

**VILLAGE OF LOMBARD**  
**R2 SINGLE FAMILY TABLE OF ZONING COMPLIANCE**  
 AFSAR DEVELOPERS LLC—PINNACLE AT MEYERS PLANNED DEVELOPMENT  
 1308, 1312, 1320 & 1330 SOUTH MEYERS ROAD, LOMBARD

SUBJECT	SECTION	STANDARD	PROVIDED	NOTES
Det. Single-Family	155.407(B)(1)	Permitted	Proposed	Complies
Home Occupations	155.407(B)(2)	Permitted	Allowed	Max 250 SF <i>See 155.211</i>
PUD ANALYSIS	ORIG AREA: 4.19 AC	SUB AREA: 3.91 AC (see narrative)		
Lot area	155.509	22,500 SF	3.91 acres	Complies
Density	155.407(D)	5.8 DU per acre	6.14 DU per acre	Exception (106%)
Lot width	155.407(E)	180 feet	299 feet	Complies
Front yard	155.407(F)(1)(a)(iv)	30'	22' <sup>1</sup>	Deviation
Side yard, corner	155.407(F)(2)	20'	39'/47' (W) <sup>2</sup> 34'/42' (E) <sup>3</sup>	Complies
Side yard, side	155.407(F)(3)	6'	None	Not Applicable
Rear yard	155.407(F)(4)	25'	30' <sup>4</sup>	Complies
Height	155.407(G)	30' (45' CUP)	38' max. bldg.. ht.	Conditional use
Open space	155.407(H), 155.510(A)	50%	39.9%, prv 18.4%	Deviation
SIGNS	155.407(I)			
Area	153.232(A)	32 SF each	<10 SF	Complies
Height	153.232(B)	4 feet	6 feet	Deviation
Number/location	153.232(C)	1 at ea. entrance	2	Complies
PARKING	155.407(J)			<i>See 155.600</i>
Required	155.407(C), Tbl 6.3	2	2	Complies
Outside Overnight	155.602(A)(3)(e)	2	2	Complies
Size	155.602(A)(5)(b)	18' x 8'	18' x 8'	Complies
Loading	155.603(B), Tbl 6.5	None	None	Complies
LANDSCAPING	155.407(K)			<i>See 155.700</i>
ROW LS Gr/Sod	155.705(B)	Grade and sod	Grade and various	Need DPW OK
Parkway Tree #	155.705(C)(1)	1:40° 13E 14W 7S	See LS plan	Complies
Parking Lot LS	155.706(A)	Not Applicable	Not Applicable	PD condition
Trans Yard LS	155.707	Not Applicable	Not Applicable	PD condition
Foundation LS	155.708(A)	10' foundation	N/A to PUD	PD condition
Perimeter lot LS	155.709(A)	Not Applicable	Not Applicable	PD condition
Innovation	155.711	Director OK	Seeking	PD condition
Changes by lot	155.712	Director OK	Owner to obtain	"meet the intent"
FENCES				
Location	155.205(A)(1)(b)	Lot line	Varies	Complies
Max Height	155.205(A)(1)(c)(i)	6'	6'	Complies. Note fence plan heights.

<sup>1</sup> The required front yard is measured from "boundary of a lot which is along an existing or dedicated public street." The front yard is depicted as 22' from the perimeter of the PUD plan (south line of Outlot A). The nearest home is more than 35 feet north of the existing curb line of 14th Street (a common law dedicated street) and 23 feet north of the public sidewalk to be constructed. The mean setback for the south side of 14th Street (using DuPage GIS) is 39.5'. The R0 front yard is 30'.

<sup>2</sup> The mean setback for the west side of School Street (DuPage GIS) is 23.83'. The R0 front yard is 30'.

<sup>3</sup> The mean setback for the east side of Meyers Road (DuPage GIS) is 23.62'. The R-3 front yard is 30'.

