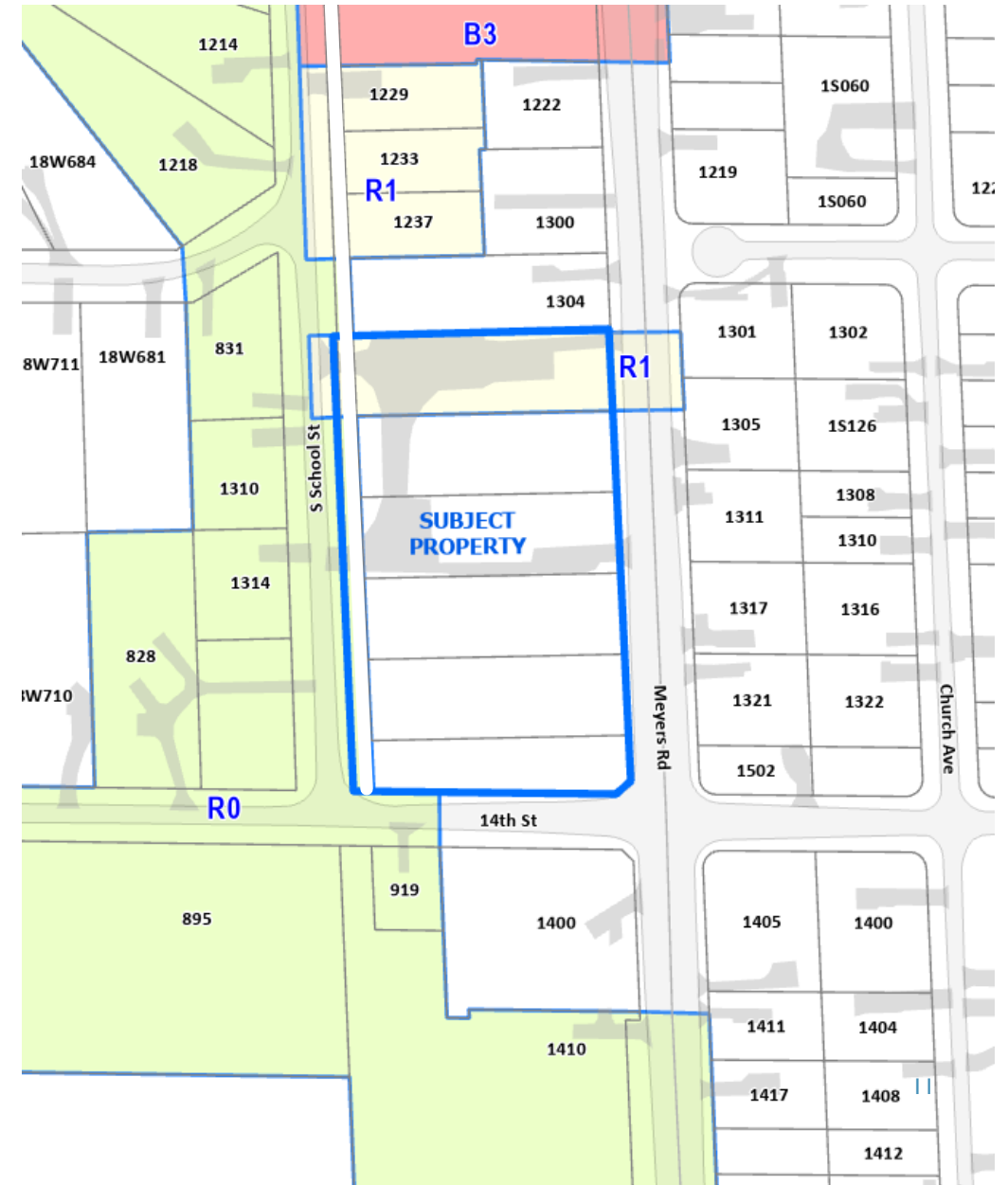
# COMPREHENSIVE PLAN

- Policy document and not a regulatory document.
- Identified for Estate Residential (net density <4 du/acre)
- Petitioner requests Comp. Plan designation of Low Density Residential net density <6 du/acre).



# ZONING ENTITLEMENTS: REZONING

- Property annexed to the Village assigned default R0 Single-Family Residence District zoning
- 1308 S. Meyers already incorporated, zoned R1
- Petitioner requests rezoning to R2 Single-Family Residence District
  - 24-lot single-family home subdivision with interior private drive aisle, perimeter open space owned by HOA
- Most single-family residential properties in Village are zoned R2



# ZONING ENTITLEMENTS: PLANNED DEVELOPMENT

## ■ **Planned Development**

- Zoning mechanism to provide for development that is in the public interest but that the underlying zoning would not otherwise allow
- Development provides a benefit to the public in exchange for flexibility on bulk requirements
- Flexibility → variations and deviations
- Many examples of SF planned developments with deviations/variations
  - Norbury Crossings
  - Yorkshire Woods
  - Park and Grove (Park Place of Lombard)

# PINNACLE ON MEYERS – ILLUSTRATIVE PLAN



# REQUESTED CONDITIONAL USES, DEVIATIONS & VARIATIONS

## Conditional Use

- Building height

## Deviations/Variations from the Zoning Ordinance

- Lot area and lot width
  - Front and rear yard setbacks
    - Open space
- Fencing, landscaping, utility cabinet placement

## Variations from the Subdivision Ordinance

- Public improvements in Village and County rights-of-way
- Lots fronting on private drive
- Driveway connections to 14<sup>th</sup> Street and Meyers Road
- Gap strip reconciliation

