VILLAGE OF LOMBARD

PINNACLE AT MEYER
1308, 1312, 1320, 1330 SOUTH MEYERS ROAD, LOMBARD

ITEMIZATION OF RELIEF

AFSAR DEVELOPERS, LLC ("Applicant") respectfully seeks the following approvals in relation to its effort to develop twenty-four (24) single family detached residences according to the plans submitted with the application and the following authorizations and approvals:

1. Approval of an ordinance authorizing execution of an annexation agreement.

2. Adoption of an ordinance annexing territory (1312, 1320, 1330 South Meyers Road) and approving a plat of annexation pursuant to 65 ILCS 5/7-1-1 *et seq.*

3. Under Section 152.05 of the Village Code, an amendment to the Village of Lombard Comprehensive Plan pertaining to newly annexed territories or perimeter territories, specifically at Page 23 (before the introduction of the five residential area designations), to insert: "Areas within the R0, R1, R2, and R3 districts, including those the Plan identifies as in Residential Estate or Low Density Residential areas, which are situated uniquely for unified development or situated along highways or arterial roads should be evaluated for higher density uses utilizing the planned development mechanism."

4. Under Section 155.103(E) of the Zoning Ordinance, an amendment to the Lombard Zoning Map to designate the subject property (1308, 1312, 1320, 1330 South Meyers Road) as R2 - Single Family Residential with a planned development designation when necessary to reflect the planned development.

5. Conditional uses for:

    a. Buildings with a maximum height not to exceed 38 feet and three stories under Section 155.407(G)(2) of the Zoning Ordinance;

    b. A planned development to allow for 24 single-family detached residences under Sections 155.407(C)(5) and 155.503, with the following exceptions:

        i. Authorization from the Village Board under Section 155.509 for development with a density of 6.14 dwelling units per acre (106% of the R2 density allowed under Section 155.407(D)) with the areas of the lots and Outlot A as depicted in the Planned Development Site Plan;

        ii. From Section 155.210 and Section 155.210(A)(2)(b) 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 6;

and the following deviations:

iii. From Section 153.232(B), which limits sign height to 4 feet, to allow each subdivision sign at a height of 6 feet;

iv. From Section 155.205(A)(1)(c), which limits the height of fencing to either 6 feet or 4 feet depending on location, to allow a 6-foot solid fencing along the entire north and west lot lines of the subject property and to allow 6-foot solid fencing where indicated in the Planned Development Fence Plan along the east and south lines;

v. Under Section 155.711 in order to allow innovative landscaping provided that Applicant comply with the Landscape Plan and, further, that lot owners may change only the landscaping on their lots and on the interior of the development fencing east and west of their lots following design review approval by the association and issuance of a permit to do so by the Village;

vi. From Section 155.407(E), which requires a minimum lot width of 60 feet, to allow individual lot widths less than 60 feet as depicted in the Planned Development Site Plan;

vii. From Section 155.407(F)(1)(a)(iv) of the Zoning Ordinance, which requires a front yard of 30 feet, to allow front yards of 20 feet on Lots 1-6 and 24 feet on Lots 7, 11-12, 15, 17-18, and 21-23 as provided for in the Planned Development Site Plan and proposed preliminary plat of subdivision, provided that no building shall be closer to the south line of the Planned Development than 22 feet;

viii. From Section 155.407(F)(2) of the Zoning Ordinance, which requires a corner side yard of 20 feet, in order to allow corner side yards of 1 foot on Lot 7 and Lot 24, as provided for in the Planned Development Site Plan;

ix. From Section 155.407(F)(3) of the Zoning Ordinance, which requires an interior side yard of 6 feet, in order to allow interior side yards of 3 feet (eaves of 2 feet not closer than 1 foot from the lot line) on all lots, as provided for in the Planned Development Site Plan;

x. From Section 155.407(H) of the Zoning Ordinance, which requires each lot to provide 50% of its lot area as open space, in order to permit the open space planned for the planned development as a whole, on Lots 1-24, and on Outlot A as provided for in the Planned Development Site Plan provided that the area of the rear patio, private rooftop open space and green open space shall be at least 55% of the lot area on Lots 1-24;

xi. From Article XI, Sections 155.705 through 155.712, of the Zoning Ordinance, several provisions of which do not have application to the project, in order to allow relief from the right-of-way planting requirements, foundation landscaping requirements and to allow changes to private lot landscaping that meets the intent of the landscape plan with approval of the Director of Community Development, all in support of an innovative landscape plan and this relief shall be interpreted to require continued compliance with Landscape Plan even in areas where Applicant provides more landscaping than is required by Article XI of the Zoning Ordinance;

xii. From Section 155.212, Table 2.1 in order to allow the patio on Lot 7 within 3 feet of the lot line and the patio on each of Lots 1-24 within 25 feet of the rear lot line.

6. Approval of a preliminary plat of subdivision under Section 154.203(D) for the development, and authorization of the following variations from the Subdivision Regulations:

   a. From Section 154.304(D)(2) and Section 154.306(D)(2) in order to allow 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; and

   b. From Section 154.304(D)(3), Section 154.306(D)(3) and Section 154.309 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;

   c. From Section 154.407(A), Section 154.503(D), Section in order to continue the existing widths of all abutting rights-of-way and pavement widths thereof;

   d. From Section 154.506(D) in order to permit 24 lots with frontage on the private streets within the subdivision;

   e. From Section 154.510 and Section 150.301 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;

   f. 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.

7. Execution of a public improvement and utility connection agreement in conjunction with the development and a change in the Facility Planning Area (the Property lies within the Facility Planning Area for the Flagg Creek Water Reclamation District and Applicant seeks an amendment to the Facility Planning Area to being the Property within the Glenbard Water Reclamation District.

8. Anticipated conditions:

    a. Applicant will carry out development in accordance with the following plans:

        i. Planned Development Site Plan prepared by Ridgeline Consultants, Ltd., with a last revision date of ____;

        ii. Planned Development Fence Plan prepared by Ridgeline Consultants, Ltd., with a last revision date of ____;

        iii. Elevations prepared by JAKL-BRANDEIS ARCHITECTS, LTD. with a last revision date of __;

        iv. Landscape Plan, including tree preservation plan, prepared by Gary R. Weber & Associates, with a last revision date of __; and

        v. Preliminary Engineering Plan prepared by Ridgeline Consultants, Ltd., with a last revision date of ___.

    b. Applicant shall allow the Village Attorney to review the final draft of the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD FOR THE PINNACLE AT MEYERS HOMEOWNERS ASSOCIATION to be certain that the Village's interests are adequately set forth in and protected by the declaration prior to recording of the declaration.

    c. Applicant will offer a variety of front elevations and roof designs and it will stagger the homes as shown in the plan approved by the Village.

    d. Applicant, and the association once it has control of Outlot A, will repair, restore, replant and replace landscaping and irrigate at least the landscaping on the street side of all fences and entry gates.

    e. The Village and all fire, paramedic and police services shall have uniform access through the vehicular and pedestrian gates in the development and no parking in the private streets except under a special event permit issued by the Village for HOA events.

    f. Applicant shall collaborate with the Village to allow for the planting of parkway trees, including on the west side of School Street, and Applicant shall comply

with its private commitments to plant private trees where indicated in their private agreement.

g. Landscaping shown on private lots, between the development fence and the east lot line of Lot 7-15 and between the development fence and the west lot line of Lot 15-24 can be altered by the owner of the respective lots or by the association provided that the association authorize such change and obtain a permit therefor from the Village following confirmation that the alteration remains within the intent of the Landscape Plan as to these particular areas.

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 *See 155.211*
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’[1]	Deviation
Side yard, corner	155.407(F)(2)	20’	39’/47’ (W)[2] 34’/42’ (E)[3]	Complies
Side yard, side	155.407(F)(3)	6’	None	Not Applicable
Rear yard	155.407(F)(4)	25’	30’[4]	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)			*See 155.600*
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)			*See 155.700*
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.

[1] 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’.
[2] The mean setback for the west side of School Street (DuPage GIS) is 23.83’. The R0 front yard is 30’.
[3] The mean setback for the east side of Meyers Road (DuPage GIS) is 23.62’. The R-3 front yard is 30’.
[4] The R-3 rear and side yard setbacks are 25’ and 10’, respectively. (County Code, Sec. 37-703.4)

SUBJECT	SECTION	STANDARD	PROVIDED	NOTES
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
INDIVIDUAL LOT ANALYSIS	***INDIVIDUAL LOT ANALYSIS***	***INDIVIDUAL LOT ANALYSIS***	***INDIVIDUAL LOT ANALYSIS***	***INDIVIDUAL LOT ANALYSIS***
LOT 1				
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
LOT 2				
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
LOT 3				
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
LOT 4				
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

SUBJECT	SECTION	STANDARD	PROVIDED	NOTES
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
LOT 5				
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
LOT 6				
Lot area	155.407(D)	7,500 SF	6,714 SF	
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
LOT 7				
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
LOT 8				
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
LOT 9				
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

SUBJECT	SECTION	STANDARD	PROVIDED	NOTES
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
LOT 10				
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
LOT 11				
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
LOT 12				
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
LOT 13				
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
LOT 14				
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

SUBJECT	SECTION	STANDARD	PROVIDED	NOTES
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
LOT 15				
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
LOT 16				
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
LOT 17				
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
LOT 18				
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
LOT 19				
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

SUBJECT	SECTION	STANDARD	PROVIDED	NOTES
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
LOT 20				
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
LOT 21				
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
LOT 22				
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
LOT 23				
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
LOT 24				
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

SUBJECT	SECTION	STANDARD	PROVIDED	NOTES
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

