

**Papke, Anna**

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**From:** Ilse Messner  
**Sent:** Tuesday, August 6, 2024 2:16 PM  
**To:** Heniff, William; Papke, Anna  
**Subject:** Comment on the Pinnacle Development at Meyers & 14th street.

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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.

Please include these comments in the trustees pack for the Pinnacle Development on August 15th.

We are asking for an exception to this ordinance *{Under Improved right-of-way. All under improved public rights-of-way abutting or within a major plat of subdivision shall be fully improved. This shall include all right-of-way improvements, i.e., streets, sidewalks, street lights, and parkways, on both sides of the right-of-way.}* as this development is being built on an area zoned as Estate zoning 1, and if we were abiding by all ordinances in the village code this entire development would not meet the current zoning and ordinance requirements. There are numerous exceptions to these ordinances already being considered. We are asking to eliminate the street lights on School street. School street is no longer an access point, and there is no plan for curb cutting, so the area is already not being fully improved.

There are initiatives in Dupage county and in the state senate regarding restoring darkness, as there are so many benefits to this. In the state senate, Bill SB3501, The Outdoor Lighting Control Act, was recently passed, The Forest Preserve District of DuPage County recently reaffirmed its commitment to the dark sky movement, as well as initiatives currently being discussed at the county level.

I have personally spoken to each person living on school street, and not one single neighbor is in favor of adding additional school lights. Please respect the character of the neighborhood and the wishes of the immediate neighbors and also grant this exception.

The second concern I still have about this development is the need for a crosswalk and stop sign on 14th street, leading to the elementary school and park across the street. This will be the primary crossing point for children in the new development to access the school and park. Please consider adding this safety element into the design.

Thank you!




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Ilse Messner & Rick Johnson  
1229 S School St, Lombard

## Papke, Anna

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**From:** Heniff, William  
**Sent:** Wednesday, August 7, 2024 9:08 AM  
**To:** Papke, Anna  
**Subject:** FW: Lilac Village - development variations



**William J. Heniff, AICP**  
Director of Community Development  
Village of Lombard  
255 E. Wilson Ave. Lombard, IL 60148  
  
Phone: (630) 620-3599  
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Follow us:   

**From:** Melissa SCHMITZ <  
**Sent:** Wednesday, August 7, 2024 9:04 AM  
**To:** Giagnorio, Keith <GiagnorioK@villageoflombard.org>; Niehaus, Scott <NiehausS@villageoflombard.org>; Aranas, Nicole <AranasN@villageoflombard.org>; Brezinski, Elizabeth <BrezinskiE@villageoflombard.org>; LaVaque, Brian <LaVaqueB@villageoflombard.org>; Puccio, Anthony <PuccioA@villageoflombard.org>; Dudek, Bernard <DudekB@villageoflombard.org>; Honig, Andrew <HonigA@villageoflombard.org>; Militello, Dan <MilitelloD@villageoflombard.org>; Bachner, Bob <BachnerB@villageoflombard.org>; Community Development <DevelopmentC@villageoflombard.org>; Heniff, William <HeniffW@villageoflombard.org>  
**Subject:** Lilac Village - development variations

### 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.

Dear President Giagnorio, Village trustees and Village staff -

Having lived in Lombard for over 25 years now, I've always loved the 'small town' community feel to this area. I have been on the parade committee, the Pride committee, and served on the liquor commission - I've been proud to be an active member of Lombard happenings. The events, the parks, Lilac time - it's all been part of the Lilac Village experience.

I'm sad to hear that the Pinnacle development proposed for Meyers Road goes against what the Lilac Village stands for - it's the Lilac Village not the 'monstrous homes on top of one another' city. I have read through the standards for variations and can't see how the Plan Commission can say this development meets the standards. Many if not all of the variances requested are 'wants' - not 'needs'. I've attended several meetings, at the county level, at the Village level, at the community level, to



become informed about this development. While some of the Plan Commission wording is complicated and new to me, a couple of items really stand out:

Section 155.103.C.7 #3 The purpose of the variation is not based primarily upon a desire to increase financial gain. What other reason could there possibly be to build homes 6 to an acre, 3 feet apart, 38 feet tall with drastically reduced open space? That's just greed on the part of the developer - and possibly greed on the part of the village for more tax money? There is no hardship of any kind, the topography of the land doesn't call for any of this. It's just pure greed, plain and simple.