<sup>4</sup> The R-3 rear and side yard setbacks are 25' and 10', respectively. (County Code, Sec. 37-703.4)

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Max Ht. Front	155.205(A)(1)(c)(ii)	4'	4' on 14th Street	Deviation to wrap homes Lots 15-16.
Max Ht. RtoFront	155.205(A)(1)(c)(iii)	4' east 30'	See Lot 6 area	Deviation to wrap Lot 6
Max Ht. Var.	155.205(A)(1)(c)(v)	3 inches	3 inches	Will comply
Decorative to Str	155.205(A)(1)(d)	Face Street	All face streets	Complies
Line of Sight	155.205(A)(1)(e)(i)	2' unless open		Complies
Line of Clearance	155.205(A)(1)(e)(ii)	Clear at 2'-8'		Complies
Hedge location	155.205(B)(1)	Lot line		Complies
Hedge height	155.205(B)(2)	Same as fences		Complies
Hedge line o sight	155.205(B)(3)	2' ht max		Complies
Line of Sight Gen	155.207	2'-8' clear		Complies
<b>INDIVIDUAL LOT ANALYSIS</b>	<b>INDIVIDUAL LOT ANALYSIS</b>	<b>INDIVIDUAL LOT ANALYSIS</b>	<b>INDIVIDUAL LOT ANALYSIS</b>	<b>INDIVIDUAL LOT ANALYSIS</b>
<b>LOT 1</b>				
Lot area	155.407(D)	7,500 SF	6,951 SF	Deviation
Density	155.407(D)	5.8 DU per acre	6.25 DU per acre	PUD Complies
Lot width	155.407(E)	60 feet	63'	Complies
Front yard	155.407(F)(1)(a)(iv)	30'	20'	Deviation
Side yard, corner	155.407(F)(2)	20'	30'	Complies
Side yard, side	155.407(F)(3)	6'	3' (1' at roof)	Deviation
Rear yard	155.407(F)(4)	25'	30'	Complies
Height	155.407(G)	30' (45' CUP)	38' max. bldg. ht.	Conditional use
Open space	155.407(H)	50%	56.5%, prv 18.8%	Complies
<b>LOT 2</b>				
Lot area	155.407(D)	7,500 SF	4,634 SF	Deviation
Density	155.407(D)	5.8 DU per acre	9.43 DU per acre	PUD Complies
Lot width	155.407(E)	60 feet	42'	Deviation
Front yard	155.407(F)(1)(a)(iv)	30'	20'	Deviation
Side yard, corner	155.407(F)(2)	20'	Not Applicable	Not Applicable
Side yard, side	155.407(F)(3)	6'	3' (1' at roof)	Deviation
Rear yard	155.407(F)(4)	25'	30'	Complies
Height	155.407(G)	30' (45' CUP)	38' max. bldg. ht.	Conditional Use
Open space	155.407(H)	50%	34.7%, prv 28.2%	Deviation
<b>LOT 3</b>				
Lot area	155.407(D)	7,500 SF	4,634 SF	Deviation
Density	155.407(D)	5.8 DU per acre	9.43 DU per acre	PUD Complies
Lot width	155.407(E)	60 feet	42'	Deviation
Front yard	155.407(F)(1)(a)(iv)	30'	20'	Deviation
Side yard, corner	155.407(F)(2)	20'	Not Applicable	Not Applicable
Side yard, side	155.407(F)(3)	6'	3' (1' at roof)	Deviation
Rear yard	155.407(F)(4)	25'	30'	Complies
Height	155.407(G)	30' (45' CUP)	38' max. bldg. ht.	Conditional Use
Open space	155.407(H)	50%	34.7%, prv 28.2%	Deviation
<b>LOT 4</b>				
Lot area	155.407(D)	7,500 SF	4,634 SF	Deviation
Density	155.407(D)	5.8 DU per acre	9.43 DU per acre	PUD Complies
Lot width	155.407(E)	60 feet	42'	Deviation
Front yard	155.407(F)(1)(a)(iv)	30'	20'	Deviation
Side yard, corner	155.407(F)(2)	20'	Not Applicable	Not Applicable