SUBJECT	SECTION	STANDARD	PROVIDED	NOTES
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

VILLAGE OF LOMBARD

AFSAR Developers LLC—Pinnacle on Meyers
1308, 1312, 1320, 1330 South Meyers Road, Lombard, DuPage County, Illinois
Permanent Index Nos. 06-21-102-010, -011, -012, -013, -014, -028
LOTS 7-11 IN DEICKE'S DIVISION, LOT A CO-OP

AFSAR DEVELOPERS LLC ("Applicant"), as owner of 1312 South Meyers Road (PINs -011, -012, -013) and 1330 South Meyers Road (PIN -028) and as the authorized contract purchaser of 1308 South Meyers Road (PIN -010) and 1320 South Meyers Road (PIN -014), respectfully seeks recommendation and approval of a 24-lot single-family residential development relying on the authorizations set forth in the Itemization of Relief: (1) execution of an annexation agreement that provides for disposition of certain land within a nearly 100 year-old gap between subdivisions, (2) a Comprehensive Plan amendment, (3) a map amendment to R2, (4) conditional uses for planned development with buildings not to exceed 38 feet and various zoning and subdivision exceptions and deviations, (5) approval of a preliminary plat, and (6) adjustment of the facility planning area to allow a transition from Flagg Creek Water Reclamation District to Glenbard Waste Water. Outlot A will wrap 24 private lots and underlie two intersecting private street areas. The Village will have stormwater and other easements, including a blanket easement for areas outside of the School Street fence which will be planted, irrigated and maintained by the homeowners' association. The homeowners' association will be governed by standard covenants and bylaws and it will provide for architectural and appearance review of buildings, structures, plantings and alterations.

Project History

At DuPage County, Applicant initially proposed 30 units in 15 buildings across 1312 South Meyers Road. Applicant intended to construct the units and dedicate 20% to long-term workforce housing with a value that served the interests of those earning, generally, 80-120% of the annual median income. The Zoning Board of Appeals, Applicant and neighbors concluded the hearing in one evening. Several neighbors objected on the basis that the project was too dense. There were concerns about the two driveways that passed from Meyers Road to School Street.

Following the hearing, Applicant met with Lombard (which submitted a letter to the Zoning Board of Appeals indicating it desired more communication). Lombard did not indicate that it was opposed to the development. Applicant met with staff and neighbors. Applicant's planner (Joseph Abel) also met a few neighbors while he observed lines of sight in the neighborhood. Applicant engaged in more than 15 alternate plans and arrangements.

After closing on 1312 South Meyers, Applicant contracted to purchase 1308 South Meyers Road in order to reduce density and consider additional development plans. Applicant continued to meet with neighbors and adjust plans. With less density, Applicant continued to pursue workforce housing. Applicant acquired 1330 South Meyers Road and contracted to acquire 1320 South Meyers Road. Still, however, the workforce housing design did not resolve the different perspectives area neighbors shared concerning the project which grew to include more units across more property (with less density).

After several weeks of work, and a few additional meetings with neighbors and inquiries with Lombard staff, Applicant determined to pursue single family detached residential development. Ultimately, Applicant settled in on the plans submitted with the application. Applicant has shared these plans with some neighbors who were in communication with it and with others. Although Applicant will not use this narrative to address all the communications or

the interests served by certain design changes, it is clear that workforce housing at this location is not feasible with the density and design preferred by neighbors.

Applicant believes it has traveled as far as can be expected of it in trying to develop a large portion of a block at a Village gateway that has long been the subject of enforcement concerns, litigation, overlapping or duplicative utility services and other effects of a non-uniform collection of land uses extending from 14th Street north to Roosevelt Road through four zoning districts.

The Subject Property

The Subject Property has been assigned Permanent Index Nos. 06-21-102-010, 011, -012, -013, -014, and -028. The real estate within the proposed plat of subdivision and shown in the Planned Development Site Plan comprises Lots 7-11 in Deicke's Subdivision (1927) as well as Lot A in the 1947 West York Center Cooperative Plat. Lot A includes, at its west end, roughly 12 feet that extends west of the west lot lines of Lots 7-11 in Deicke's. North and south of this 12-foot portion of Lot A, there is a gap strip that developed between two old subdivision plats, and the north portion is commonly known to extend to Roosevelt Road. The remainder of Lot A is former Lot 12 in Deicke's.

The Village and Applicant have reviewed the gap on several occasions. Applicant has informed the Village that Applicant owns the gap strip. The Village has indicated that various title reports for the north end of School Street have found that the Village owns the west half of the gap and that the abutting landowners in Deicke's own the east half of the gap. In the interests of avoiding a contest and in order to better plan the development and right-of-way appearance, Applicant has provided in the annexation agreement that the Village will quitclaim the gap to Applicant from the north line of Lot 7 to a point at the southwest corner of the development (or if it prefers, to the south line of original Lot 12 in Deicke's). The Village could also covenant that Applicant is the owner of the gap strip with no deed being exchanged. This may depend on underwriting review.

The existing fence among the School Street driveways at 1308 and 1312 Meyers Road is situated on the west line of the gap strip. For decades, storage on 1320 South Meyers Road has occurred in the gap strip area. The survey reflects both the fence and paved area. For reference within the plat of subdivision and the Planned Development Site Plan, the west line of proposed Outlot A is the west line of the gap strip. The proposed association fence in Outlot A will be slightly east of the centerline of the gap strip, one (1) foot from the center of the gap strip.

The 66-foot wide School Street right-of-way lies west of the gap strip (as platted in 1947). The sidewalk to be installed by Applicant will be situated one foot east of the gap strip, with the parkway lying west of the sidewalk. The neighbors prefer a sidewalk that meanders, but the Village's practice allows this only where a hydrant or utility installation exists. Applicant meanders the sidewalk around the east side of a utility pole where it will cross into the east side of the gap strip. A blanket easement for the Village will allow this sidewalk to remain and be repaired, replaced and relocated.

The benefit of including the entire gap strip in the Subject Property relates primarily to maintenance and planting. The association will plant, irrigate and otherwise maintain the west side of the gap strip. It will still be visually separated from the remainder of the development by the fence. The west side of the gap strip is not critical to the development, but provides a practical

solution to planning and future maintenance. Indeed, the Village can license the use of the west side of the gap strip.

The northernmost parcel (Lot 7, PIN -010) is already annexed to the Village which assigned it the R1 single family classification. The remainder of the Subject Property to the south is situated in one of DuPage County's R-3 Single-Family Residence districts. As described in deeds and title policies and commitments, The Subject Property has an area of 3.78 acres (164,611 square feet). The east half of the gap strip adds approximately 2,940 square feet to the surveyed area. With the entire gap strip included, the area of the Subject Property is 3.91 acres or 170,491.5 square feet. Applicant's proposed annexation agreement avoids a contest over whether the regular, continuous, open and adverse use of the gap strip over decades and by all owners of portions of the Subject Property vested them with ownership of the entire gap strip.

Meyers Road, 14th Street, and School Street abut the Subject Property at different locations. By deed, School Street abuts only the south 65 feet of the Subject Property and otherwise runs parallel to the Subject Property. School Street has always been treated as abutting the Subject Property to the extent driveways, fences, landscaping and storage areas have existed on the gap strip for decades. None of the streets arise from a statutory dedication. Consistent with prior platting, Applicant does not reflect statutory dedications of any street. Nevertheless, Applicant remains willing to cooperate with the Village and County to the extent that they prefer having such dedications for the portions that Applicant can lawfully dedicate. Applicant plans to meet expectations (sidewalk, lighting, parkway planting) along School Street even though it is technically not an abutting right of way beyond the south 65 feet of the Subject Property.

The Village's Comprehensive Plan contemplates low to medium density on the Subject Property. R2 zoning would be a reasonable zoning classification, but R3 zoning in a transitional setting exists on the east side of Westmore-Meyers Road north of Roosevelt Road. 24 homes can be allowed within an R2 planned development by allowing a density that is 106% of what is allowed.

About the Project

Pinnacle on Meyers has evolved from the County version with 30 luxury townhomes (including workforce housing units) on 1.98 acres (15.2 dwelling units per acre) to 24 single family homes on either 3.85 acres or 3.91 acres (6.13-6.23 dwelling units per acre). Instead of paired attached units proposed with six units in a DuPage County workforce housing plan, the single-family homes are all detached with three-foot side yards. To meet concerns of neighbors, Applicant now plans for private drives that connect Meyers Road and 14th Street rather than driveways that connect Meyers Road and School Street. The Meyers Road driveway design met DuDOT needs last winter, and the design has not changed other than to relocate gates further to the interior of the driveway. DuDOT will consider gate operations in permitting work within Meyers Road.

Outlot A is a common area that includes all perimeter areas of the development and the interior private street areas. The association will own and operate Outlot A. Outlot A will also be subjected to a collection of Village easements as well as utility and drainage easements. Stormwater storage is planned underground between the buildings, and related easements will favor the association and Village. On the perimeter, the Village will have a blanket easement outside of the fenceline so that it can undertake any activity in the event the association fails to do so (the area outside the fences will be planted and irrigated). The association will maintain the

Outlot A improvements other than the part of the sidewalk on School Street that crosses onto Outlot A which is a public improvement.