Section 155.103.C.7 #6 The granting of the variation will not alter the essential character of the neighborhood. Have you been to York Center Community? Many of the homes are one per acre, or lots even larger than that with only one home on it. Cramming 24 - 3 story homes onto 4 acres will dramatically alter the essential character of the neighborhood. This is a neighborhood that you move to because of the large lots and green space - that's the essential character of this beautiful, friendly neighborhood.

Don't get me wrong - the 4 acres in question don't look great now and I welcome development to improve the aesthetics of those parcels. I know that this development will happen - but it doesn't need to happen with the variances requested. Rumor has it that the board of trustees has always agreed with the Plan Commission. I know you're all capable of thinking for yourselves and making your own decisions - and not just rubber stamping whatever comes in front of you. I hope you all have it in you to stand for what's right for the Lilac Village and keep the essential character of this neighborhood by NOT approving this development as currently proposed.

Thank you,  
Melissa Schmitz

**Papke, Anna**

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**From:** Chris Jordan <  
**Sent:** Saturday, August 17, 2024 1:50 PM  
**Subject:** Concerns Regarding Proposed Development on Meyers Rd

**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.

Dear Members of the Village Board of Trustees,

I hope this message finds you well. I am writing to express my concerns regarding the proposed development of million-dollar homes on Meyers Rd. As a resident of Lombard, I believe this project could have a significant and potentially negative impact on our community. Lombard has long been known for its modest, welcoming atmosphere—a place where families of varying incomes can thrive and feel a sense of belonging. The introduction of high-end developments such as this one threatens to drastically alter the character of our village. This project may not only shift the economic landscape, making it less accessible for many current and potential residents, but also set a precedent for future developments that could further erode the inclusive spirit of Lombard. I fear that such a drastic change would disrupt the sense of community that so many of us value. I urge the board to consider the long-term implications of this project on the fabric of our village. While growth and development are important, it is equally important that these changes reflect the values and needs of our entire community. Thank you for your time and consideration.

Chris Jordan

## Papke, Anna

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**From:** Thomas Haas <c...>  
**Sent:** Saturday, August 17, 2024 6:24 PM  
**To:** Papke, Anna; Heniff, William  
**Subject:** AFSAR Developers LLC proposed development annexation Meyers Rd 13th st to 14th street School st

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.

Dear Trustees,

I have lived in the Village of Lombard for 30 years. It is a lovely village with modest homes on decently sized lots. That is what attracted us to the Village of Lombard we wanted to leave the congested areas of Chicago and immediate adjacent suburbs.

I greatly fear this development will greatly detract from our beautiful village. I live on just under a 1/3 acre and the surrounding homes in our development are on 1/4 of an acre. Pinebrook is a beautiful subdivision.

The proposed development has way too little space between the homes, it is a hazard. A fire would spread quickly between these properties; which would tax our firefighters and leave the rest of the community vulnerable.

This development would be an eyesore and bring unnecessary congestion. A reasonable number of homes on 4 acres would be 12 to 14 homes at most. Let's not start bringing the congestion and unsightliness of insufficient green spaces to the City of Chicago. Developments that resemble Chicago's Concrete jungles are not what this community needs or wants.

I am asking you to say no to this AFSAR Developers LLC proposal and annexation on Meyers rd between 13th street and 14th street

Sincerely,  
Kathleen Haas  
1500 Acorn Ct  
Lombard, IL 60148

Sent from my iPhone

## Papke, Anna

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**From:** Alice Truty <  
**Sent:** Tuesday, August 20, 2024 3:25 PM  
**To:** Heniff, William  
**Cc:** Papke, Anna  
**Subject:** Pinnacle on Meyers Rd. 1308-1330 Meyers Rd

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.

Dear Lombard Village Board of Trustees,

Please do not approve annexation of The Pinnacle by Afsar Builders, LLC on Meyers Rd. 4 acres of land should not be able to hold such an intensely dense population. Please consider downsizing this development to better control our environment and quality of life.

The Village of Lombard developed a Local Climate Action Plan in 2012 to address climate change way back then. On the Village website, The Village also has an Environmental Concerns Committee to develop a Sustainability framework. These 3 story structures, with 3 air conditioning units on the roof will not be energy efficient and contribute to greenhouse gases. Has this committee been consulted on this project or this Climate Action plan been completely abandoned? With recent weather changes occurring in our area, shouldn't the environment and greenspace be a priority?

The Village of Lombard really needs to look at the density of this project, lack of green space, and the contribution of greenhouse gases that this project will put into our York Center community.

Thank you for your time.