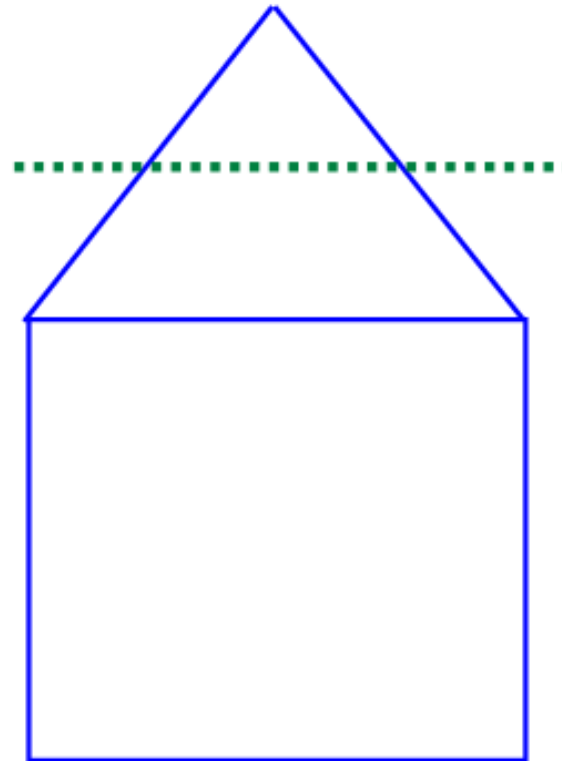
## Deviation from the Sign Ordinance

- Height of residential subdivision signs on 14<sup>th</sup> Street and Meyers Road

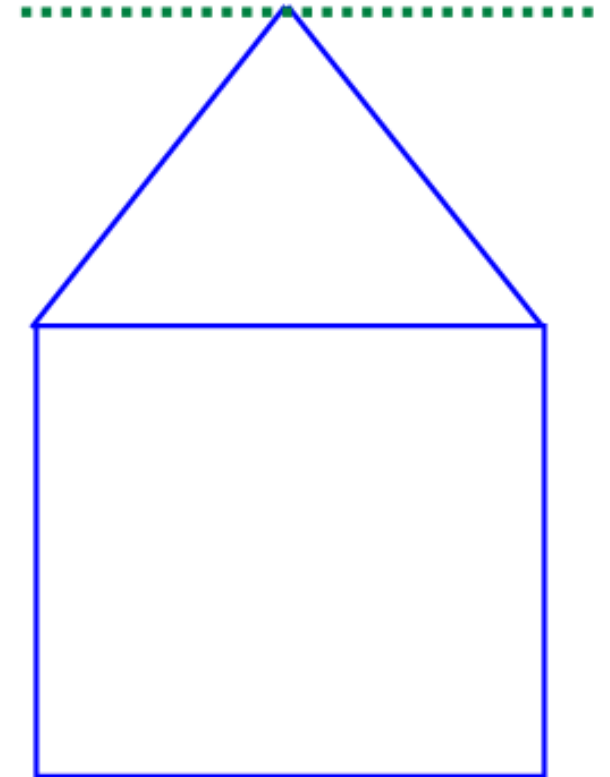
These groups of entitlements largely result of project design features: lots fronting on internal private drive, common ownership of landscape perimeter areas.

# CONDITIONAL USE: HEIGHT

- Height in R2, permitted: 30', 2.5 stories
- Height in R2, conditional use: 45', 3.5 stories
- Petitioner's request: conditional use to allow peak heights of up to 38'; variable rooflines
- Peak height vs. mean height



Permitted height measured to mean between eaves and peak; peak height can exceed 30'



Petitioner's request for 38' measured to peak of roof; accounts for variable rooflines