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Side yard, side	155.407(F)(3)	6'	3' (1' at roof)	Deviation
Rear yard	155.407(F)(4)	25'	30'	Complies
Height	155.407(G)	30' (45' CUP)	38' max. bldg. ht.	Conditional Use
Open space	155.407(H)	50%	34.7%, prv 28.2%	Deviation
<b>LOT 5</b>				
Lot area	155.407(D)	7,500 SF	4,634 SF	Deviation
Density	155.407(D)	5.8 DU per acre	9.43 DU per acre	PUD Complies
Lot width	155.407(E)	60 feet	42'	Deviation
Front yard	155.407(F)(1)(a)(iv)	30'	20'	Deviation
Side yard, corner	155.407(F)(2)	20'	Not Applicable	Not Applicable
Side yard, side	155.407(F)(3)	6'	3' (1' at roof)	Deviation
Rear yard	155.407(F)(4)	25'	30'	Complies
Height	155.407(G)	30' (45' CUP)	38' max. bldg. ht.	Conditional Use
Open space	155.407(H)	50%	34.7%, prv 28.2%	Deviation
<b>LOT 6</b>				
Lot area	155.407(D)	7,500 SF	6,714 SF	Deviation
Density	155.407(D)	5.8 DU per acre	6.5 DU per acre	PUD Complies
Lot width	155.407(E)	60 feet	62.9'	Complies
Front yard	155.407(F)(1)(a)(iv)	30'	20'	Deviation
Side yard, corner	155.407(F)(2)	20'	39.8'	Complies
Side yard, side	155.407(F)(3)	6'	3' (1' at roof)	Deviation
Rear yard	155.407(F)(4)	25'	30'	Complies
Height	155.407(G)	30' (45' CUP)	38' max. bldg. ht.	Conditional Use
Open space	155.407(H)	50%	54.9%, 19.5%	Complies
<b>LOT 7</b>				
Lot area	155.407(D)	7,500 SF	5,251 SF	Deviation
Density	155.407(D)	5.8 DU per acre	8.1 DU per acre	PUD Complies
Lot width	155.407(E)	60 feet	44'	Deviation
Front yard	155.407(F)(1)(a)(iv)	30'	24'	Deviation
Side yard, corner	155.407(F)(2)	20'	1'	Deviation
Side yard, side	155.407(F)(3)	6'	3' (1' at roof)	Deviation
Rear yard	155.407(F)(4)	25'	41'	Complies
Height	155.407(G)	30' (45' CUP)	38' max. bldg. ht.	Conditional Use
Open space	155.407(H)	50%	38.4%, prv 24.9%	Deviation
<b>LOT 8</b>				
Lot area	155.407(D)	7,500 SF	5,349 SF	Deviation
Density	155.407(D)	5.8 DU per acre	8.1 DU per acre	PUD Complies
Lot width	155.407(E)	60 feet	42'	Deviation
Front yard	155.407(F)(1)(a)(iv)	30'	32'	Complies
Side yard, corner	155.407(F)(2)	20'	Not Applicable	Not Applicable
Side yard, side	155.407(F)(3)	6'	3' (1' at roof)	Deviation
Rear yard	155.407(F)(4)	25'	34'	Complies
Height	155.407(G)	30' (45' CUP)	38' max. bldg. ht.	Conditional Use
Open space	155.407(H)	50%	37.5%, prv 24.5%	Deviation
<b>LOT 9</b>				
Lot area	155.407(D)	7,500 SF	5,349 SF	Deviation
Density	155.407(D)	5.8 DU per acre	8.1 DU per acre	PUD Complies
Lot width	155.407(E)	60 feet	42'	Deviation
Front yard	155.407(F)(1)(a)(iv)	30'	32'	Complies
Side yard, corner	155.407(F)(2)	20'	Not Applicable	Not Applicable