Alice M. Truty

1407 S. 3rd St.

Lombard, Il.,60148

## Papke, Anna

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**From:** carolyn king <[carolynking@lombard.il.gov](mailto:carolynking@lombard.il.gov)>  
**Sent:** Tuesday, August 20, 2024 3:45 PM  
**To:** Papke, Anna  
**Subject:** Fw: Please do not approve annexation for the Pinnacle development

### **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.

Dear Lombard Village Board,

Please do not approve the annexation/density for the Pinnacle development at 1308,1312, 1320, and 1330 S. Meyers road, Lombard.

Everyone kept saying they want to be like Oakbrook...Oakbrook came about with planning. All of the homes in Oakbrook have greenspace and are cohesive. The proposed ones are not. They don't need rooftop decks, 3 air conditioners, very limited greenspace. They do not blend with the area.

You have a responsibility to the people of Lombard who live there, many families for generations.

Your greenspace is at a premium, the town is developed, why lose the greenspace which helps offset the pollution for Lombard when there are many strip malls that could be repurposed, where the density wouldn't matter?

Please think about the future, green initiatives, and how you would feel if this was being built next to you. Aren't we all for a better Lombard?

Thank you,  
Carolyn King

[Sent from AT&T Yahoo Mail on Android](#)



## Papke, Anna

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**From:** c  
**Sent:** Tuesday, August 20, 2024 4:23 PM  
**To:** Heniff, William; Papke, Anna  
**Subject:** Pinnacle on Meyers Development to be discussed on 8/29/2024

### 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.

Please forward this letter to the Village Board of Trustees and Community Development Department.

I was initially pleased to hear that housing was being proposed for a portion of the property between Meyers and School St. Unfortunately, I soon became most concerned when I learned more about the enormity and density of this project. Lombard has never approved a project with homes of this magnitude. Do you really want to set a precedent for so many homes, each with 5 to 7 bedrooms that require variance from your own regulations for home density? Placing that many homes with that many potential bedrooms in such a small area anticipates many, many new people living in a very small area. Is that what you want for Lombard? You have approved many apartment and condo complexes that provide 1 to 3 bedrooms. There are many examples of that in the Yorktown Center area. Unfortunately, this proposed development is amid multiple large communities with single family homes.

I am concerned about traffic safety in this and the surrounding area. All the traffic from the 80 homes in the community to the immediate west must enter and leave the community via School Street and 14<sup>th</sup> St. There are multiple cars at most of these homes that leave and enter the community. This proposed community has 144 parking spaces that will enter and leave by closed gates at Meyers and 14<sup>th</sup> Streets. I am concerned about motorized traffic at multiple times, but especially when students will be boarding and debarking buses when going to and from school and when children are crossing 14<sup>th</sup> Street to go to and from York Center School one-half block west of the corner or 14<sup>th</sup> and School St.

There is likely to be frequent overflow parking from this proposed development onto our paved rural streets. Historically, people rarely park on our streets, but with this proposed development, people could constantly be parking in front of our homes. Such parking could be a nuisance to residents and a safety hazard for children trying to go to and from school. People frequently walk in our community but need to walk in the streets as we have no sidewalks. These are other ways that safety can be compromised in our community, by the addition of many people using vehicles in such a proposed development.

I also have concern about the amount of noise that can result from the rooftop decks, all of which currently face outward from each of the homes. Each home will also have a balcony and a patio. It is not anticipated that the noise will be a concern with any one home, but it is the noise that can be created by the residents or residents and guests at 24 homes in a small space.

It seems there will be very limited green space and seems much less than various townhouse communities in the general area. Such large homes will consume excessive amounts of such resources as electricity and natural gas. The use and excessive use of such resources is being challenged in many communities throughout the country. Is this what Lombard wants to support at this time? It does not seem to be prudent to set such a precedent. I strongly encourage you to scale back on the size and density of this project.

Truly yours,  
Doris Dornberger  
19W020 13<sup>th</sup> St.  
Lombard, IL



Carol Bauer  
Executive Coordinator  
Village of Lombard  
255 E. Wilson Ave.  
Lombard, IL 60148  
(630) 620-5712 (Office)  
(630) 620-8222 (FAX)



**2024 Blood Drive Dates**

**January 16, April 16,  
June 11, September 10 and  
November 12**

**Donate Blood - It Saves Lives**

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**From:** Matt Z <>  
**Sent:** Tuesday, August 20, 2024 5:12 PM  
**To:** Honig, Andrew <[HonigA@villageoflombard.org](mailto:HonigA@villageoflombard.org)>  
**Cc:** Giagnorio, Keith <[GiagnorioK@villageoflombard.org](mailto:GiagnorioK@villageoflombard.org)>  
**Subject:** Support of Meyers Road Development BOT 24-01

**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.

Dear Mr. Honig,

I am writing to express my support for the proposed development and associated annexation agreement at 13th and Meyers.

