



PINNACLE SITE PLAN REVISION PC 25-10 AND BOT 25-01

- STAFF PRESENTATION
- AUGUST 21, 2025

PINNACLE AT MEYERS

- 1308-1330 S. Meyers Road
- 3.9 acres
- Zoning: R2 Single-Family Residence District
- Comp Plan: Low Density Residential



PROJECT HISTORY

- **22-lot single-family residential development approved in 2024:**
 - Annexation
 - Annexation agreement
 - Comp Plan & Zoning Map amendments
 - Planned Development with zoning relief



DEVELOPMENT TIMELINE



Early 2024

DEVELOPER ACQUISITION OF
PROPERTY



Summer 2024

APPROVAL OF ENTITLEMENTS
FOR 22-UNIT PLAN



Fall 2024-Spring 2025

SITE DEMOLITION AND
GRADING



Summer-Fall 2025

SITE WORK

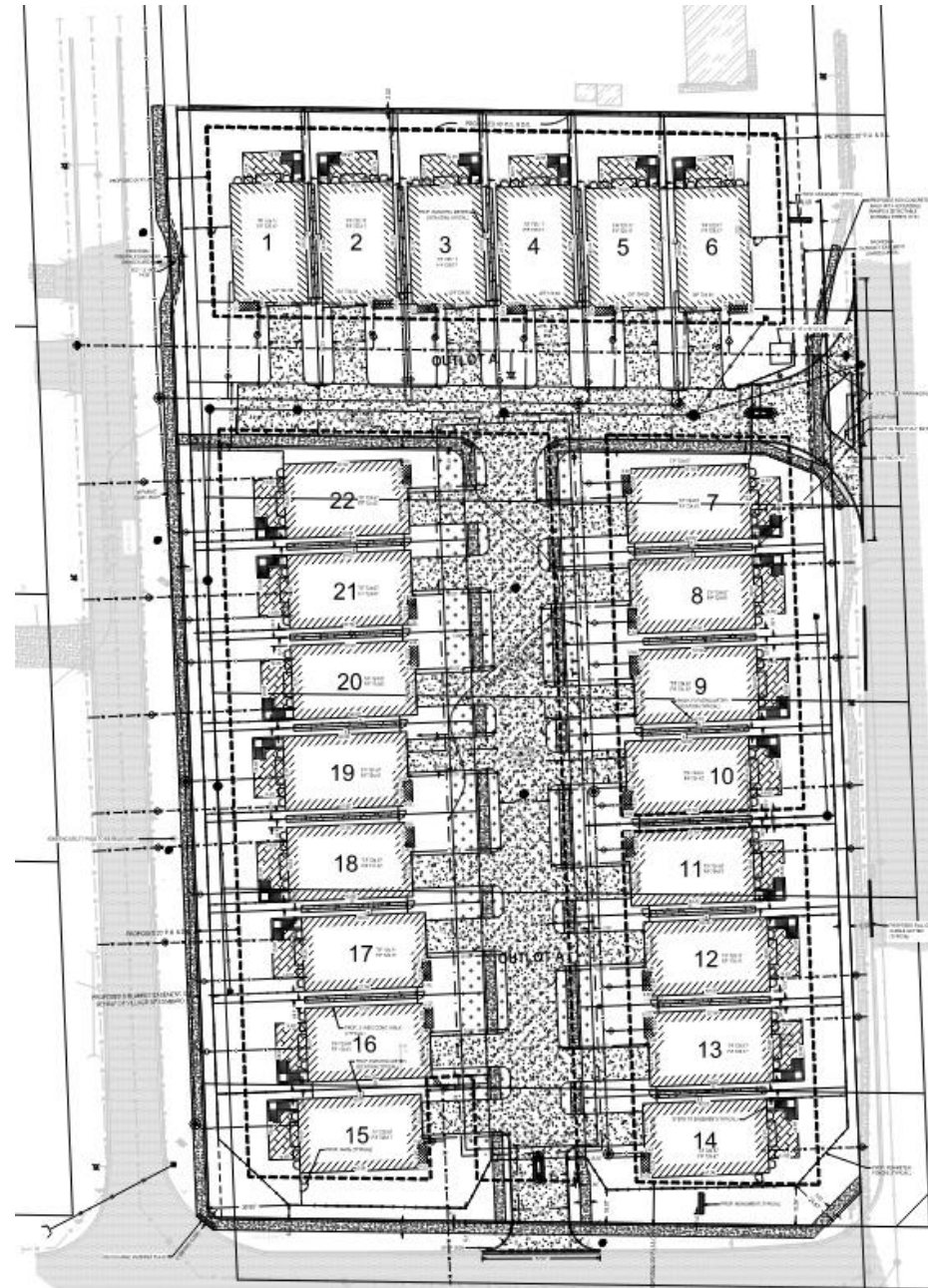


**Late 2025 through
2026**

BUILDING CONSTRUCTION

SPRING-SUMMER 2025

- **Spring 2025:** Site work underway
- **Early summer 2025:** Developer begins to market individual lots for sale
 - Market interest in larger homes
- **Summer 2025:** Developer advances revised plan for 11 single-family homes
 - Public hearings scheduled