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Side yard, side	155.407(F)(3)	6'	3' (1' at roof)	Deviation
Rear yard	155.407(F)(4)	25'	34'	Complies
Height	155.407(G)	30' (45' CUP)	38' max. bldg. ht.	Conditional Use
Open space	155.407(H)	50%	37.5%, prv 24.5%	Deviation
<b>LOT 10</b>				
Lot area	155.407(D)	7,500 SF	5,349 SF	Deviation
Density	155.407(D)	5.8 DU per acre	8.1 DU per acre	PUD Complies
Lot width	155.407(E)	60 feet	42'	Deviation
Front yard	155.407(F)(1)(a)(iv)	30'	32'	Complies
Side yard, corner	155.407(F)(2)	20'	Not Applicable	Not Applicable
Side yard, side	155.407(F)(3)	6'	3' (1' at roof)	Deviation
Rear yard	155.407(F)(4)	25'	34'	Complies
Height	155.407(G)	30' (45' CUP)	38' max. bldg. ht.	Conditional Use
Open space	155.407(H)	50%	37.5%, prv 24.5%	Deviation
<b>LOT 11</b>				
Lot area	155.407(D)	7,500 SF	5,349 SF	Deviation
Density	155.407(D)	5.8 DU per acre	8.1 DU per acre	PUD Complies
Lot width	155.407(E)	60 feet	42'	Deviation
Front yard	155.407(F)(1)(a)(iv)	30'	24'	Deviation
Side yard, corner	155.407(F)(2)	20'	Not Applicable	Not Applicable
Side yard, side	155.407(F)(3)	6'	3' (1' at roof)	Deviation
Rear yard	155.407(F)(4)	25'	41'	Complies
Height	155.407(G)	30' (45' CUP)	38' max. bldg. ht.	Conditional Use
Open space	155.407(H)	50%	39.6%, prv 24.5%	Deviation
<b>LOT 12</b>				
Lot area	155.407(D)	7,500 SF	5,349 SF	Deviation
Density	155.407(D)	5.8 DU per acre	8.1 DU per acre	PUD Complies
Lot width	155.407(E)	60 feet	42'	Deviation
Front yard	155.407(F)(1)(a)(iv)	30'	24'	Deviation
Side yard, corner	155.407(F)(2)	20'	Not Applicable	Not Applicable
Side yard, side	155.407(F)(3)	6'	3' (1' at roof)	Deviation
Rear yard	155.407(F)(4)	25'	41'	Complies
Height	155.407(G)	30' (45' CUP)	38' max. bldg. ht.	Conditional Use
Open space	155.407(H)	50%	39.6%, prv 24.5%	Deviation
<b>LOT 13</b>				
Lot area	155.407(D)	7,500 SF	5,350 SF	Deviation
Density	155.407(D)	5.8 DU per acre	8.1 DU per acre	PUD Complies
Lot width	155.407(E)	60 feet	42'	Deviation
Front yard	155.407(F)(1)(a)(iv)	30'	32'	Complies
Side yard, corner	155.407(F)(2)	20'	Not Applicable	Not Applicable
Side yard, side	155.407(F)(3)	6'	3' (1' at roof)	Deviation
Rear yard	155.407(F)(4)	25'	34'	Complies
Height	155.407(G)	30' (45' CUP)	38' max. bldg. ht.	Conditional Use
Open space	155.407(H)	50%	37.5%, prv 24.4%	Deviation
<b>LOT 14</b>				
Lot area	155.407(D)	7,500 SF	5,350 SF	Deviation
Density	155.407(D)	5.8 DU per acre	8.1 DU per acre	PUD Complies
Lot width	155.407(E)	60 feet	42'	Deviation
Front yard	155.407(F)(1)(a)(iv)	30'	32'	Complies
Side yard, corner	155.407(F)(2)	20'	Not Applicable	Not Applicable