# CONDITIONAL USE: HEIGHT ILLUSTRATIVE CONCEPTS

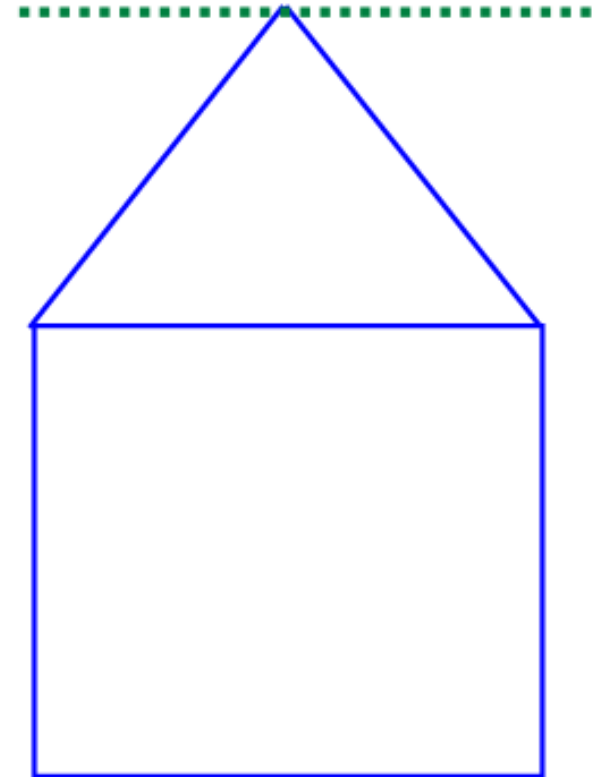
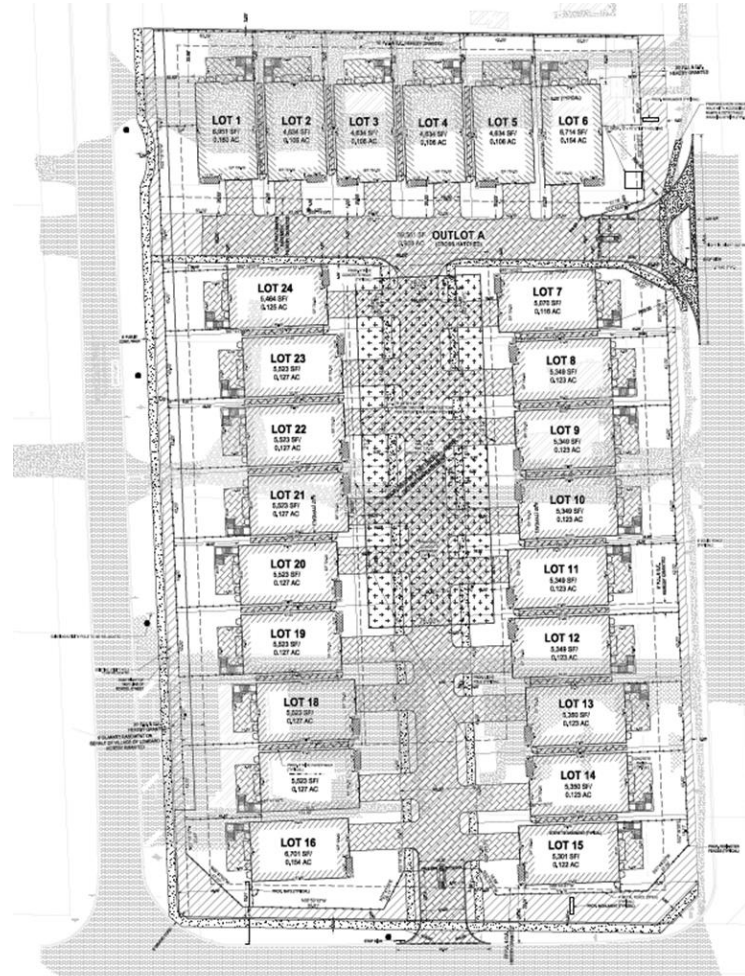




# CONDITIONAL USE: HEIGHT

Distance from west walls of proposed houses to buildable area of lots west side of School Street:

- Pinnacle Setbacks: 30' to 53'
- School St. ROW: 66'
- School St. front yard:  $\geq 30'$
- **TOTAL:**  $\geq 132'$  to  $149'$



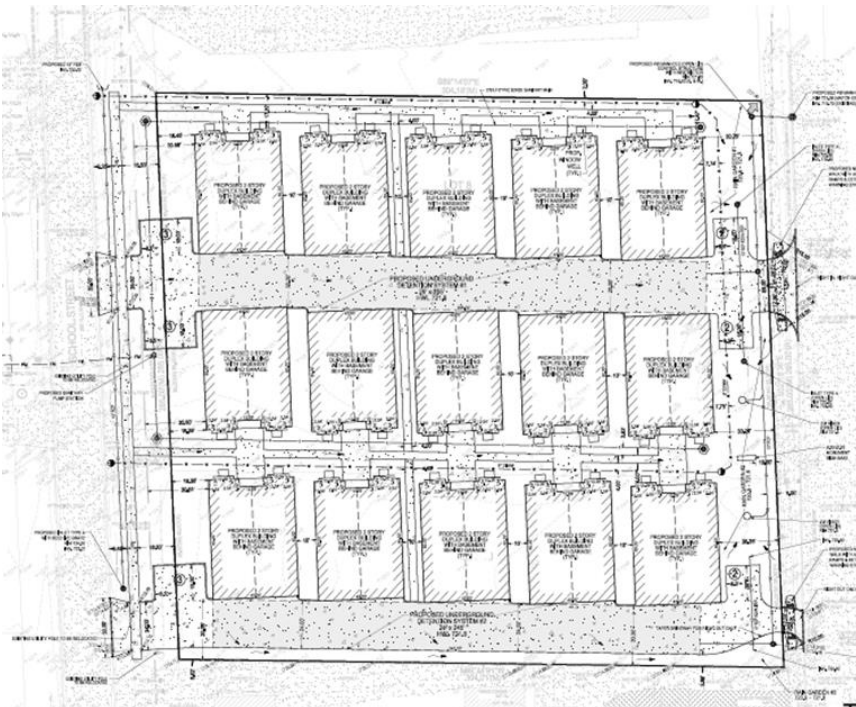
Petitioner's request for 38' measured to peak of roof; accounts for variable rooflines