I've unfortunately seen some grumbling about this project in some Lombard Facebook groups, but I think these developments are great additions to Lombard, and are a welcome alternative to single use development and single family tract housing.

I would love to see Lombard encourage more developments like this, and allow more opportunities medium density and mixed used projects.

Matt Zarobsky  
611. E. View

## Papke, Anna

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**From:** John Zeman <  
**Sent:** Tuesday, August 20, 2024 11:20 PM  
**To:** Papke, Anna; Heniff, William  
**Subject:** Is there a plan for Lombard?

### 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.

My apologies in advance for the scathing commentary below, but, bottom line, you deserve it.

My name is John Zeman, I am a resident of Wheaton, with friends that live in the unincorporated part of Lombard, specifically, York Township. Previously, I lived in the North Shore (Highland Park). I attended your planning meeting in May for the “Pinnacle” project (Afsar Builders - 1308 / 1312 / 1320 Meyers Road). What I observed was nothing short of negligence.

I’m not sure if you are elected or appointed, but I presume that you benefit in some manner from taking on the responsibility of planning the future of this community. The question – are you qualified to do it? When you look in the mirror every day, do you really see someone who is acting in the best interests of Lombard and its residents? In whose interest is it to bend zoning ordinances and property development permitting? Aren’t you the least bit concerned that allowing a variance for this project doesn’t have this developer or his attorney turning around for another “favor” on the next project?

As a group, does your committee have a vision for Lombard, or is it just a case-by-case scattered hodgepodge of whatever the developer and their client want? Do you understand your community’s demographics? Have you conducted focus groups and asked them why they live in or moved to Lombard? Have you looked at any other communities as benchmarks? Call me, I can name quite a few of them that do it better. When you look at Roosevelt Rd, are you satisfied with the eye appeal of this tired, decrepit line of strip malls and aged shopping centers? Isn’t it time to establish standards for the look and feel of any development, and to give preferential treatment to redevelopment of brown sites rather than allowing net new development of green sites? You only have to look at your neighbors in Glen Ellyn and Wheaton to see their initiatives and best practices for mixed use, residential along this thoroughfare.

With the Pinnacle project, have you considered that, according to Realtor, there are currently 169 active listings in your zip code, yet only 7 of them are listed for more than \$1M, and none of those have a footprint as small as the relative high-density project of the Pinnacle (by my estimates, three acres, 20 subdivided lots, average lot size 6000 ft<sup>2</sup>). From my point of view, the developer “papered the house” with attendees that nodded in agreement to his proposal, but did you see 20 heads of household in attendance that would have the ability to put \$300K (20%) down on a \$1.5M property, and then qualify for a \$1.2M mortgage? One of his colleagues boasted that there was another project nearby with \$1M plus parcels that were “selling like hotcakes”. I’m sorry, but I again state that there are only 7 listings at \$1M+ on Realtor dispersed throughout Lombard. My takeaway is that was complete hyperbole. What happens when that land on Meyers Rd has been torn up, a through street and home site foundations poured, and the developer discovers extraordinary price resistance? Do you let him cut corners? Does he walk away leaving a ghost town? Does the project



reach <50% occupancy, with those few homeowners left holding the bag in the HOA for the entire footprint? What protections and penalties are in place to mitigate that eyesore?

Finally, in my last position before I retired, I worked at WW Grainger. One of the task forces that I participated in was helping the company develop an identity in Green Building Supplies. We worked with the US Green Building Council to create criteria across the 1 million products in our catalog that would contribute to improved sustainability in building design, construction and operation. At a minimum, I advise that you consider for this and any future multi-family projects that they establish geothermal heating and cooling infrastructure for their properties. The benefits are numerous, including reduced operating costs for the occupants, elimination of hot air exhaust and noise from air conditioning compressors, and optimal humidity in the building. Further, buildings with a predominant amount of surface area occupied by windows should be required to install fritted glass, which reduces glare, protects birds from striking the windows, and also optimizes seasonal heating and cooling of the building by absorbing or deflecting passive solar heat. Beyond that, there should be incentives for using renewable, sustainable building materials instead of products that are energy intensive or reliant on endangered species (e.g. Brazilian Cherry).

Feel free to call me if you have any questions or if you would like any consulting advice on the development of a master building plan for your community.

Respectfully,

John E Zeman