

**ORDINANCE 8395
PAMPHLET**

**PC 25-10: 1308-1330 S. MEYERS ROAD
PINNACLE**



PUBLISHED IN PAMPHLET FORM THIS 19TH DAY OF SEPTEMBER 2025, BY ORDER
OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD, DUPAGE
COUNTY, ILLINOIS.


Ranya Elkhatib
Village Clerk

ORDINANCE NO. 8395

**AN ORDINANCE AMENDING CERTAIN ZONING RELIEF
GRANTED BY ORDINANCE NO. 8292 GRANTING APPROVAL
OF A PLANNED DEVELOPMENT WITH COMPANION
CONDITIONAL USE AND DEVIATIONS AND VARIATIONS
FROM THE LOMBARD CODE OF ORDINANCES AND
GRANTING APPROVAL OF A FINAL PLAT OF SUBDIVISION,
PURSUANT TO TITLE 15, CHAPTER 155 OF THE LOMBARD
ZONING ORDINANCE**

(PC 25-10: 1308-1330 S. Meyers Road – Pinnacle at Meyers Planned Development)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the Subject Property, as described in Section 9 below, is zoned R2PD Single Family Residence District Planned Development; and,

WHEREAS, on September 19, 2024, the Village adopted Ordinance No. 8292, granting approval of a planned development with companion conditional use, deviations, and variations from the Lombard Code of Ordinances, and granting approval of a preliminary plat of subdivision, for a 22-unit single-family residential development on the subject property; and,

WHEREAS, the development plan approved by Ordinance No. 8292 has been revised; and

WHEREAS, an application has heretofore been filed requesting revision of the zoning relief granted by Ordinance 8292 to approve the revised development plan, pursuant to the Lombard Zoning Ordinance (Title 15, Chapter 155 of the Village Code):

1. Amend the approvals previously requested through Plan Commission petition PC 24-07, and granted by Ordinance No. 8292, as follows:
 - a. Pursuant to Section 155.504 of Village Code, approve the following major changes to the Pinnacle Planned Development:
 - i. Amendment to provide for development of 11 detached single-family residences, where the previous approval provided for 22 detached single-family residences;
 - ii. Pursuant to Section 155.407(F)(1)(a)(iv), which requires a front yard of 30 feet, deviations in order to adjust the prior relief granted for 22 lots and allow front yards of 28 feet on Lots 1-3 and 25 feet on Lots

- 4-11, as provided for in the Planned Development Site Plan and preliminary plat of subdivision;
 - iii. Pursuant to Section 155.407(F)(2), which requires a corner side yard of 20 feet, deviations in order to adjust the prior relief granted for 22 lots and allow corner side yards of nine (9) feet on Lot 4, and ten (10) feet on Lot 11, as provided for in the Planned Development Site Plan (all dimensions measured to the lot line shared with Outlot A);
 - iv. Pursuant to Section 154.506(D), variations in order to permit 11 lots with frontage on the private streets within the subdivision, where the previous approval provided this relief for 22 lots;
 - v. Pursuant to Section 155.210 and 155.210(A)(2)(b), a variation in order to allow an above-ground utility cabinet before the principal building and allow the cabinet in front of the south and east walls of the building on Lot 3, where previously this relief was granted relative to the same location on prior Lot 6;
- b. Elimination of the following relief approved by Ordinance 8292:
- i. Pursuant to Section 155.407(E), deviations to allow individual lot widths less than 60 feet;
 - ii. Pursuant to 155.407(F)(3), deviations to allow interior side yards of less than six (6) feet;
- c. Preservation of the following relief approved by Ordinance 8292:
- i. Pursuant to Section 155.407(G)(2) of Village Code, approve a conditional use for building height not to exceed 38 feet or three stories;
 - ii. Pursuant to Sections 155.510(A)(1) and Section 155.407(H), deviations in order to allow open space to be calculated across all parcels in the planned development rather than on a parcel-by-parcel basis, and to allow a development with 45% open space where 50% open space is required;
 - iii. Pursuant to Section 155.205(A)(1)(c), a variation in order to allow, as shown in the Landscape Plan and Planned Development Fence Plan, a 6-foot fence on Outlot A at all locations (a portion of the north fence extends along the abutting front yard to the north) except near the Meyers Road and 14th Street driveways where a 4-foot fence is depicted;
 - iv. Pursuant to Section 155.711, variations in order to allow innovative landscaping per the submitted Landscape Plan;
 - v. Pursuant to Section 154.304(D)(2) and Section 154.306(D)(2), variations in order to allow public improvements to the School Street and 14th Street rights-of-way depicted in the preliminary engineering plan, Planned Development Site Plan and Landscape Plan, as determined upon hearing and decision;

- vi. Pursuant to Section 154.304(D)(3), Section 154.306(D)(3) and Section 154.309, variations in order to allow improvements to the Meyers Road right-of-way depicted in the preliminary engineering plan, Planned Development Site Plan and Landscape Plan, as determined upon hearing and decision;
 - vii. Pursuant to Section 154.407(A) and Section 154.503(D), variations in order to continue the existing widths of all abutting rights-of-way and pavement widths thereof;
 - viii. Pursuant to Section 154.510 and Section 150.301, variations in order to permit the driveways onto Meyers Road and onto 14th Street as depicted in the preliminary engineering plans and Planned Development Site Plan provided that the gate shall remain operable to allow entry by all vehicles without access control so as not to stack vehicles over the sidewalk or cause backing movements;
 - ix. Such other variations from Chapter 154, including those which exclude final landscape treatment from public improvements required to be completed prior to the initiation of the final ten percent (10%) of units but only to the extent required on lots that have not been certified for occupancy, as deemed necessary and appropriate;
 - x. Pursuant to Section 153.232(B), a deviation in order to allow each subdivision sign at a height of six (6) feet, where a height of four (4) feet is permitted; and
2. Approve a revised final plat of subdivision pursuant to Section 154.203(D) of Village Code; and