## COMPANION RELIEF REQUEST – NEIGHBORHOOD COMPATIBILITY (CONCERNS RAISED THROUGH PLAN DEVELOPMENT PROCESS)

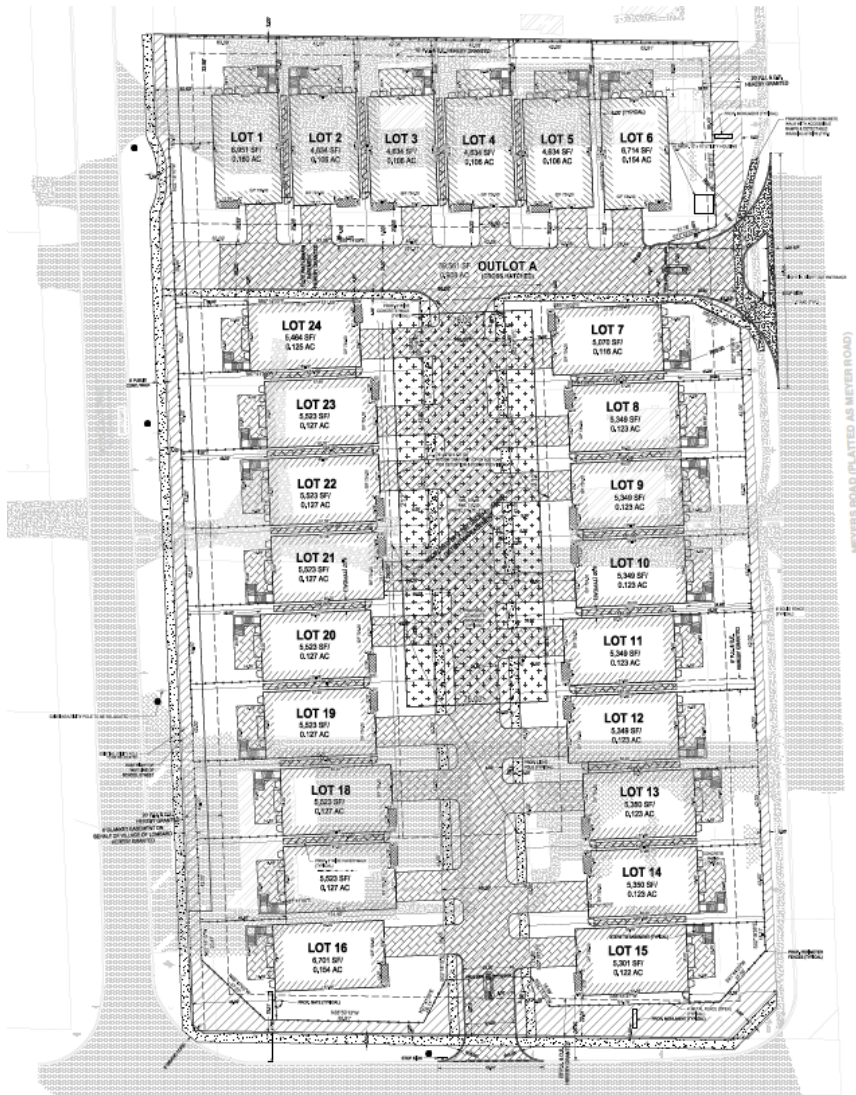
- Single family versus duplex/townhomes
- Lower density (from 15 du/acre in County proposal to 6.1 du/acre in petition)
- Increased landscaping beyond code requirements
- Peripheral green space & fencing
- Eliminate curb cuts on School Street
- Exceeding Village minimum parking standards for homes
- Additional screening for proposed roof decks
- Varying designs and footprints
- Final engineering items
  - Keep semi-rural street design for School and 14<sup>th</sup> Street
  - Eliminate dead end sidewalk on School
  - Address 14<sup>th</sup> Street pedestrian crossing

To address these comments, additional relief is being requested with listed deviations (in green text under requested actions)

# COMPARISON OF 2024 COUNTY AND VILLAGE SUBMITTALS



County Submittal: 30 units on 2 acres



Village Submittal: 24 units on 3.9 acres

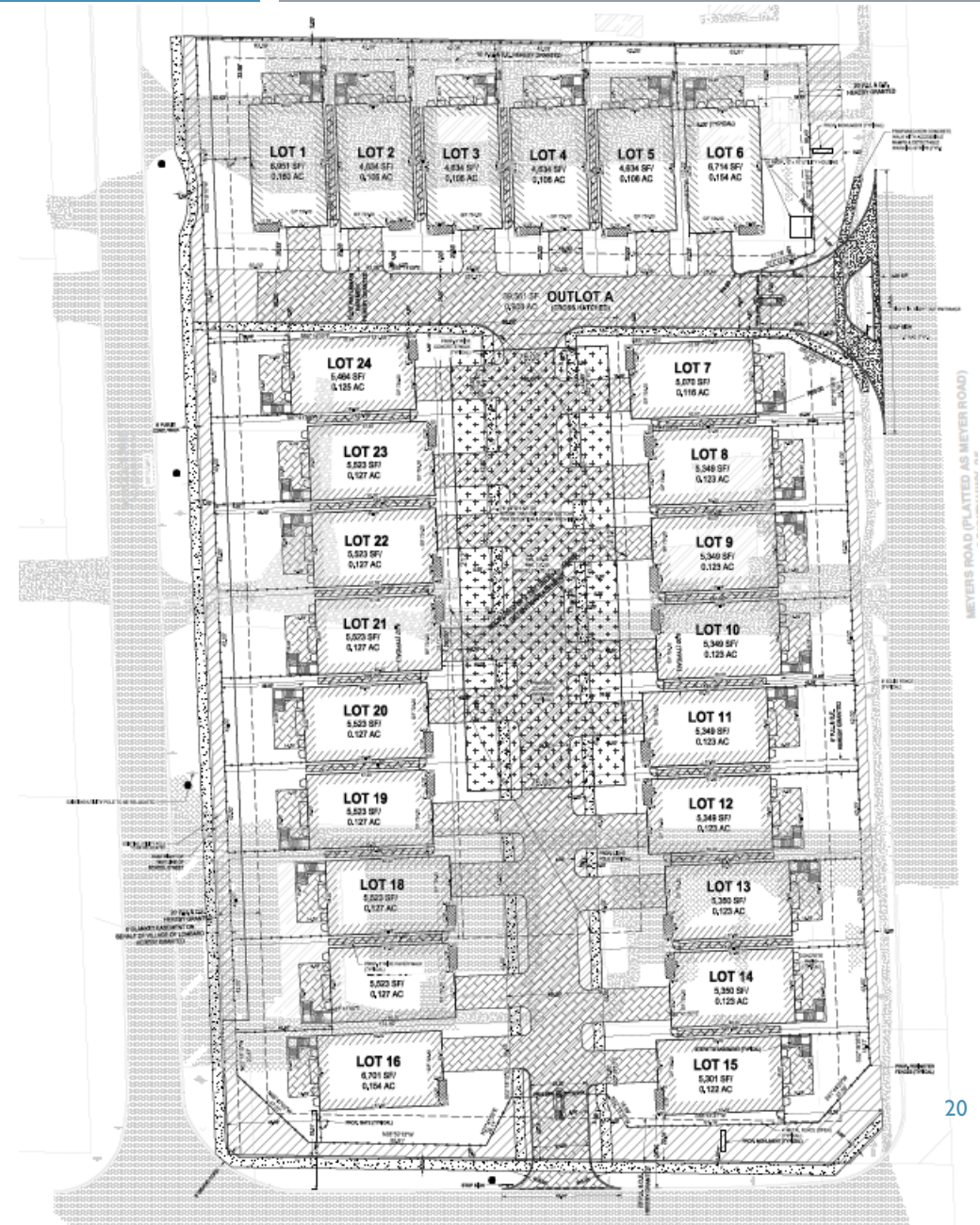
# DEVIATIONS & VARIATIONS FROM THE ZONING ORDINANCE