2025 COMMUNICATION EFFORTS ABOUT REVISED PLAN

■ **June 2025**

- Petitioner sent invites to surrounding residents, including York Center, for a neighborhood meeting in July
- Village staff reached out to York Center contacts to let them know about revised proposal and upcoming meetings

■ **July 2025**

- Village mailed Plan Commission public hearing notification to surrounding property owners (80 property owners, including much of York Center and property owners east of Meyers Road)
- Public hearing sign placed on property
- July 1: Petitioner held neighborhood meeting at York Center Park District building
- July 28: Plan Commission public hearing

■ **August 2025**

- August 5: Public notice for amended annexation agreement run in Daily Herald
- August 5: Village mailed notices of public hearing on annexation agreement to surrounding property owners

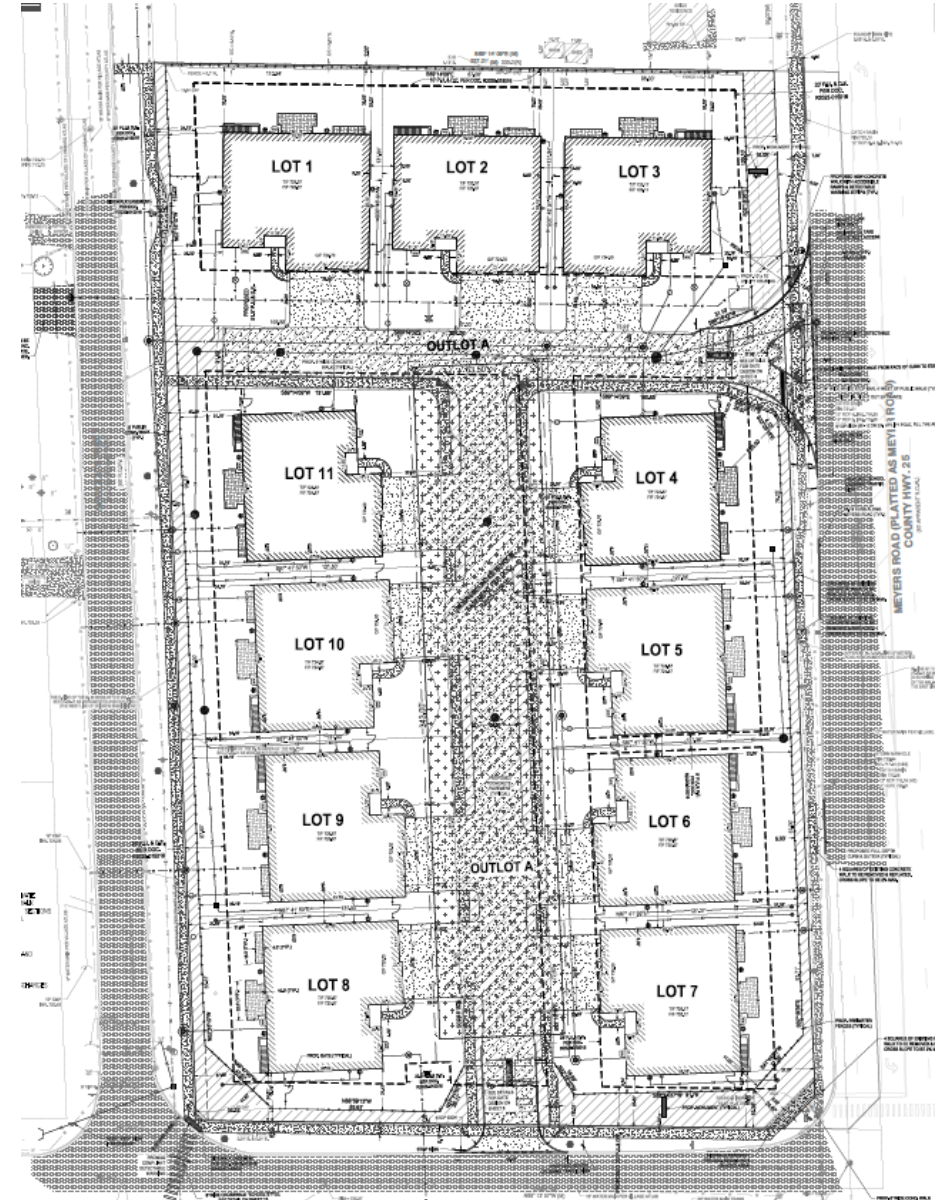
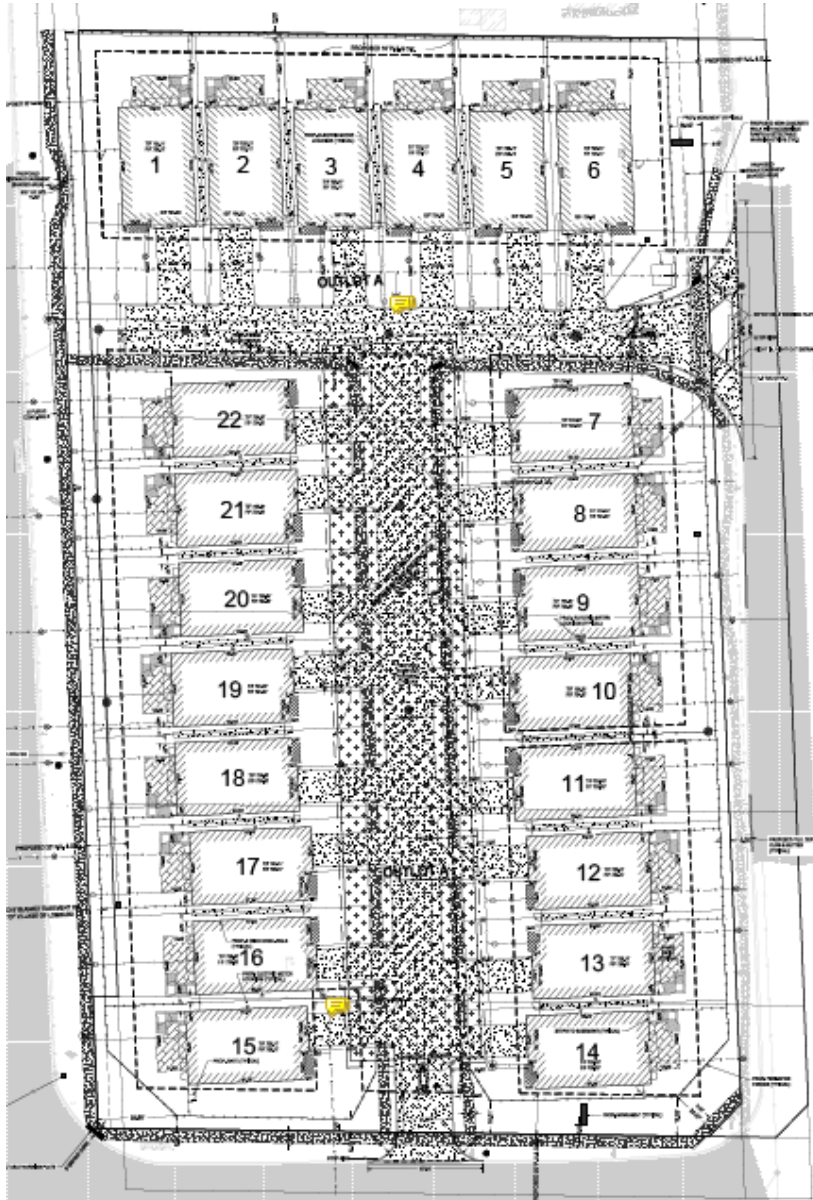
REVISED PLAN - 2025

- 11-lot single-family residential development *proposed*
- Actions required to approve revised plan
 - Amendment to annexation agreement
 - Amendment to zoning entitlements