The perimeter fence will provide privacy to individual lots and allow some screening for neighbors to the west. Neighbors have been very clear in their request for a solid 6-foot fence along School Street. Applicant is willing to provide this. However in the event of an objection from the Village, Applicant is willing to provide a 6-foot geometric fence along School Street. The fence along the north line of the development can be a solid 6-foot fence with the exception of the east 30 feet, so Applicant seeks an exception to allow the 6-foot fence to wrap the northeast corner and extend south to a point along Meyers Road (east of the home on Lot 6) where it will drop to a 4-foot metal decorative fence that continues to the side of the home on Lot 7. The 6-foot fence would resume on the interior of the sidewalk and extend down Meyers Road to a point south of the home on Lot 15 where it would drop to a 4-foot metal decorative fence that continues west to a point south of the home on Lot 16 before stepping up to 6 feet again. Taller solid fencing along Meyers Road will allow better views and improved noise mitigation along the County highway.

The driveway portions of Outlot A will feature one sidewalk extending along the south line of the north driveway (connecting Meyers Road and School Street via pedestrian gates) and one sidewalk on each side of the central driveway. The 46-foot width of the central portion of Outlot A allows for association ownership and regulation of the driveway, landscape strips and sidewalks. Outlot A and portions of private lots will also host the underground storm detention and best management practices facility. This will be permitted and installed so as not to pose a risk to construction. Outlot A is sufficiently wide to allow common utilities and lighting.

The association will govern activities on private lots (mowing and plowing) and it will have architectural and design review for all structures, plantings and changes thereto. Association purposes in general will be to insure the residential enjoyment of rear and front yards, to manage lot owner desires for gardens or new plantings, to determine the appropriateness of structures and buildings or modifications to structures, buildings or landscaping, and to coordinate with the United States Post Office regarding mail locations.

The project involves substantial landscaping. Applicant provides for adequate yards and building spacing. Applicant has also varied the building placement along the central drive so building(s) are offset by roughly seven (7) feet.

The Residential Experience at the Pinnacle on Meyers

Pinnacle on Meyers floor plans reflect four levels: basement at 1,531 square feet, main at 1,592 square feet, upper at 2,130 square feet, and rooftop at 1,365 square feet. Total livable area amounts to 6,618 square feet and each home features a 2-car garage with an area of 538 square feet. The rooftop features covered deck areas of 200 square feet and 125 square feet and an open deck area of 353 square feet. The open rooftop areas are significantly reduced in area from that which was proposed at DuPage County.

Buildings are constructed using prefabricated concrete panels which result in better durability and strength, lower energy costs, and higher home values. The front elevations will be customized by each homeowner in the Applicant's design studio. The homeowner will select the roof geometry, windows, siding, garage details, and other elements. The buildings will be staggered and finished with variations of limestone-based coatings to provide a natural stone

aesthetic and avoid monotony. The side and rear elevations will be scored and coated to provide a finish that will be indistinguishable from limestone. Applicant will provide front 3D renderings to illustrate these unique home designs. Applicant will provide side and rear 3D renderings to illustrate this architectural detail.

The maximum height of any building will be 38 feet. Due to the number of roof options, Applicant asks the Village to rely on the maximum height of the roof at its tallest point. Since all roofs will be lower than 38 feet, as measured according to the Zoning Ordinance, and due to the number of roof variations, it is more convenient to regulate maximum height of each building in this development.

In addition to the two-car garage, each home may elect interior elevated auto storage. Each home has a driveway with a depth sufficient for two cars. Driveways with additional length could allow four cars. The association will regulate vehicle obstructions to a sidewalk, but all driveways on Lots 7-24 allow four vehicles.

All levels of the homes will be served by stairs and an elevator. The main floor hosts the family areas in an open floor plan featuring a kitchen, dining room and living room area. The basement can host two bedrooms and a family room or gym area. The upper floor offers the master suite and two bedrooms while the roof will host bedrooms and an accessory living room area. The lower-level escape windows permit natural light in the bedrooms. Enclosed mechanical units (air conditioning units) are planned for the rear open deck area. Each floor features bathrooms, storage, and other facilities disbursed throughout the home.

The homes are situated to allow ample natural light on the interior and exterior while offering different levels of privacy. First, there is a six-foot separation between buildings and eaves will permit some reduction of sunlight for energy efficiency along the depth of the homes. Second, homes on Lots 7-24 are offset by seven feet to allow variations in depth and to allow a shift in patio and front entry locations without losing connectivity with neighbors. Third, although homeowners will have no right to alter fencing in Outlot A, the owner can propose privacy fences or screens or adjust landscaping in the rear of the home which would be subject to review for architectural and design purposes.

Landscaping on the interior of the fence on Outlot A will be the responsibility of each homeowner. Applicant will install all initial landscaping. After the original installation, the homeowner may install additional landscaping or replace or restore landscaping with landscaping that is of comparable character and quality. Each owner will be governed by association design review for landscaping on the interior or Outlot A and on the private lots. Personal gardens will be permitted as long as they are planned respectfully and do not alter grades.

Owners cannot modify the appearance or design of a home without association approval concerning the appearance, height, structural components and location of structure. Although privacy fences are allowed, no owner will be permitted to construct sheds. No in-ground pools or permanent above-ground pools will be allowed, though this would not bar inflatable splash pools. Spas or hot tubs can be located only on the patio.

Community Connection

Based on 2023 tax bills for the north lot in the development and a comparison tax bill for another Lombard parcel to the north, Applicant estimates resulting tax benefits as follows:

AGENCY	GIORDANO	JOHNSON (-031)	24 UNITS
College of DuPage	308.44	303.94	14,013.42
DuPage County	238.24	234.76	10,824.01
DuPage Airport Auth.	21.36	21.04	970.45
Forest Preserve	174.02	171.50	7,906.29
Grade Dist. 45	5,796.28	5,711.70	263,343.56
Plum Library	689.98	679.92	31,348.00
H.S. Dist. 88	3,371.64	3,322.44	153,184.40
Village of Lombard	1,002.94	988.32	45,566.78
York Ctr. Park Dist.	725.58	714.98	32,965.42
York Twp.	76.50	75.38	3,475.64
York Road Dist.	74.88	73.80	3,402.04

Applicant will deposit funds with the Village for parkway tree planting and enter into distinct arrangements with neighbors to plant a few additional private trees on their land. The Village will require a public improvement agreement that requires it to carry out sidewalk, drainage and driveway work in a responsible fashion.

The project avoids disruption to neighboring parcels for the purpose of connecting to the Flagg Creek Water Reclamation District system. Homes and Outlot A will connect to Village water and sewer systems. Applicant seeks a change in the Facility Planning Area such that Applicant may connect into Glenbard Waste Water and it has initiated these discussions with the Village and with Flagg Creek Water Reclamation District, the latter reporting that it would not have an objection.

Upon annexation, the Village will control the entirety of rights of way abutting the Subject Property, but Meyers Road will remain a County highway. The DuPage County Division of Transportation has approved the design of the driveway but will need to issue an access permit to construct the driveway for this use. The development will be surrounded by sidewalks on all but the north side.

The Pinnacle on Meyers once included workforce housing. Applicant cannot pursue this objective in the current single-family arrangement. Although County grants are available, workforce housing is impossible to achieve in a standard residential development.

No single lot within the Subject Property has been immune from code enforcement efforts by either the County or the Village. Indeed, the owners of these lots have experienced the effects of litigation and other disputes with neighbors concerning the ownership and use of lots. The south end of the block features a longstanding land use that has a decades-long history of noncompliance with County zoning standards and the nonconforming use is protected not only by a federal court judgment, but also by rulings in the DuPage County Administrative Adjudication System. Uses to the north of this former Township Highway Department site include contractors' uses that have

routinely involved outdoor storage and operations in addition to the outdoor vehicle and repair operations at 1320 South Meyers Road.

At least two vehicles can stack at each entry. Monitoring devices and real-time recording will be used. Vehicles will be appropriately metered into the property with a posted instruction to exit the private property using the opposing driveway if the driver made a wrong turn. Access controls will not cause vehicles to remain at the gate or lead to vehicle backing into the right-of-way. The homeowners' association will manage recorded data and own and manage the gated entry. In conjunction with Village police and emergency responders, the association will adjust gate controls where necessary, including adjusting any emergency override functions (i.e., Opticom or others). In the event of a power outage, the gates will be placed in an open position.

Applicant will work with the United States Post Office in order to plan for mail delivery. Waste hauling will occur from the end of each private lot. Gates are sufficient to allow entry of the standard garbage hauler and UPS trucks. When necessary the association will plan for move-in and move-out according to the best available efficiencies. The duration a truck is present on site will be limited and owners and movers will acknowledge their available parking area such that one vehicle will always be able to pass in the privates drives.

The Property and Its Vicinity

The north parcel is zoned R1 single family in Lombard. The rest of the Subject Property is in one of the County's R-3 Single-Family Residence Districts. It comprises six lots, most of which lie within the 1924 Diecke's Subdivision between Meyers Road (a County highway) and School Street (a local street), south of Roosevelt Road (a state highway). The project relies on Meyers Road and 14th Street for access. Pedestrian access is planned at School Street. The structures have existed for between 73 and 100 years.

Pace Route 313 has bus stops on Meyers Road near the Subject Property. Meyers Road is County Highway 25 which extends from Roosevelt Road south to Ogden Avenue and offers convenient access to Downers Grove, Lombard, Oak Brook, Oakbrook Terrace and Villa Park. Only a few minutes further lie the communities of Elmhurst, Lisle and Westmont. The largest retail and employment resources in DuPage County are convenient to the Subject Property. The Subject Property is near Illinois Route 38 (Roosevelt Road) and Illinois Route 56 (Butterfield Road)—each of which offers access to the west half of DuPage County.

The Subject Property is within the following jurisdictions: County of DuPage; Village of Lombard; Flagg Creek Water Reclamation District; York Center Park District; York Center Fire Protection District; High School District 88 (Willowbrook High School); Grade School District 45 (York Center Elementary School is across 14th Street). Water and sewer will be provided by the Village of Lombard. The north parcel within the Subject Property was annexed to the Village of Lombard in 2008 (R2008-181908). Lombard has annexed all of the School Street right of way between Roosevelt Road and 14th Street.