## Lot area deviations

- Lot area range: 4,600 to 6,900 square feet
- Gross density: 6.14 du/acre (24 units/3.9 acres)
- Density permitted by right in R2: 5.8 du/acre (22.6 units)
- Density in planned developments can exceed underlying density by up to 40%

## Lot width deviations

- Lot width range: 38-63 feet



# DEVIATIONS & VARIATIONS FROM THE ZONING ORDINANCE

- Setback deviations
  - Front yard setbacks: 20-24 feet (30' req.)
  - Interior side yard setbacks: 3 feet (6' req.)

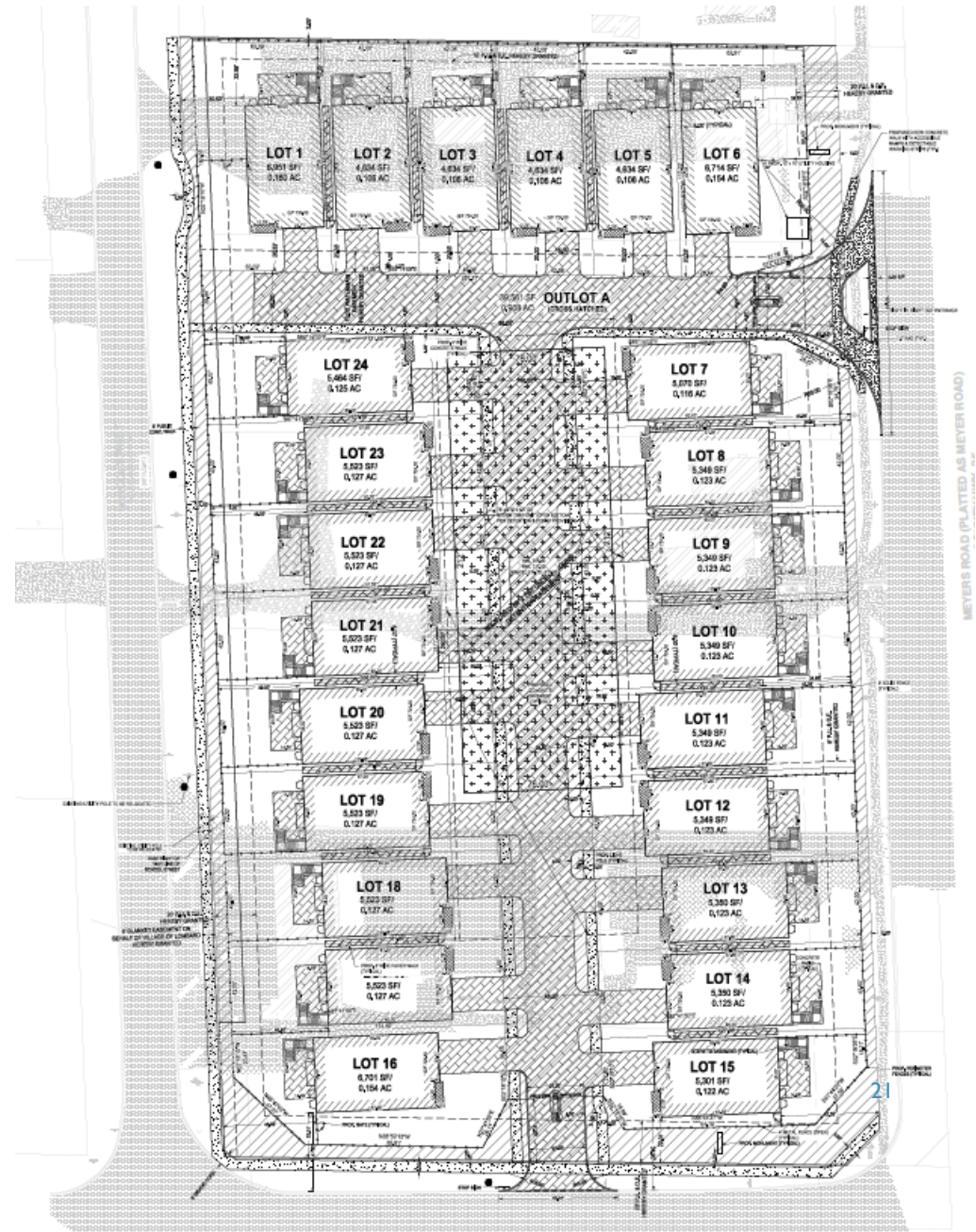
**All perimeter setbacks meet or exceed requirements**