APPROVED & REVISED PLANS

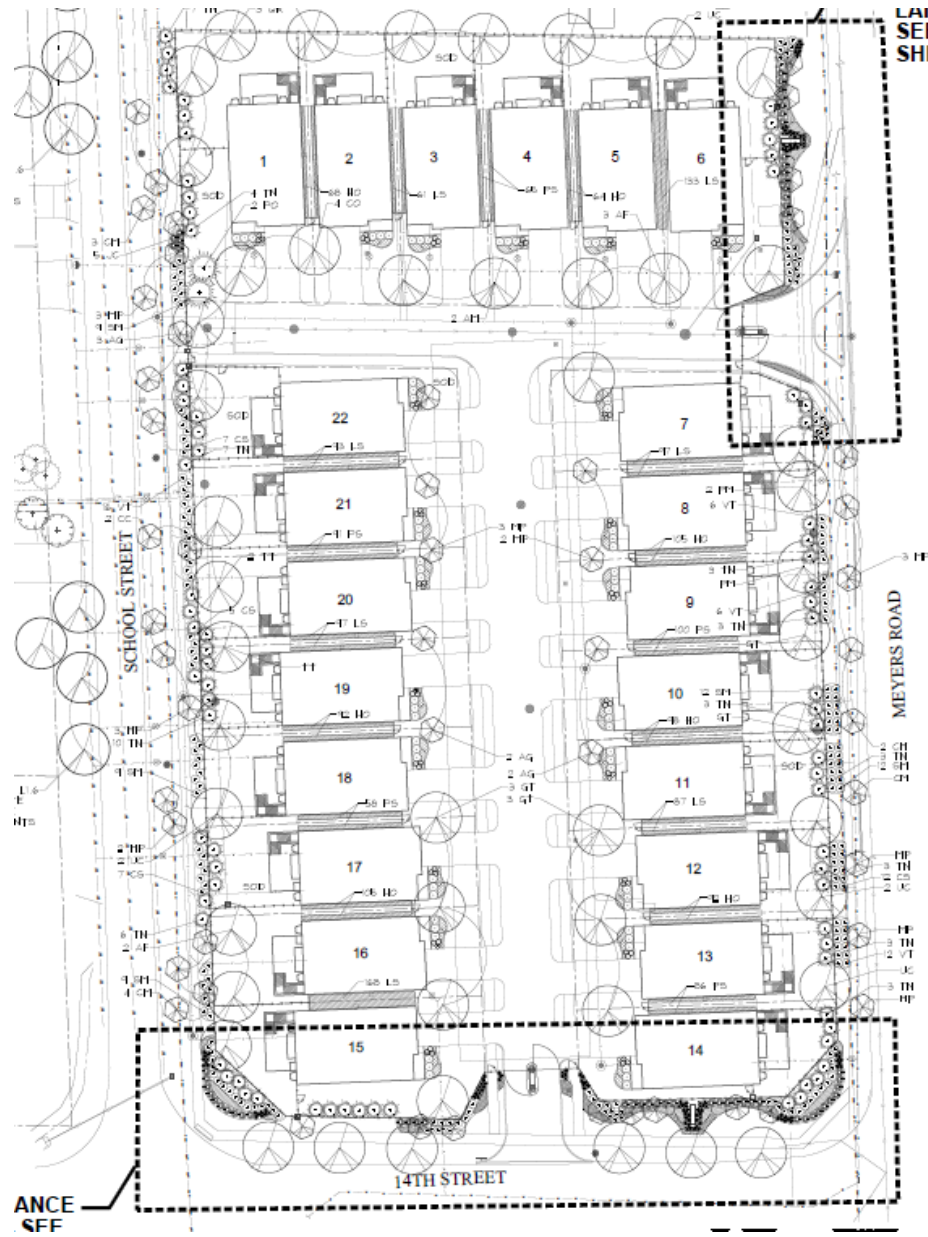
22-lot plan
(previously
approved)



11-lot plan
(revised,
proposed)

APPROVED & REVISED PLANS

22-lot plan
(previously
approved)



11-lot plan
(revised,
proposed)

WHAT IS CHANGING IN THE REVISED PLAN?

- **Reduced unit count:** 11 houses vs 22 houses
- **Reduced density:** 2.8 DU/acre vs 5.6 DU/acre
- **Increased distance between houses:** 12+ feet vs 6 feet



WHAT IS NOT CHANGING IN THE REVISED PLAN?

- **Building height:** 38 feet (peak)
- **Perimeter setbacks:** Distance between houses to perimeter equal to or greater than 22-unit plan
- **Perimeter landscaping and fencing**
- **Utility infrastructure and site layout:** Internal access drive
- **Site access:** Meyers Road and 14th Street access
- **Right-of-way improvements:** School Street sidewalk and streetlights, 14th Street crosswalk
- **Open space:** Remains 45%



APPROVED ELEVATIONS



REVISED ELEVATIONS



REVISED ELEVATIONS



ELEVATION COMPARISON



BULK REQUIREMENTS: HOW DO THE TWO PLANS COMPARE?