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Side yard, side	155.407(F)(3)	6'	3' (1' at roof)	Deviation
Rear yard	155.407(F)(4)	25'	34'	Complies
Height	155.407(G)	30' (45' CUP)	38' max. bldg. ht.	Conditional Use
Open space	155.407(H)	50%	37.5%, prv 24.4%	Deviation
<b>LOT 15</b>				
Lot area	155.407(D)	7,500 SF	5,301 SF	Deviation
Density	155.407(D)	5.8 DU per acre	8.2 DU per acre	PUD Complies
Lot width	155.407(E)	60 feet	44'	Deviation
Front yard	155.407(F)(1)(a)(iv)	30'	24'	Deviation
Side yard, corner	155.407(F)(2)	20'	22'	Complies
Side yard, side	155.407(F)(3)	6'	3'N/5'S 1', 3'roof	Deviation
Rear yard	155.407(F)(4)	25'	41'	Complies
Height	155.407(G)	30' (45' CUP)	38' max. bldg. ht.	Conditional Use
Open space	155.407(H)	50%	39%, prv 24.7%	Deviation
<b>LOT 16</b>				
Lot area	155.407(D)	7,500 SF	6,701 SF	Deviation
Density	155.407(D)	5.8 DU per acre	6.5 DU per acre	PUD Complies
Lot width	155.407(E)	60 feet	58'	Deviation
Front yard	155.407(F)(1)(a)(iv)	30'	32'	Complies
Side yard, corner	155.407(F)(2)	20'	22'	Complies
Side yard, side	155.407(F)(3)	6'	3' (1' at roof)	Deviation
Rear yard	155.407(F)(4)	25'	38'	Complies
Height	155.407(G)	30' (45' CUP)	38' max. bldg. ht.	Conditional Use
Open space	155.407(H)	50%	50.1%, prv 19.5%	Complies
<b>LOT 17</b>				
Lot area	155.407(D)	7,500 SF	5,523 SF	Deviation
Density	155.407(D)	5.8 DU per acre	7.9 DU per acre	PUD Complies
Lot width	155.407(E)	60 feet	42'	Deviation
Front yard	155.407(F)(1)(a)(iv)	30'	24'	
Side yard, corner	155.407(F)(2)	20'	Not Applicable	Not Applicable
Side yard, side	155.407(F)(3)	6'	3' (1' at roof)	Deviation
Rear yard	155.407(F)(4)	25'	40'	Complies
Height	155.407(G)	30' (45' CUP)	38' max. bldg. ht.	Conditional Use
Open space	155.407(H)	50%	41.5%, prv 23.7%	Deviation
<b>LOT 18</b>				
Lot area	155.407(D)	7,500 SF	5,523 SF	Deviation
Density	155.407(D)	5.8 DU per acre	7.9 DU per acre	PUD Complies
Lot width	155.407(E)	60 feet	42'	Deviation
Front yard	155.407(F)(1)(a)(iv)	30'	24'	
Side yard, corner	155.407(F)(2)	20'	Not Applicable	Not Applicable
Side yard, side	155.407(F)(3)	6'	3' (1' at roof)	Deviation
Rear yard	155.407(F)(4)	25'	40'	Complies
Height	155.407(G)	30' (45' CUP)	38' max. bldg. ht.	Conditional Use
Open space	155.407(H)	50%	41.5%, prv 23.7%	Deviation
<b>LOT 19</b>				
Lot area	155.407(D)	7,500 SF	5,523 SF	Deviation
Density	155.407(D)	5.8 DU per acre	7.9 DU per acre	PUD Complies
Lot width	155.407(E)	60 feet	42'	Deviation
Front yard	155.407(F)(1)(a)(iv)	30'	32'	Complies
Side yard, corner	155.407(F)(2)	20'	Not Applicable	Not Applicable