The block features conforming and nonconforming uses in the County R-3 Single-Family Residence District as well as uses in the Lombard R-1 Single Family District, B-3 Community Shopping District and C-4A Roosevelt Road Corridor District. Opposite the Subject Property on School Street is a stretch of homes in Lombard's R0 Single Family zoning district. A large County

R-3 zoning district (larger than 60 acres) extends west from these homes. A large County R-4 zoning district runs along the east side of Meyers Road and extends east to Michigan Avenue.

Lombard plans to the east side of Meyers Road (historically the division between Lombard and Oakbrook Terrace planning areas pursuant to a boundary line agreement) and it has annexed along the west side of School Street south to York Center Elementary School and the Taiwanese Community Church. This finger of Lombard extends into 625 or more acres of unincorporated territory that includes residential (single family, duplex, townhouse, apartment), office and commercial uses as well as public and private schools, public parks, and religious uses. Across 14th Street from the Subject Property and the old Township garage site, there are two homes, the Taiwanese Community Church, York Center Elementary School and a Lombard public works facility. Further south are Knolls Park (York Center), Knollcrest Funeral Home, and the York Township offices. Montini Catholic High School abuts Knolls Park.

Meyers Road is County Highway 25. The local portion of 14th Street is a two-lane street with its main stretch extending from Chase Avenue nearly 4,000 feet to the east where it intersects with Michigan Avenue. The intersection of Meyers Road and 14th Street features a stoplight as well as through lanes and left turn lanes for all traffic. Uses along this stretch include residential uses, a school, religious institutional, public works facilities, and parks. The south portion of the 14th Street right of way includes student bike racks, parking and loading areas extending nearly 300 feet west of the east line of School Street. School Street is a two-lane street, the west side of which is residential in character while the east side includes a blend of uses described below.

York Center Elementary School has drop off and pick up operations as well as parking and student bike racks within the 14th Street right of way. Periodically observed drop off periods have a morning busy period lasting approximately 8-10 minutes, depending on weather. Afternoon peak school activity along 14th Street lasts between four and eight minutes. There is no change in the direction or flow of traffic along either School Street or 14th Street for the school. Staff at York Center Elementary School confirmed these present conditions.

Sidewalks exist along both sides of Meyers Road and along the south side of 14th Street to the west line of the York Center Elementary School parking lot. There are no sidewalks along School Street or any of the residential streets west of School Street, but Applicant will install a sidewalk along the east side of School Street in cooperation with Lombard.

1330 South Meyers Road has not been capable of development without other land. It has been commonly understood that this parcel stretches from the southeast corner of the intersection of Roosevelt Road and School Street south to 14th Street where it extends east to Meyers Road along the south side of the former Township garage site, but various other treatments of the gap strip have been considered. The long northerly extension of 1330 South Meyers Road depicted in the County GIS system along the east side of School Street) has been the subject of nearly 100 years of adverse use by parcels within the Subject Property that now extend across the gap. This includes all lots within the Subject Property. The Ray Graham Association owns land that can only be accessed across the gap. Multiple commercial uses near Roosevelt Road and a few single family homes rely on the gap.

Homes on lots extending north to Roosevelt Road developed by the mid-1950's and the Township Highway Department facility was long in place to the south of the Subject Property. Soon after the Subject Property and its block developed, the area within the West York Center

Community Co-Op Subdivision to the west developed to single family and park and recreation space. With the growth of DuPage County, Roosevelt Road rapidly commercialized, and by 1998, the block was bookended with non-residential use with at least three lots in the middle hosting outdoor storage uses along School Street. The north three acres hosted commercial uses and the south 1.2 acres was dominated by the trucking and automobile storage use at the old Township garage site. The cooperative dissolved more than ten years ago.

West of the Subject Property are four single family homes, one of which has a 100-foot long driveway. These uses are in Lombard. Along the east side of Meyers Road, there is an outdoor storage facility for the York Township Highway Department and a series of single-family homes that extend north to a CVS Pharmacy on the southeast corner of the intersection of Roosevelt Road and Meyers Road. The bus stop (Route 313) is opposite the Subject Property.

Annexation Pursuant to Annexation Agreement

Applicant proposes an annexation agreement with the Village. This agreement will provide for the annexation, division, zoning, land ownership and operation, infrastructure, public improvements and utility connections. The agreement will provide for the change in the Facility Planning Area to allow the sanitary sewer connections that will serve the development. Applicant has submitted petitions for annexation that apply to all land south of 1308 South Meyers Road, which is already in Lombard. Closing on 1320 South Meyers Road will occur prior to the conclusion of the process, so Applicant will submit a replacement petition for annexation.

Comprehensive Planning Objectives

All standards for zoning approvals in this matter relate somehow to the Village's Comprehensive Plan. As noted in this section, the Comprehensive Plan strongly supports R2 zoning. The development meets the prerogatives in the Comprehensive Plan.

Applicant proposes a single amendment to the 2014 Comprehensive Plan at Page 23 (before the introduction of the five residential area designations), to insert:

> Areas within the R0, R1, R2, and R3 districts, including those the Plan identifies as in Residential Estate or Low Density Residential areas, which are situated uniquely for unified development or situated along highways or arterial roads should be evaluated for higher density uses utilizing the planned development mechanism.

This language recognizes that properties near municipal limits are often developed under standards that recognize well and septic services or with larger lot formats under various development pressures that resulted from the lack of customary municipal services but several can and should sustain a higher use. It is fair to generally conclude that the R0 and R1 zoning classifications are holding classifications. In this instance, the R0 classification was created for homes west of School Street that were annexing into Lombard in more recent times. The R0 and R1 classifications do not recognize the proximity of County highways or arterial roads. These classifications do not recognize that there are large tracts in or near the Village that are capable of a higher and better use and also capable of a use that is more uniform and in line with community planning objectives. After 14 years, R1 zoning in Lombard did not encourage redevelopment of 1308 South Meyers Road which continued to host a lawful nonconforming use that involved contractors operations and outdoor storage. This is so even though the proposed density in this case (6.14 dwelling units

per acre) is not much greater than the 6.02 dwelling units per acre that can be attained in an R1 planned development that would allow 23 units per acre.

Applicant notes that the 2014 Comprehensive Plan amendment is not necessary to approve the project in this case. Setting aside the circumstance that the Comprehensive Plan is advisory and not law with the same effect of the Zoning Ordinance, the insertion of the new language arises only because the existing language on Page 23, which supports the development, opens with "*Staff recognizes* that development abutting commercial corridors could be considered for townhomes, or other like housing components, when there is a transition from commercial to lower density residential." Pinnacle on Meyers meets the objectives of the Comprehensive Plan by providing for a proper transitional use from the County highway and non-residential uses in the area to the residential uses west of School Street. In this instance the transition operates from the B4A uses on Roosevelt Road to B3 to R2 (R2PD). The style of housing and size of the lots allows a great housing opportunity for those who no longer (or never did) desire large lot residential use, but who also desire luxury housing opportunities. The development is an appropriate replacement project that will substitute uniform development for a hodge podge of residential and non-residential uses that have often drawn the ire of residents in the area as well as the enforcement powers of local agencies. The project also achieves a strong balance between the need for new housing and lifestyle opportunities while also respecting existing neighborhoods. (Pages 15, 16, 23, 24)

Despite being recommended for low-density housing (Plan, at 24), the block contains numerous commercial uses on these residential tracts, including but not limited to every parcel within the Subject Property. Even 1330 South Meyers Road has the appearance of being a commercial lot. Low-density residential calls for six or fewer dwelling units per acre, and the project proposes 6.14 dwelling units per acre (or 106% of the allowed density)—well within the range allowed under the Village's planned development regulations which contemplate up to 140% of the allowed density. Additionally, 23 lots are possible under R1 zoning with a planned development.

Elimination of non-residential use, storage, vehicle storage and sheet flow will benefit the neighborhood and the Village and the project incorporates storm planning and best management practices for the first time ever at this location. (Page 13) The project is at one of Lombard's gateways and it will certainly present a strong and positive community image—one that allows confidence that the Village remains a thriving community with a diverse housing stock rather than a collection of discordant nonconforming uses. (Pages 14, 15, 16, 23, 24) Development of this type also allows more residents direct access to the PACE system while extending the Village's sidewalk network near a public grade school and between public parks. (Page 18) The development externalizes open space and provides for a heavily landscaped perimeter to be maintained and irrigated by the association. (Page 19) The Facility Planning Area adjustment and utility will reduce duplication of government services in the vicinity. (Page 20)

The project furthers the Village's interest in rounding out its boundaries within longstanding boundary agreements—in this instance the agreement between the Village and the City of Oakbrook Terrace. (Page 34) The Subject Property is best served by Lombard utility services. Moreover, this area is one that has been pursued for redevelopment on several occasions over the past 8-10 years, and it is not one that the Village can presently forcibly annex. The Subject Property is not part of the York Center neighborhood, but it is situated similarly from a utility perspective. (Page 39) The Plan also notes land south of the Subject Property as being worthy of consideration for annexation. (Page 40) The project will also provide for street or parkway trees

on both sides of School Street south of the north development line (Page 48) while also reducing all driveways on School Street and reducing the number of driveways on South Meyers Road. (Page 49) The current rights of way allow ample room for bicycles and there is plenty of access from the Subject Property to walking and biking trails in the unincorporated area even though planned incorporated bikeways are further away. (Page 50)

The Subject Property is not an identified area of concern within the Plan, but it certainly is one that staff at both the Village and the County have had several concerns with. North of Roosevelt Road, the Village identified Area 7 as an area for new residential opportunities that included greater residential density. The Subject Property sticks to low-density residential, but the same reasons for recommending low- to medium-density along Westmore-Meyers Road to the north exist along the Meyers Road corridor at this location. Several pages within the Comprehensive Plan relate to lending support to the business and retail community. Further, the Village's strategic plan leans into providing targets for re-use and redevelopment that ultimately lead to a stronger business community. Rooftops still mean business, and each rooftop means more spending and investment in the Village.