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on July 28, 2025, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the requested revisions; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

NOW, THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, based on the findings and recommendations of the Plan Commission incorporated herein, that the zoning relief granted by No. Ordinance 8292 is amended as follows:

SECTION 1: That the approvals granted by Ordinance 8282 are hereby amended to provide for development of 11 detached single-family residences, where the previous approval provided for 22 detached single-family residences on the Subject Property legally described in Section 8 and subject to the conditions set forth in Section 9.

SECTION 2: That Section 1.1.b.ii of Ordinance 8292 is hereby amended to read in its entirety as follows:

Pursuant to Section 155.407(F)(1)(a)(iv), which requires a front yard of 30 feet, deviations in order to allow front yards of 28 feet on Lots 1-3 and 25 feet on Lots 4-11, as provided for in the Planned Development Site Plan and preliminary plat of subdivision.

SECTION 3: That Section 1.1.b.iii of Ordinance 8292 is hereby amended to read in its entirety as follows:

Pursuant to Section 155.407(F)(2), which requires a corner side yard of 20 feet, deviations in order to allow corner side yards of nine (9) feet on Lot 4, and ten (10) feet on Lot 11, as provided for in the Planned Development Site Plan (all dimensions measured to the lot line shared with Outlot A).

SECTION 4: That Section 1.1.c.iv of Ordinance 8292 is hereby amended to read in its entirety as follows:

Pursuant to Section 154.506(D), variations in order to permit 11 lots with frontage on the private streets within the subdivision.

SECTION 5: That Section 1.1.b.vi of Ordinance 8292 is hereby amended to read in its entirety as follows:

Pursuant to Section 155.210 and 155.210(A)(2)(b), a variation in order to allow an above-ground utility cabinet before the principal building and allow the cabinet in front of the south and east walls of the building on Lot 3.

SECTION 6: That the approval of a preliminary and final plat of subdivision for The Pinnacle at Meyers Subdivision 1st Resubdivision is hereby granted for the Subject Property legally described in Section 8 and subject to the conditions set forth in Section 9.

SECTION 7: That the following zoning relief granted by Ordinance No. 8292 is hereby repealed:

1. Pursuant to Section 155.407(E), deviations to allow individual lot widths less than 60 feet;
2. Pursuant to 155.407(F)(3), deviations to allow interior side yards of less than six (6) feet;

SECTION 8: That this Ordinance is limited and restricted to the property located at 1308-1330 S. Meyers Road, Lombard, Illinois and legally described as follows:

LOTS 1-22 AND OUTLOT A IN THE PINNACLE AT MEYER'S SUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MARCH 18, 2025 AS DOCUMENT R2025-015016, IN DUPAGE COUNTY, ILLINOIS.

Parcel Number(s): 06-21-102-035, 06-21-102-036, 06-21-102-037, 06-21-102-038, 06-21-102-039, 06-21-102-040, 06-21-102-041, 06-21-102-042, 06-21-102-043, 06-21-102-044, 06-21-102-045, 06-21-102-046, 06-21-102-047, 06-21-102-048, 06-21-102-049, 06-21-102-050, 06-21-102-051, 06-21-102-052, 06-21-102-053, 06-21-102-054, 06-21-102-055, 06-21-102-056, and 06-21-102-057; (the "Subject Property").

SECTION 9: The zoning relief granted by this Ordinance shall be subject to compliance with the following conditions:

1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
2. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code;
3. That the petitioner shall apply for and receive building permits for the proposed improvements; and
4. That this approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

SECTION 10: All ordinances or parts of ordinances in conflict with the provisions of this Ordinance are hereby repealed insofar as they conflict herewith.

SECTION 11: If any section, paragraph, clause, phrase or part of this Ordinance is for any reason held invalid, such decision shall not affect the validity of the remaining provisions of this Ordinance, and the application of these provisions to any person or circumstances shall not be affected thereby.

SECTION 12: This Ordinance shall be in full force and effect from and after its passage, approval and publication as provided by law.

SECTION 13: That the zoning relief granted by Ordinance No. 8292 not expressly amended or revised by this ordinance shall remain in full force and effect.

Passed on first reading this 21st day of August 2025.

First reading waived by action of the Board of Trustees this _____ day of _____, 2025.

Passed on second reading this 18th day of September 2025, pursuant to a roll call vote as follows:

Ayes: Trustee LaVaque, Hammersmith, Egan, Dudek, Militello and Bachner

Nays: None

Absent: None

Approved by me this 18th day of September 2025.



Anthony Puccio, Village President

ATTEST:


Ranya Elkhatib, Village Clerk

Ordinance No. 8395

Re: PC 25-10

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Published by me in pamphlet form this 19th day of September 2025.

A handwritten signature in cursive script, appearing to read "Ranya Elkhatib", written in dark ink.

Ranya Elkhatib, Village Clerk