**Houses will be sprinklered**

(YC resident: undulating footprints)

- Open space deviation
  - 39% open space proposed
  - 50% required
  - Interior drive reduces open space

(YC resident: more greenspace on development perimeter)



# DEVIATIONS & VARIATIONS FROM THE ZONING ORDINANCE

- Fence variation
  - 6-foot-high fence around perimeter

Enhance privacy and screening for neighbors
- Landscaping
  - Deviations/variations to allow landscaping as proposed

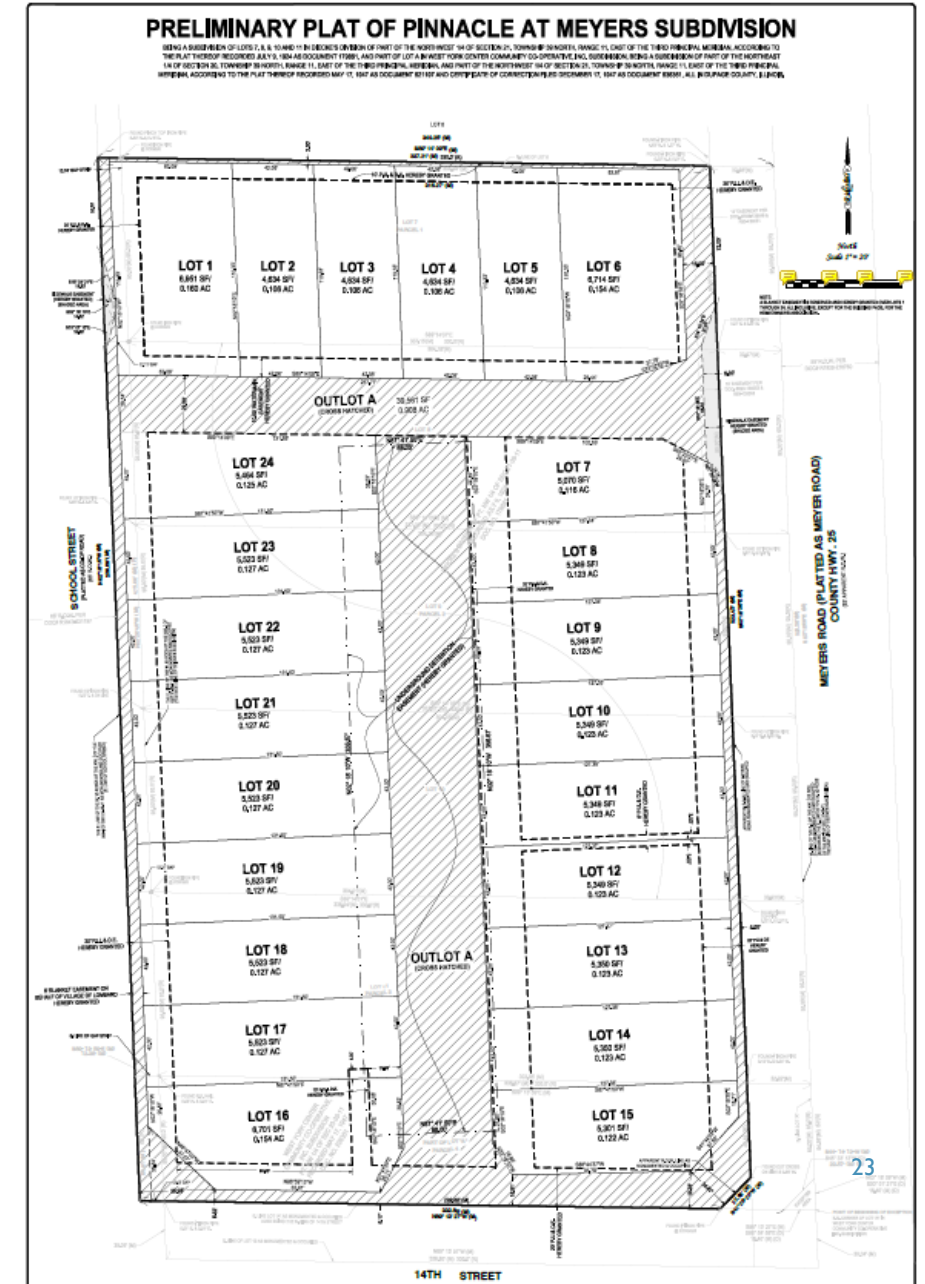
Provide screening around development perimeter
- Utility cabinet placement on Lot 6 (along Meyers Road)