Map Amendment to R2 Single Family Residential

Under Section 155.403 and Section 155.103(E), Applicant seeks designation of the Subject Property within the R2 zoning classification upon annexation. Section 155.103(E)(8)(a) requires an analysis and balancing of several standards. Applicant proposes the italicized findings as supported by the language that follows. The findings related to the Comprehensive Plan are supported in the above section that focuses only on the 2014 Comprehensive Plan.

R2 is compatible with existing uses of property within the general area of the property in question. The R2 zoning classification is intended for smaller, detached single-family lots. Section 155.407(A) mentions that R2 is intended for lots generally downtown, but the R2 classification spreads across the Village from north to south and from east to west. Owners west of the Subject Property felt that their homes were most consistent with the Village's R0 district which allows single-family detached homes with a density of 2.9 dwelling units per acre, and similar building heights to the R2 district. The purpose of the R2 district is to allow smaller lots in appropriate locations. The unique localized preference for R0 zoning west of School Street should not defeat the planning objectives east of School Street.

R2 is a common classification along virtually every significant north-south street, including arterials and collectors, in Lombard: Finley Road; Main Street; Fairfield Avenue; Highland Avenue; Westmore-Meyers Road; and Addison Street. The reference to the core of the Village in Section 155.407(A) is to a geographical area, but the reality is that R2 is so common in the Village that it is the core of the Village's housing stock. West York Center's desire to maintain a rural feel can be accomplished with R2 zoning on the Subject Property.

As noted earlier, Meyers Road is a County highway. It connects multiple municipalities and offers four lanes most of its length. The PACE bus stops offer convenience directly at the edge of the Subject Property.

The Subject Property has a long history of hosting uses that are incompatible with the surrounding uses because County R-3 zoning and R1 Village zoning has been insufficient to

encourage redevelopment to uses that are compatible. Neighbors to the west are in a distinct neighborhood

> Purpose statement. The R0 Single-Family Residence District is intended to provide for low density single-family residential areas. This district is characterized by established subdivisions platted on large lots and generally created prior to their annexation into the village. The purpose of this district is also intended to preserve the lower-density character of the neighborhood and protect such areas from the encroachment of incompatible uses.

With School Street as a line of demarcation, encroachment will not occur. The R1 (4.3 dwelling units per acre) zoning district has similar purpose and height: "The R1 Single-Family Residence District is intended to provide for single-family areas and protect such areas from the encroachment of incompatible uses. This district will be located generally on the periphery of the village in neighborhoods containing large lots." As noted above the proposed density can be attained with a proper planned development.

The R2 zoning classification is compatible with the zoning classification of property within the general area of the property in question. At many locations in the Village, there are examples of R2 single-family residential zoning abutting or opposing either Village R1 or County R-3 zoning districts. The R0 district in this instance is a holding classification designed for the particular neighbors west of School Street which is divided from Diecke's Subdivision and its four distinct zoning classifications (Village B4A, B3 and R1 and County R-3). R2 single family is compatible with the R0 classification and a street is a perfectly reasonable demarcation between zoning districts. Within the block at issue, R0 lies on the west side of School Street adjacent and across from B4A zoning, across from B3 zoning, across from R1 zoning and across from County R-3 zoning. The largest portion of the R0 district hosts either public institutional use (a grade school and public works facility) or private institutional use (Taiwanese Christian Church). The Village specifically elected not to zone the east side of School Street within the R0 zoning district. Moreover, most land in the block hosts commercial use (by right or as a nonconforming use).

The Subject Property is not suitable to the uses permitted under the existing zoning classification (County R-3) or under the Village's R0 and R1 Classifications. Under the existing zoning classification, 1308 South Meyers Road never saw any opportunity for development to a use that conformed with the Zoning Ordinance. In over 100 years, there has been no change from the heavy outdoor storage use at 1320 South Meyers Road (nonconforming County R-3). The property at 1312 South Meyers Road also hosted a nonconforming County R-3 use that only recently ceased. 1308 South Meyers Road also hosted a nonconforming commercial use. In fact, the only reason these parcels are under common ownership and control at the present relate to the proposed project. The Subject Property is not marketable for its likely use (which is less-intensive than its highest and best use) under either R0 or R1 Village zoning.

R2 is consistent with the trend of development in the general area of the property. The most recent change in zoning was for R1 at 1308 South Meyers Road where there has been zero interest in re-use to a form that complied with the Village's R1 regulations. Outdoor storage and contractors operations continued at that property for years since annexation. Across School Street, the homes (either rental or owner-occupied) have been maintained despite heavy outdoor contractor and automotive uses on 1308, 1312 and 1320 South Meyers Road. The rezoning of the Subject Property to R2 upon annexation will benefit properties along the west side of School Street and on the east side of Meyers Road by replacing the nonconforming uses on the Subject Property

with uses that conform to the Zoning Ordinance. Meyers Road is a county highway and a major arterial. As noted above, R2 zoning is a common and responsible zoning classification along busier residential collector and arterial streets throughout the Village. Where development has occurred along Meyers Road south of Roosevelt, it has usually occurred to a greater density than allowed under Village R0, R1 and R2 zoning. Although some of the unincorporated lots on the east side of Meyers Road may resemble R1 lots on the east side of the Village, these lots are actually more capable of development to R2 or R3 density once they address utility connections. Throughout the Village, the trend to new construction of detached single-family housing heavily relies on R2 zoning.

The surrounding property is compatible with the permitted uses in the R2 classification. The use lists across the R0, R1, and R2 classification are identical. Permitted uses include single family, detached residential—albeit at lower density. Still, however, an R1 planned development could achieve a density of 6.02 dwelling units per acre. R1 is the only residential classification recently applied to the block, but R1 classification has been insufficient to motivate a conversion of the contractor, vehicle and storage uses to the south end of this block to uses that conform to either the Village or County ordinances.

R2 zoning is appropriate under the objectives of the 2014 Comprehensive Plan for the Village of Lombard and the classification has no impact on the objectives in the Plan. Please see above within the overall Comprehensive Plan discussion.

The Subject Property is suitable for single family use at the density allowed in the R2 classification and particularly within a planned development. Numerous R2 options for development exist at the baseline 5.808 dwelling units per acre or at this density modified upwards only slightly, as in this case, where the proposed density is 106% of that which is allowed in R2. The Subject Property has direct access to Village utility services. There are no geographic conditions that counsel against R2 zoning. The Subject Property is not part of the West York Center Cooperative subdivision and the block between School Street and Meyers Road has always held a collection of uses that range from those within the B4A and B3 districts down to the aforementioned nonconforming uses on Village R1 and County R-3 properties. The area south of 14th Street is primarily non-residential in character.

Standards for Conditional Use

Section 155.103(F)(8)(a) provides the standards for conditional use which overlap with the conditional use that is a planned development. Applicant addressed the planned development evaluation under Section 155.103(F)(8) but primary focus related to the planned development arises in the next section of this narrative. Building height involves a conditional use (Section 155.407(G)(2)). Applicant addresses the standards in with the findings in italics, the basis following, and reference to the 2014 Comprehensive Plan discussion above.

Preliminarily, it is important to note that a conditional use is a use that the Village has already legislatively deemed appropriate for the zoning district in which the use is listed as conditional. Such a use should be approved unless the use at this particular location poses particular concerns that do not prevail on other lots within the district (or other districts within which the same conditional use is available). In this instance, there is no particular concern at the Subject Property that counsels against approval of either a conditional use for height (three stories and 38 feet) or a conditional use for planned development that would not otherwise be common

throughout the R2 zoning district or throughout the R0, R1 and R3 districts. The assemblage is not unique since most R2 development had its genesis in an assemblage of land.

The establishment, maintenance, or operation of the conditional use will not be detrimental to, or endanger the public health, safety, morals, comfort, or general welfare. The conditional use for a building height of three stories and 38' is available in every zoning district that allows single-family detached residential land use. The additional height allows for a large number of roof design options, but it also allows for private amenity in interior and exterior rooftop settings. The rear rooftop deck will be 110-140 feet away from the nearest adjacent homes to the west and 130-140 feet (across a County highway) from homes to the east. The rooftop use would be 43 feet from the home to the north, but the owner of this home recently added paved area and stripped the land of trees while preserving an accessory structure along the south lot line that will break up the view in part. Further, this same lot to the north will not be precluded from building homes that exceed 30 feet and two stories or building homes to the same height as proposed in this case. The residential use of the rooftop area will not pose privacy concerns because the rooftops will be largely screened by existing and proposed landscaping and surrounding uses have limited views to the rooftop areas. The home to the north has only one window on the south face of the home. It could keep its side lot orientation or redevelop in conjunction with other land and use its south lot line as a rear lot line.