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Side yard, side	155.407(F)(3)	6'	3' (1' at roof)	Deviation
Rear yard	155.407(F)(4)	25'	32'	
Height	155.407(G)	30' (45' CUP)	38' max. bldg. ht.	Conditional Use
Open space	155.407(H)	50%	39.4%, prv 23.7%	Deviation
<b>LOT 20</b>				
Lot area	155.407(D)	7,500 SF	5,523 SF	Deviation
Density	155.407(D)	5.8 DU per acre	7.9 DU per acre	PUD Complies
Lot width	155.407(E)	60 feet	42'	Deviation
Front yard	155.407(F)(1)(a)(iv)	30'	32'	Complies
Side yard, corner	155.407(F)(2)	20'	Not Applicable	Not Applicable
Side yard, side	155.407(F)(3)	6'	3' (1' at roof)	Deviation
Rear yard	155.407(F)(4)	25'	32'	
Height	155.407(G)	30' (45' CUP)	38' max. bldg. ht.	Conditional Use
Open space	155.407(H)	50%	39.4%, prv 23.7%	Deviation
<b>LOT 21</b>				
Lot area	155.407(D)	7,500 SF	5,523 SF	Deviation
Density	155.407(D)	5.8 DU per acre	7.9 DU per acre	PUD Complies
Lot width	155.407(E)	60 feet	42'	Deviation
Front yard	155.407(F)(1)(a)(iv)	30'	24'	
Side yard, corner	155.407(F)(2)	20'	Not Applicable	Not Applicable
Side yard, side	155.407(F)(3)	6'	3' (1' at roof)	Deviation
Rear yard	155.407(F)(4)	25'	40'	Complies
Height	155.407(G)	30' (45' CUP)	38' max. bldg. ht.	Conditional Use
Open space	155.407(H)	50%	41.5%, prv 23.7%	Deviation
<b>LOT 22</b>				
Lot area	155.407(D)	7,500 SF	5,523 SF	Deviation
Density	155.407(D)	5.8 DU per acre	7.9 DU per acre	PUD Complies
Lot width	155.407(E)	60 feet	42'	Deviation
Front yard	155.407(F)(1)(a)(iv)	30'	24'	
Side yard, corner	155.407(F)(2)	20'	Not Applicable	Not Applicable
Side yard, side	155.407(F)(3)	6'	3' (1' at roof)	Deviation
Rear yard	155.407(F)(4)	25'	40'	Complies
Height	155.407(G)	30' (45' CUP)	38' max. bldg. ht.	Conditional Use
Open space	155.407(H)	50%	41.5%, prv 23.7%	Deviation
<b>LOT 23</b>				
Lot area	155.407(D)	7,500 SF	5,523 SF	Deviation
Density	155.407(D)	5.8 DU per acre	7.9 DU per acre	PUD Complies
Lot width	155.407(E)	60 feet	42'	Deviation
Front yard	155.407(F)(1)(a)(iv)	30'	24'	
Side yard, corner	155.407(F)(2)	20'	Not Applicable	Not Applicable
Side yard, side	155.407(F)(3)	6'	3' (1' at roof)	Deviation
Rear yard	155.407(F)(4)	25'	40'	Complies
Height	155.407(G)	30' (45' CUP)	38' max. bldg. ht.	Conditional Use
Open space	155.407(H)	50%	41.5%, prv 23.7%	Deviation
<b>LOT 24</b>				
Lot area	155.407(D)	7,500 SF	5,753 SF	Deviation
Density	155.407(D)	5.8 DU per acre	7.6 DU per acre	PUD Complies
Lot width	155.407(E)	60 feet	47'	Deviation
Front yard	155.407(F)(1)(a)(iv)	30'	32'	Complies
Side yard, corner	155.407(F)(2)	20'	1'	Deviation

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Side yard, side	155.407(F)(3)	6'	3' (1' at roof)	Deviation
Rear yard	155.407(F)(4)	25'	32'	Complies
Height	155.407(G)	30' (45' CUP)	38' max. bldg. ht.	Conditional Use
Open space	155.407(H)	50%	41.9%, prv 22.7%	Deviation

ACCESSORY STRUCTURE ANALYSIS

<b>SUBJECT</b>	<b>SECTION</b>	<b>STANDARD</b>	<b>PROVIDED</b>	<b>NOTES</b>
Time of Accessory	155.210	After principal	No princ. Outlot A	Exception
Location	155.210(A)(2)(b)	Behind front wall	In front	Exception
Height accessory	155.210(A)(3)	17'		Complies
Max accessory area	155.210(B)(1)(a)	<10% of lot area	100 SF	Complies
Max area shed	155.210(D)(10)(a)	200 SF	100 SF	Complies
Shed height	155.210(D)(10)(b)	12'		Complies
Shed door width	155.210(D)(10)(c)	6'		Complies
Utility cabinet	155.212, Tbl. 2.1	6' tall		Complies
Terrace side	155.212, Tbl. 2.1	<3'+grade, 2' side	1'	Lot 7 Deviation
Terrace rear (excludes Outlot A)	155.212, Tbl. 2.1	<1'+grade, 25' rear	10' north 16' east 14' west	Lots 1-6 Lots 7-15 Lots 16-24
Eaves	155.212, Tbl. 2.1	3' or less in yard	2'	Complies
Steps	155.212, Tbl. 2.1	4' or less +grade	Below grade	Complies