# VARIATIONS FROM THE SUBDIVISION ORDINANCE

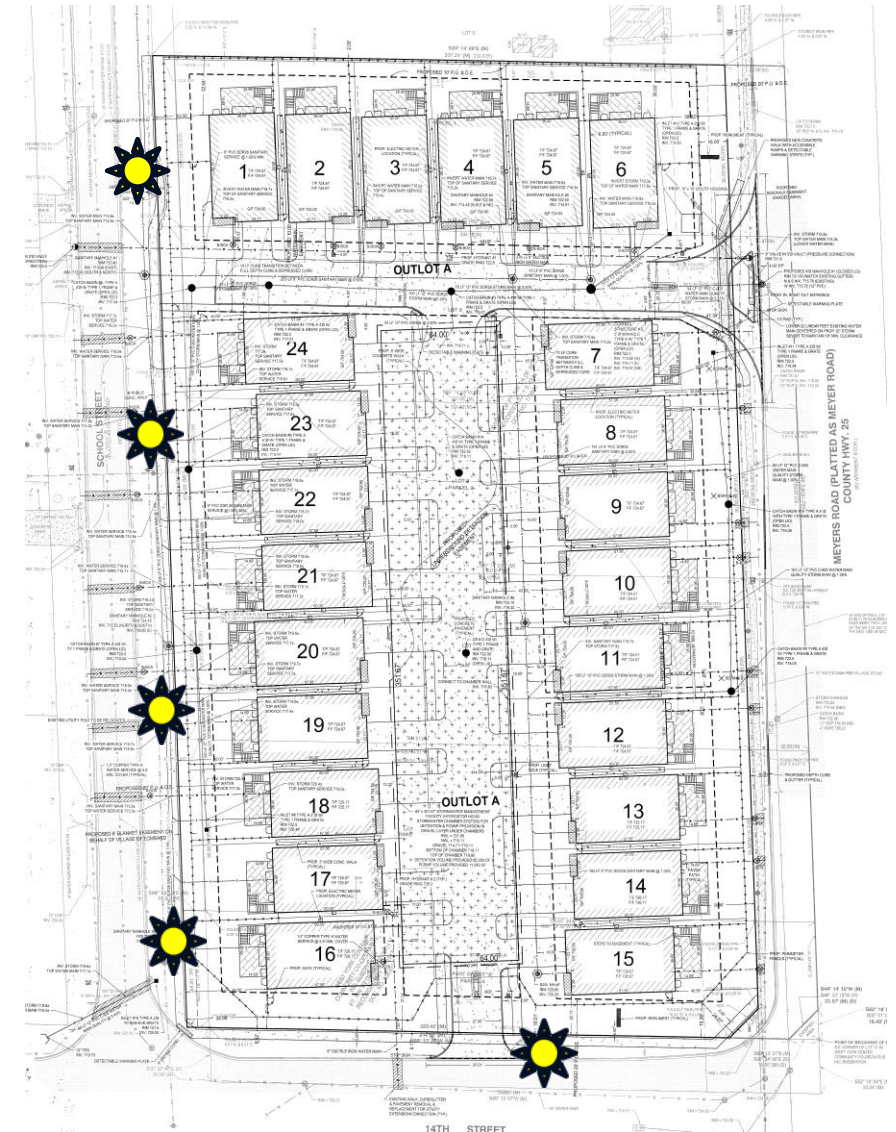
Variations to allow depicted public improvements

- Street width  
Memorialize existing conditions on 14<sup>th</sup> & School Streets (i.e., Village would allow for semi-rural cross-section in lieu of full street reconstruction)
- Variation to permit lots fronting on private drive (in lieu of driveways directly onto School and Meyers)
- Allow curb cuts as proposed (right-in, right out on Meyers; County requirement)
- Timing of final landscape improvements on individual lots (due to project unique design above Village Code requirements)