The planned development will not pose detriment to the health, safety, morals or welfare inasmuch as it contemplates the same use available on other lots in the area—single-family detached homes. The planned development internalizes impacts that would ordinarily appear on the perimeter of the development, reducing driveways on School Street to zero and relying on only one driveway on each of Meyers Road and 14th Street. The planned development is landscaped beyond the level of landscaping required and converts a series of lots hosting nonconforming uses to valuable residential use. The proposed density under R2 zoning (6.14 dwelling units per acre) is only slightly higher than the planned development density allowed under R1 zoning and is well within the planned development density allowed under R2 zoning. The planned development also includes parkway trees on both sides of School Street when it need only provide for these on the east side of School Street. A homeowners' association will be responsible for internal governance and apply covenants that include architectural and design review as well as conditions of residing within the development that align with the Village's and neighbors' interests in responsible and unified control over uses that exist within a carefully-planned community.

The conditional use will not be injurious to the uses and enjoyment of other property in the immediate vicinity for the purposes already permitted, nor substantially diminish and impair property values within the neighborhood in which it is to be located. In addition to converting a series of longstanding nonconforming contractor and vehicle uses to residential use, the planned development will provide for an attractive residential setting with taller buildings relying on varied building placement that exceeds required street setbacks on both streets with opposing residential uses. The three-story buildings with a maximum height of 38 feet will not cause a denial of use or general welfare to other properties and their owners. A two-story, 30-foot building could easily have a maximum height of 38 feet based on the ordained means of calculating building height to points in a roof. The only difference in the use of the proposed buildings lies in the rooftop deck areas to allow for private outdoor amenity that, by design, will necessarily be passive in their use due to the sizes of the uncovered deck areas.

Lot 15 offers a larger setback from Meyers Road designed with particular attention to the residential uses at the southerly corners of the intersection of Meyers Road and 14th Street (the northeast corner is an outdoor storage site for the township). This area also includes the deepest and largest portion of Outlot A so that it will be maintained and irrigated by the association and not left to a private owner to maintain. This design also meets with various neighbors' interests in having a greenway as people turn west down 14th Street. There is no required greenway at this location because the York Center Cooperative dissolution did not provide this when it identified Lot A as one that could be sold for value and independent use. The homes themselves will be quite expensive, offering a single-family value that should have a positive overall impact on neighboring and nearby values without. North of Roosevelt Road, there is an R1 district that lies opposite more dense single-family development (R2 or R3 PUD), and the more dense residential uses did not deter owners from maintaining and improving their real estate in the R1 district. Similarly, at other locations in Lombard, planned developments with adjusted interior setbacks and lot sizes have also operated for years without affecting the value or maintenance of land in the same district that does not benefit from a planned development providing the relief at issue in this application.

The establishment of the conditional use will not impede the normal and orderly development and improvement of the surrounding property for uses permitted in the district. The 38' maximum building height will not impede the use of abutting and nearby parcels for their permitted uses. The property to the north has an as-of-right entitlement under County R-3 regulations to a height of 36 feet, or more when aggregated to an area of 40,000 square feet. Further, nothing related to the height of buildings in this development would prevent the owners of other land from using lots for their permitted purposes even if they preserved any nonconforming front yard setbacks.

The planned development increases the likelihood of normal and orderly development of adjacent and nearby lots by reducing possible curb cuts on Meyers Road and 14th Street and eliminating curb cuts on School Street. Additionally, Applicant has paid close attention to the maintenance of perimeter transitions into the development. The only area where there is a technical shortage arises along 14th Street, but the visually apparent distance of buildings from the curb (+/- 36 feet) exceeds the minimum front yard depth of thirty feet.

Adequate public utilities, access roads, drainage and/or necessary facilities will be provided. Roadways are sufficient to serve the development. DuDOT has already reviewed the Meyers Road driveway design. The 14th Street driveway is in the middle of the block. Gas and electricity as well as water and sewer from Lombard are directly available to the Subject Property. An adjustment to the Facility Planning Area is necessary, but Flagg Creek Water Reclamation District has indicated that it has no problem with the change. The FPA change will assist in reducing duplicative government services in this area. Drainage is planned in compliance with applicable County and Lombard ordinances. The Village will have a combination of blanket and stormwater easements to insure that it can act in the event that the association fails to do so.

Adequate measures have been or will be taken to provide ingress and egress designed to minimize traffic congestion in the public streets. Traffic for the development is oriented to Meyers Road and to 14th Street. Applicant provides a limited access on Meyers Road in a fashion that is consistent as to intent and design with the plans approved by the County last winter. Applicant has also relocated the private gates to allow a greater depth to each gate for a truck or two passenger vehicles. Lastly, the gate system will have access controls that open the gates in the event of a

power outage and that allow vehicles into the development without delay or the risk of backing into the right of way.

The conditional use is not contrary to the objectives of the current comprehensive plan for the Village of Lombard. Please see the above discussion of the 2014 Comprehensive Plan.

The conditional use shall, in all other respects, conform to the applicable regulations of the district in which it is located, except as such regulations may, in each instance, be modified pursuant to the recommendations of the Plan Commission. Applicant seeks a reasonable collection of exceptions and deviations, all of which are designed to provide for a better development that benefits the public as much as it does the Applicant and eventual lot owners. Residential density can and should be adjusted along County highways and arterial streets when the resulting increase approximates to densities allowed in the district or available in existing nearby zoning classifications. Residential growth in furtherance of additional housing opportunity and new Lombard residents not only leads to efficiencies in the provision of services, but it furthers the economic interests of the Village and its business community. Under County standards more density could be attained with a County R-3 development. The above-ground utility cabinet serves a practical interest of serving streetlights, gates and landscape irrigation, all of which offer benefit to the public as well as the Applicant and lot owners. The deviation for sign height is important to neighbors since all prefer effective identification of the driveways sufficiently in advance of a turn movement. The 2-foot increase in height is intended to allow visibility and does not serve to increase sign area. The bulk of the yard/setback, landscaping and screening/fencing variations serve to improve the development for the owners and those who will see the development from the outside. The interior side yard and open space relief allows for innovative development and the creation of a residential environment that acknowledges the value of private open space and the circumstance that the buyers of housing of this type often will not desire ongoing maintenance of large yards. To the extent that deviations relate to the perimeter of the development, the objective in allowing the relief ties more to creating lot lines and managing Outlot A which will be maintained by the association with special attention to landscaping and screening.

Applicant Meets the Standards for Planned Developments

As noted above, the planned development meets the Village's conditional use standards. Developments should attain all of the standards, but the Plan Commission can recommend and the Village Board can approve a planned development that falls short in any one category if the overall merits of the planned development remain in the public interest and warrant approval.

Except as modified by and approved in the final development plan, the proposed development complies with the regulations of the district or districts in which it is to be located. As noted immediately above, the development complies with those regulations in the R2 district other than those that would need to be varied slightly to allow for the smaller lots and density. The Village has the authority to allow more density, but Applicant seeks only 106% of the allowable density. Lot areas and lot widths are more compliant at the corners and key viewscapes into the project.

Community sanitary sewage and potable water facilities connected to a central system are provided. Applicant will connect to Village water and sewer and do so in compliance with Village public works and engineering requirements. The planned development is a large step in the direction of reducing duplicative services that overlap with Village, County and Flagg Creek.

The dominant use in the proposed planned development is consistent with the recommendations of the comprehensive plan of the village for the area containing the subject site. As noted above, the project meets the objectives of the 2014 Comprehensive Plan. The modest amendment proposed for Page 23 of the Plan arises only because of the current phrasing of the paragraph ("staff acknowledges") and it reflects a practical approach to planning along highways and on properties such as the Subject Property that are fully capable of responsible unified development.

The proposed planned development is in the public interest and is consistent with the purposes of this zoning ordinance. The Zoning Ordinance (including the map) repeatedly reflects efforts to plan for transitions in use at appropriate locations, be they along rear lot lines or across streets where there is a clear neighborhood change. In this instance, the instant block will benefit from the conversion of some of the more unpopular uses in the area to residential land use that will transition from Meyers Road to School Street, the west side of which further transitions to a larger lot unincorporated area. The residential density at this location will support families that want to move to the area and reside on lots that require less maintenance while still offering a high level of amenity. The Landscape Plan, Planned Development Site Plan and Fence Plan reflect attention to detail on the perimeter of the project such that it attains the objectives of perimeter yards and open space. Applicant provides significant landscaping that is not required under the Zoning Ordinance or the Subdivision Regulations and it does so in recognition of expressed desires of nearby residents.

The streets are properly designed. Access to the planned development has been reviewed by the County and the Meyers Road design is proper. The midblock access on 14th Street is the best location for the south driveway. As noted above, the gates will allow easy access to owners, first responders, delivery drivers and postal staff. The gates will also allow access to those who are simply lost and need to pass through without having to back onto the right of way. The gates are at a depth sufficient to avoid stacking into the streets. The development provides more than enough parking with an average of more than four spaces per home. Obstructions to the private drive will not be permitted other than scheduled moving or large-item delivery operations, and the association would obtain a special event permit to have block parties or other events that include the closure of any part of the private street. Applicant previously engaged in a study of traffic and the 30 units proposed at DuPage County were determined to be appropriate. The number of new trips across much more land than was at issue at DuPage County will not overburden existing transportation facilities or unduly increase traffic congestion.

The development will not impose an excessive burden on public parks, recreation areas, schools, and other public facilities which serve or are proposed to serve the planned development. The development is conveniently located near schools and parks. Additionally, the development provides outdoor amenities that will allow owners outdoor recreation opportunity (passive and active). The project is within the boundaries of the York Center Park District. York Center is among those government agencies that will benefit from increased revenues from real estate taxes. The nearest parks offer both active and passive recreation. Co-Op Park is intended to remain a primarily passive park and Knolls Park and York Center facilities on Luther are sufficient to allow use by the new residents. The additional revenues ($30,000.00-40,000.00 per year) will support employee retention and facilities management. For decades, Lombard and Oakbrook Terrace have planned for Lombard public safety services on the west of Meyers Road. The uses will not over-burden these public services. Additionally, Lombard has adequate water and sanitary

sewer capacity to serve the development. To the extent residents use Lombard Park District facilities, they would do so in accordance with the District's regulations and program rules.