	R2 District Requirement	Approved Plan	Revised Plan	Comment
Lot width	60'	38-63' (deviation)	72-103'	Relief no longer needed
Lot area	7,500 SF	4,600-6,900 SF (deviation)	11,000+	Relief no longer needed
Density	5.8 DU/acre	5.6 DU/acre	3.8 DU/acre	No relief needed
Front yard	30'	20-24' (deviation)	25-28'	Smaller degree of relief
Corner side yard	20'	1' (deviation)	9-10'	Smaller degree of relief
Interior side yard	6'	3' (deviation)	6'	Relief no longer needed
Rear yard	25'	25'+	25'+	No relief needed
Building height	30'	38' (conditional use)	38'	No change
Open space	50%	45% (deviation)	45%	No change
Parking spaces	2 per unit	Up to 6 per unit (2 garage, 2-4 in drive)	Up to 10 per unit (6 garage, 2-4 in drive)	No relief needed

BULK REQUIREMENTS: KEY TAKEAWAYS

- **3** zoning deviations **eliminated**
- **2** zoning deviations **reduced**

STAFF ASSESSMENT OF REVISED PLAN

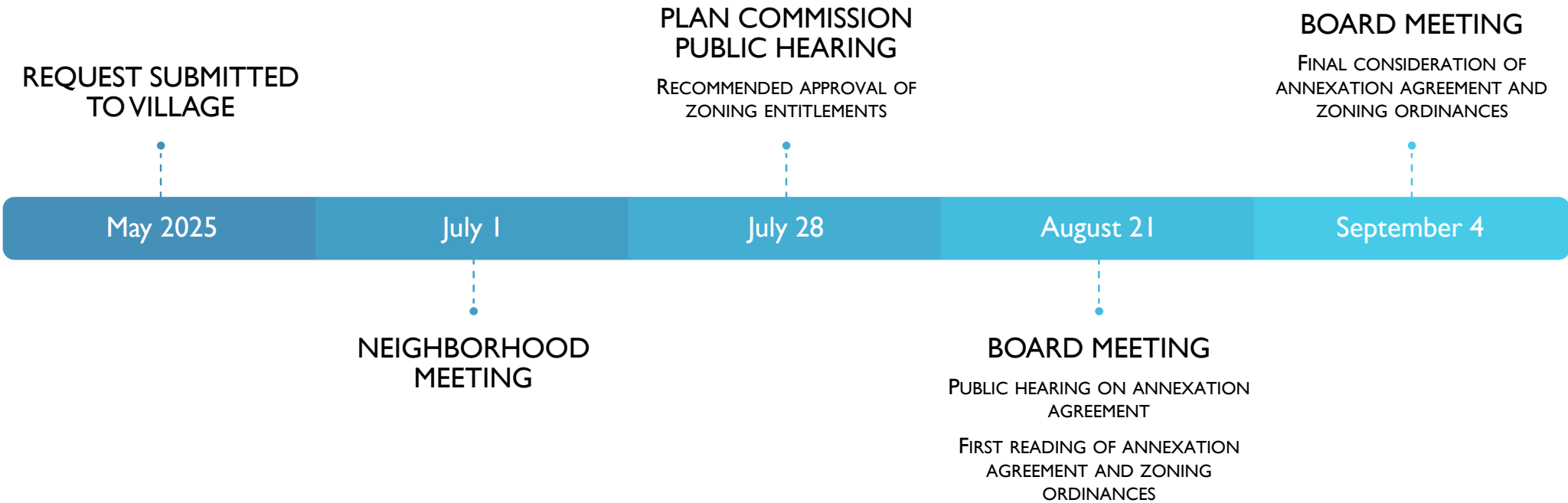
- Revised plan evaluated **in comparison to approved plan**
 - If revised 11-unit plan is not approved, developer can develop site with 22 units
- Planning
 - Revised plan requires **less zoning relief** than previously approved plan
- Building, Fire, Engineering, Public Works
 - **No additional comments** on revised plan

REQUESTED VILLAGE ACTIONS

- **Amend zoning entitlements**
 - Amend previously approved planned development to reflect revised plan
 - Plan Commission public hearing; Board approval
- **Amendment to annexation agreement**
 - Updated exhibits and references to revised plans
 - Board public hearing and approval



2025 ENTITLEMENT TIMELINE



ACTION ITEMS ON TONIGHT'S AGENDA

1. **First reading** of the ordinance of approval for the amended annexation agreement
2. **First reading** of the ordinance of approval for the amended zoning entitlements
 - First reading only. Final reading of both ordinances anticipated September 4.



QUESTIONS?