# VARIATIONS FROM THE SUBDIVISION ORDINANCE – RIGHT OF WAY STANDARDS

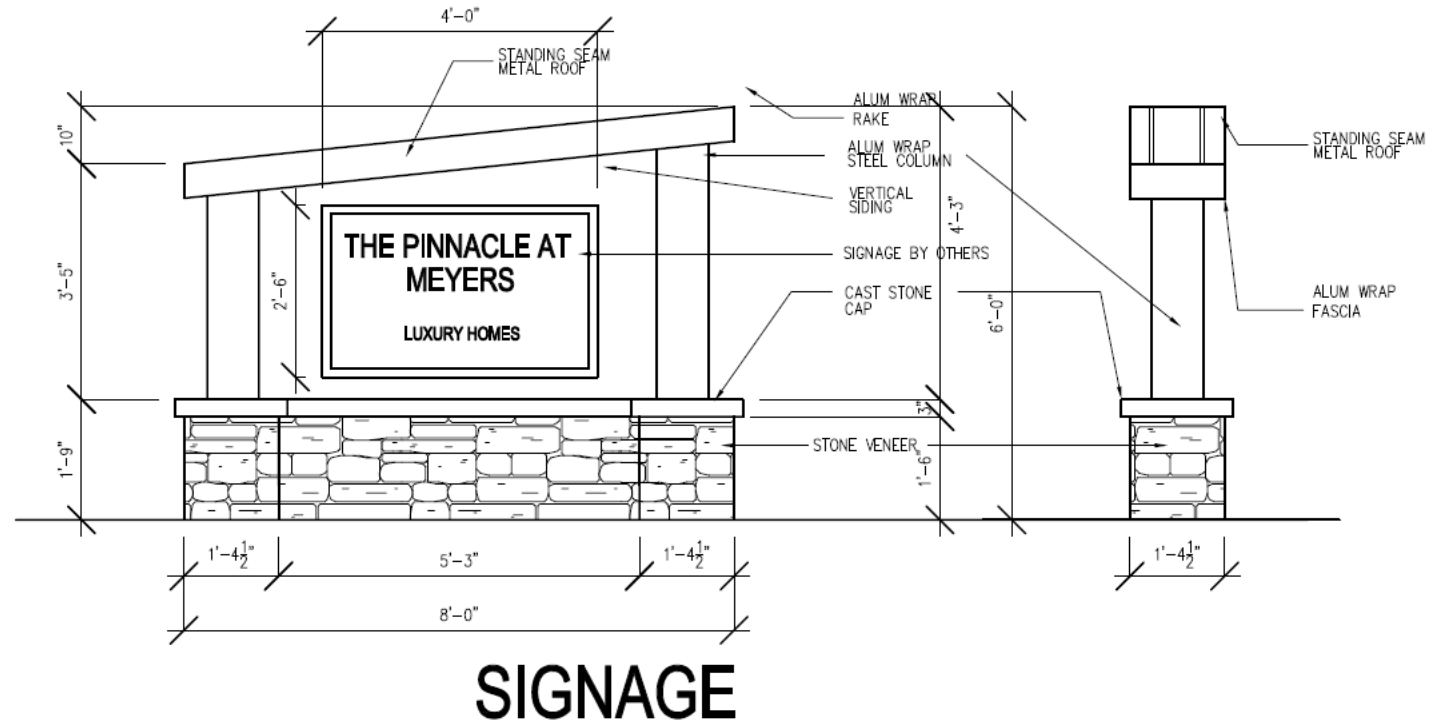
- Village street improvements
  - Street surface to remain as-is and not required to be brought full Village Standard (i.e., ribbon curb, ditch profile)
  - Parkway trees on School Street east side; 14<sup>th</sup> St. north side; in-fill trees on west side of School Street
- Sidewalk on School Street east side; 14<sup>th</sup> St. north side (final engineering to address 14<sup>th</sup> Street crosswalk, “dead-end”)
- Streetlights on Variation to permit lots fronting on private drive (in lieu of driveways directly onto School and Meyers)
- In lieu of streetlights on both sides, developer requested lights on abutting side only
- Police Department supports for public safety purposes





# DEVIATION FROM THE SIGN ORDINANCE

- Variation to allow subdivision signs 6 feet high
  - 4 feet permitted
  - Increased height to promote visibility



# TRAFFIC AND CIRCULATION

- Two curb cuts
  - 14<sup>th</sup> Street (Village ROW) and Meyers Road (County ROW, right-in/right-out)
  - Access to individual lots via internal private drive (neighborhood preference)
- Gates at each entrance
  - Setback to allow one vehicle to queue without impeding ROW – automatic gates
- KLOA review of proposed development
  - Development will generate low traffic volume; estimates less than 1% increase in volume of traffic at nearby intersections
  - Roadway system capacity adequate to accommodate added traffic
  - Limited impact on pick-up/drop-off at York Center Elementary School

## TRAFFIC AND PARKING (14<sup>TH</sup> STREET)

**While not a part of the petitioner's request, supplemental questions have been raised:**

### 14<sup>th</sup> Street Parking between Meyers and School Street

- Serves as a primary access road to York Center School, York Center Co-op neighborhood and proposed development
- Under Village control and jurisdiction
- Concerns: increased congestion near school and intersections, and line of sight issues

Remedy: should the project be approved, the Village's Public Safety & Transportation Committee review and offer recommendations to the Village Board to designate No Parking Restrictions/Limitations at such time the private access drive is established (Police Department staff recommendation).

## COMMUNICATION EFFORTS

- Developer held neighborhood meeting on May 21, 2024
- Residents within 250' of property notified of Plan Commission public hearing via letter
- Notification letter also sent to an expanded area, including all York Center Co-op neighborhood
- Trustees meeting with residents as requested
- Staff meeting with residents as requested

## SPECIAL NOTES

- The Village Board is considering actions to approve a future subdivision
- Actual house architectural plans or design elements **not** under consideration – each house would need to meet code requirements at the time of permit application
- A homeowner's association will be established to address common areas. Associations could also establish further development covenants beyond Village code provisions

## NEXT STEPS – POSSIBLE TIMELINE

If approved by Village Board, activities to occur in 2024:

- **Final engineering review and approval** (administrative step and will address items addressed in the IDRC report, conditions of approval, the annexation agreement, and items identified as part of the preliminary engineering efforts)
- **Approval of final plat of subdivision** – October 2024 Village Board anticipated
- **Demolition start** – upon issuance of permits
- **Site engineering start** – upon approval of final engineering
- **First home construction start** – upon issuance of a residential building permit, and completion of stormwater detention vault and associated lines, watermains, sanitary sewer and private roadway binder course

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## TONIGHT

- **Public hearing only**
- Assuming closure of public hearing tonight, formal consideration slated for the September 5, 2024 Village Board meeting
- Request will be placed on Items for Separate Action

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## BOARD OF TRUSTEES

### **FUTURE STEPS TO BE TAKEN**

- Consider Plan Commission recommendation of approval and any testimony provided at the annexation agreement public hearing
- Consideration of requests:
  - Annexation agreement
  - Annexation, including plat of annexation
  - Rezoning
  - Planned Development with companion conditional use, deviations and variations
  - Approval of preliminary plat
- Ordinances require two votes for consideration and approval





■ Questions?