Exceptions and deviations are consistent with the Zoning Ordinance and firmly grounded in responsible planning. Applicant seeks only limited use exceptions. First, the 6.14 dwelling units per acre is only slightly above the 5.8 units per acre allowed in the R2 district and it approximates to the density (6.02 dwelling units per acre) that could be achieved in an R1 planned development. Second, the above-ground utility cabinet allows the association to connect its water and electrical facilities. No use other than single-family detached residential is proposed.

The reduction of yards and lot widths serves a critical purpose that opens up housing opportunity for those who do not want the maintenance responsibility and do not require large interior side yards. The homes are attractive, luxury residences that offer private outdoor spaces and meet the objective of providing a living space in a private lot format while dedicating land on the perimeter of the development to association care and maintenance for the benefit of the public. The deviation relating to fence height is intended to screen, and the residents along School Street prefer a 6-foot solid fence over a shorter fence or an open fence. The 6-foot solid fence can also better screen the use on Lot 6 from the neighbor to the north who has one window and a shed where there can already be a 6-foot fence. Wrapping corner units is a function of the overall landscaping and screening plan, and the intent is to maintain private use on the interior of the development without having it within the general observation of the public. The plan avoids the creation of an appearance of a "compound" by having inviting 4-foot open-style geometric fences and landscaping at the driveways and along most of 14th Street. The list of deviations arose over the course of several discussions with neighbors regarding efforts to avoid driveways on School Street and efforts to realign the residential setting—one that was originally proposed as 15 pairs of attached single family homes. The deviations further a better development that is more beneficial to the residents or occupants of the planned development as well as those of the surrounding properties. Although floor area is not regulated in the R2 district, the relief sought for interior yards and the conditional use for the third floor do not increase the overall floor area by more than 40 percent of what could be planned.

As noted above, the residential planned development for 24 units is well below the maximum number of dwelling units allowed as an R2 planned development (106% compared to the allowed 140% deviation or exception). All plans reflect that the buildings in the planned development are situated so as to dissipate adverse impact on adjoining buildings and to avoid an invasion of privacy of neighbors. All perimeter yards are compliant. The south front yard setback is 36 feet from the curb line of a common law dedicated street and 22 feet from the actual lot line reflected in the Planned Development Site Plan. The perimeter yards are consistent with yards allowed in County R-3 territory and in the Village R0 and R1 districts. Transitional yards are not required, but Applicant heavily landscapes and screens Outlot A as though transitional landscaping were required.

The Subdivision Merits Approval

A planned development is a blend of subdivision and zoning and planning. The planned development and related preliminary plat of subdivision reflect substantial compliance with the Village's regulations. The preliminary plat of subdivision merits approval. The exceptions and deviations from the Zoning Ordinance, and any related variation from the subdivision regulations in Chapter 154, will not be detrimental to the public safety, health or welfare, or injurious to other

property or improvements in the neighborhood in which the Subject Property is located. The uniqueness of the Subject Property, as being surrounded by streets on three sides, being adjacent to the County highway and being an area of transition between commercial use and higher density residential use to the areas to the west (indeed in an R0 zoning district created specifically and only for the land to the west) support a determination that the conditions are not applicable, generally, to other property. Due to the particular physical surroundings and other conditions of the Subject Property, a particular hardship to the owner would result if the subdivision relief was not granted inasmuch as it would force a wide disagreement over the use of School Street and other matters that are not currently intended to be the subject of a dispute with neighbors (as distinguished from a mere inconvenience). The subdivision variations will not conflict with provisions of the Lombard Zoning Ordinance or Comprehensive Plan. All of the grounds for these conclusions have been explained above.

Development and Association Matters

The Subject Property will be under single ownership until developed. Thereafter, it will be under the control of an association for the purposes of management and operations that include maintenance, repair, insurance, self-regulation, and replacement of common area improvements. A copy of the declaration will be provided as necessary at hearing, but it will govern all of the lots.

Applicant will accept the water it must from other properties and convey it. Applicant will store the water it must store and do so in a fashion that calls for an appropriate release rate. Detention will be underground. Applicant also uses a combination of pipes, swales and rain gardens to comply with applicable ordinances. The project will not increase the potential for flood damages to adjacent property.

Each dwelling is reasonably and properly accessible for fire and rescue purposes. The Meyers Road access drive orientation and planning will avoid obstructions to area travel by the York Center Fire Protection District (located south along Meyers) or other rescue personnel assisting in the area. Since the area is already such a large unincorporated area with a combination of more dense housing and a diversity of business and institutional use, police protection from the County already occurs and there is no sign that Oakbrook Terrace is going to be annexing the territory east of Meyers Road.

The project will plan for internal storage of waste until the local hauling day when trash will be stored outside. There is no large congregational area and outdoor areas in units are of the size where it can be expected that they would host smaller gatherings of friends and family. York Center Elementary School has not seen a need to re-plan streets as part of its drop of or pick up program, and it still safely relies on the right of way for purposes that also include parking. Lighting will comply with Lombard standards.

The association will be a point of contact for residents, neighbors, and the Village. It will handle lawn and landscape care, streets and snow removal. Additionally, it will handle design review.

Conclusion

This particular site and the block that hosts it have been the subject of years of effort to develop appropriate uses under the Zoning Ordinance. Running north from 14th Street to the north

line of the Subject Property, there have been decades of outdoor use and storage. Applicant proposes a density that is acceptable at the Subject Property.

Applicant respectfully requests that the Plan Commission recommend and the Village Board approve the matters set forth in the itemization of relief, all plans submitted, and such other matters raised during staff, Commission and Board review to allow the 24-lot development.

Thank you for your attention to this matter.

Respectfully submitted,

AFSAR DEVELOPERS, LLC

/s/ Mark W. Daniel
By: _____

Mark W. Daniel
Daniel Law Office, P.C.
17W733 Butterfield Road, Suite F
Oakbrook Terrace, Illinois 60181
(630) 833-3311
Cell: (312) 927-0177
mark@thedaniellawoffice.com
Attorney No. 6626696

WETLAND DETERMINATION REPORT

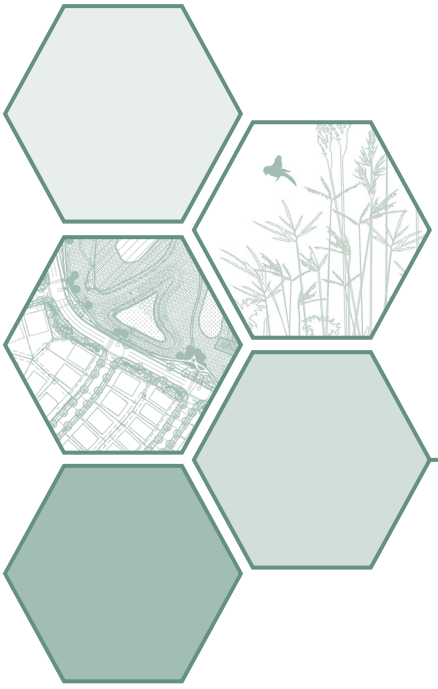
NEC of 14th St & School St

Lombard, DuPage County, IL

Ridgeline Consultants

ADL2301

December 12, 2023
Revised April 19, 2024



GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING ECOLOGICAL CONSULTING LANDSCAPE ARCHITECTURE

WETLAND DETERMINATION REPORT

NEC of 14th St & School Rd

Pin # 0621102010, 0621102011, 0621102012, 0621102013,
0621102014, 0621102028

Lombard, DuPage County, IL

Prepared for:

Ridgeline Consultants
1661 Aucutt Road
Montgomery, IL 60538

Attn: Juin-Guang Lin
Partner

Prepared by:

Gary R. Weber Associates, Inc.
402 W. Liberty Drive
Wheaton, IL 60187
(630)668-7197

Project Reference Information

ADL2301

4/19/2024

Carl M. Peterson, CPESC, LEED AP
GRWA - Managing Principal

Ellen L. Raimondi, CWS, DECI
GRWA - Senior Ecologist

Project Staff

Austin Murray
GRWA - Natural Resource Consultant

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GARY R. WEBER ASSOCIATES, INC.
LAND PLANNING ECOLOGICAL CONSULTING LANDSCAPE ARCHITECTURE

Wetland Determination Report
Negative Findings

Project Name:	NEC of 14th St & School St ADL2301	**Client:**	Ridgeline Consultants
Location:	Lombard, York Township, DuPage County, Illinois, 60148		
Parcel PIN #	0621102010, 0621102011, 0621102012, 0621102013, 0621102014, 0621102028		
PLSS	SE S32 T40N R2E		
Coordinates	Latitude: 41.895661 Longitude: -89.025724		
Field Ecologist:	Austin Murray		
Date of site visit:	4/19/2024		

A wetland determination was conducted by Gary R Weber Associates, Inc. (GRWA) to establish the presence and location of any wetlands or other water resources on the above referenced property located near the northeast corner of the intersection of 14th St and South School Rd; hereafter referred to as the study area. Our investigation consisted of a review of available water resource maps and a surface inspection of the site to determine if any areas on site met the soils, vegetation and hydrologic requirements to be considered a wetland as per the U.S. Army Corps of Engineers (USACE) methods sanctioned by the United States Army Corps of Engineers in the Corps of Engineers Wetlands Delineation Manual (1987) and 2010 Regional Supplement to the Corps of Engineers Wetland Delineation Manual: Midwest Region.

No wetlands were identified on site or within 100 feet. A summary of site conditions and water resource maps are included below.

MAP REVIEW

Prior to the field investigation, a preliminary site evaluation was performed using natural resource mapping. Reviewed maps are summarized below.

- The **National Wetlands Inventory** does not identify any wetlands within the study area.
- The **DuPage County Wetland Inventory** does not identify any wetlands within the study area.
- The **Soil Map** identifies the following soils within the study area:

  531B Markham silt loam – Predominantly Non-Hydric

  Field evaluations may be made to determine if a hydric inclusions are present.
- The **United States Geologic Survey (USGS) Topographic Map** does not identify any drainage within or adjacent to the study area.
- The **Regulatory Flood Insurance Rate Map** identifies the study area outside the 500-year floodplain.
- The **Aerial Photograph** identifies present conditions within the study area.

FIELD FINDINGS

The study area (approximately 4.04 acres in size) is located in Lombard, DuPage County, Illinois. It consists of residential properties with existing structures and associated driveways. The majority of the study area consists of maintained turf with the western and southern perimeters overgrown with invasive plants and scrub-shrub. Dominant plant communities along the western perimeter consisted of Teasel (Dipsacus fullonum), European Buckthorn (Rhamnus cathartica), and Honeysuckle (Lonicera maackii). The southern portion of the site was dominated by White Mulberry (Morus alba), Greater Burdock (Arctium lappa), Ground Ivy (Glechoma hederacea), and Garlic Mustard (Alliaria petiolata). Hydrophytic plant communities and evidence of persistent hydrology were not observed within the study area.

CONCLUSIONS

No regulated waters were identified within the site.

Attachments:
Aerial Map – Exhibit A
Site Photos

LEGEND

Study Area - 4.04 Acres

0 50' 100'

SCALE: 1"=100' **NORTH**

Provided by: DuPage County GIS Aerial 2023

GARY R. WEBER ASSOCIATES, INC.

NEC of 14th St and School St

Lombard, Illinois

ADL2301

Ridgeline Consultants

WATER RESOURCES SUMMARY

DATES OF SITE VISIT: 4/19/24

EXHIBIT A

Created by: AM Checked by:

L:\Projects\ADL2301\Eco-Con\Wetland Report\Maps\Rev01_NEC of 14th St and School St_WL Exhibits_DRAFT.dwg

Photo 1: View of the driveway and area of maintained turf grass in the northern portion of the site (facing east).

Photo 2: View along the western perimeter of the study area from South School Street and the raised berm with upland vegetation (facing south).

GARY R. WEBER ASSOCIATES, INC.	NEC 14th St & School St Lombard, IL, 60148 ADL2301 Ridgeline Consultants	SITE PHOTOGRAPHS 4/19/2024 EXHIBIT B

Photo 3: View of vegetated area north of the house in the southern portion of the site. Teasel, scrub-shrub, and upland trees dominate the area (facing southwest).

Photo 4: View from within the vegetated area along the southern perimeter of the site. Upland trees and invasive vegetation dominate the area (facing west).

GARY R. WEBER ASSOCIATES, INC.	NEC 14th St & School St Lombard, IL, 60148 ADL2301 Ridgeline Consultants	SITE PHOTOGRAPHS 4/19/2024 EXHIBIT B

Photo 5: View of the southern perimeter of the study area from the southeast corner. Upland invasive vegetation is prevelent throughout (facing west).

Ridgeline CONSULTANTS
CONSULTING ENGINEERS · LAND SURVEYORS

1661 Aucutt Road · Montgomery · IL 60538
Tel: (630) 801-7927 · Fax: (630) 701-1385

May 2nd, 2024

IHPA

Re: 1312 S. Meyers Rd., Lombard, IL

To whom it may concern:

I am filing for the historical consultation for the subject project as required by the Village of Lombard. The project involves proposed 24 single family houses, infrastructures as well as stormwater management facilities over existing 6 zoning lots.

5 out of 6 existing zoning lots in question are un-incorporated in DuPage County while the remaining 1 lot is in Village of Lombard. These 5 un-incorporated lots will be annexed to the Village of Lombard as a part of the development and rezoned to R-2 zoning district. Total project area, excluding the public rights of way, is 3.8 acres approximately.

Underground Detention storage as well as Post Construction Best Management Practice are required per DuPage County Stormwater Management Ordinance.

This is a private undertaking and no public funding is involved. The project contact is Mr. Ahmed Khan of AFSAR developer LLC at 201 E. Army Trail Rd., Suite 204, Bloomingdale, IL and his phone number is 312-446-1163. There are existing structures on site and these structures will be demolished to make room for the proposed improvements. Photos of these existing structures are included in this submittal. Feel free and call my cell 630-915-1747 if you have any questions or comments.

Thank you,
Ridgeline Consultants LLC

Jiun-Guang Lin, P.E., CFM

DuPage County
Information Technology Department
GIS Division
421 N County Farm Rd.
Wheaton, IL 60187
(630) 407-5000
Email: gis@dupageco.org

DuPage Maps Portal:
https://dupage.maps.arcgis.com/home

DuPage County, Illinois Web Site:
www.dupagecounty.gov
This map is for assessment purposes only.

N

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East Face of House at 1320 S. Meyers Road

South Face of House at 1320 S. Meyers Road

Part of West Face of House 1320 S. Meyers Road

Part of East Face of Outbuilding at 1320 S. Meyers Road

South Face of Outbuilding at 1320 S. Meyers Road

West Face of Outbuilding at 1320 S. Meyers Road

North Face of Outbuilding at 1320 S. Meyers Road

East Face of House at 1312 S. Meyers Road

South Face of House at 1312 S. Meyers Road

West Face of House at 1312 S. Meyers Road

North Face of House at 1312 S. Meyers Road

East Face of House at 1308 S. Meyers Road

South Face of House at 1308 S. Meyers Road

West Face of House at 1308 S. Meyers Road

North Face of House at 1308 S. Meyers Road

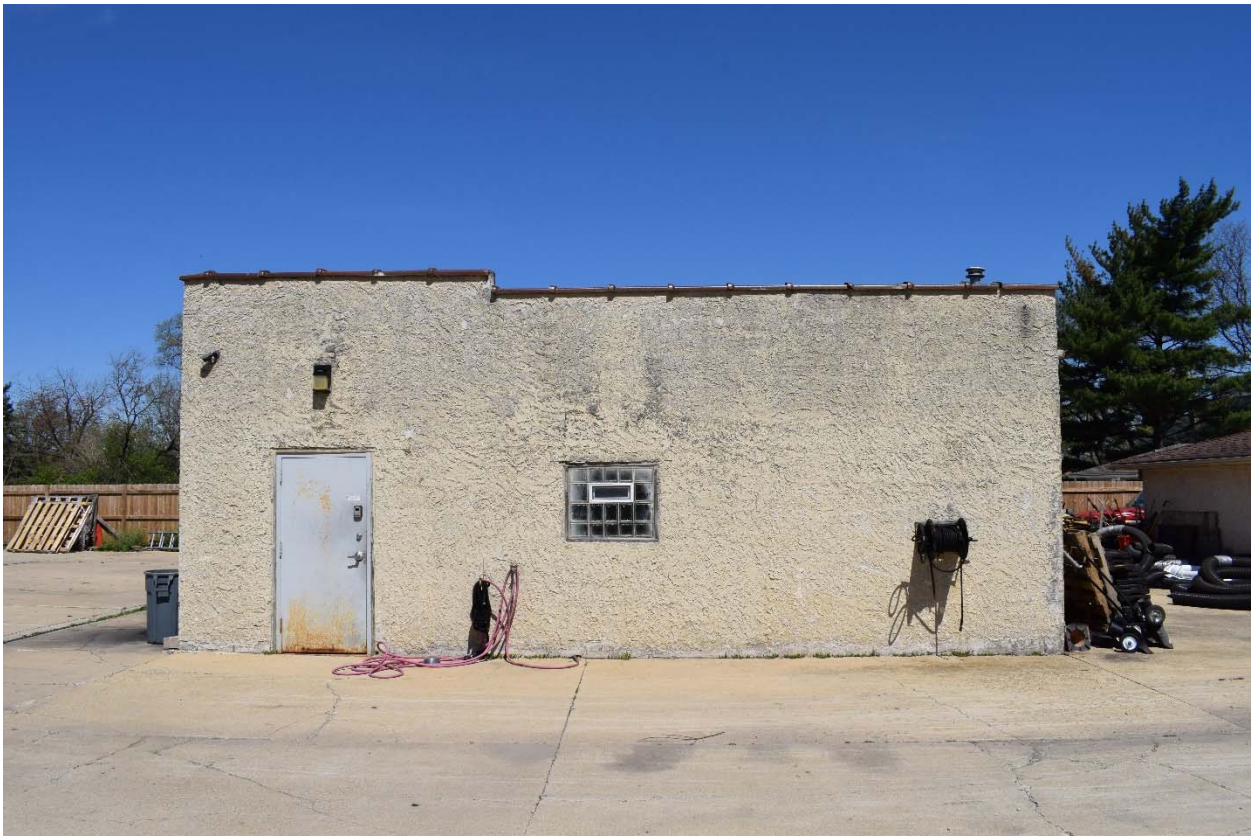
East Face of Garage at 1308 S. Meyers Road

South Face of Garage at 1308 S. Meyers Road

West Face of Garage at 1308 S. Meyers Road

North Face of Garage at 1308 S. Meyers R

East Face of Outbuilding at 1308 S. Meyer Road



South Face of Outbuilding at 1308 S. Meyers Road

West Face of Outbuilding at 1308 S. Meyers Road

North Face of Outbuilding at 1308 S. Meyers Road

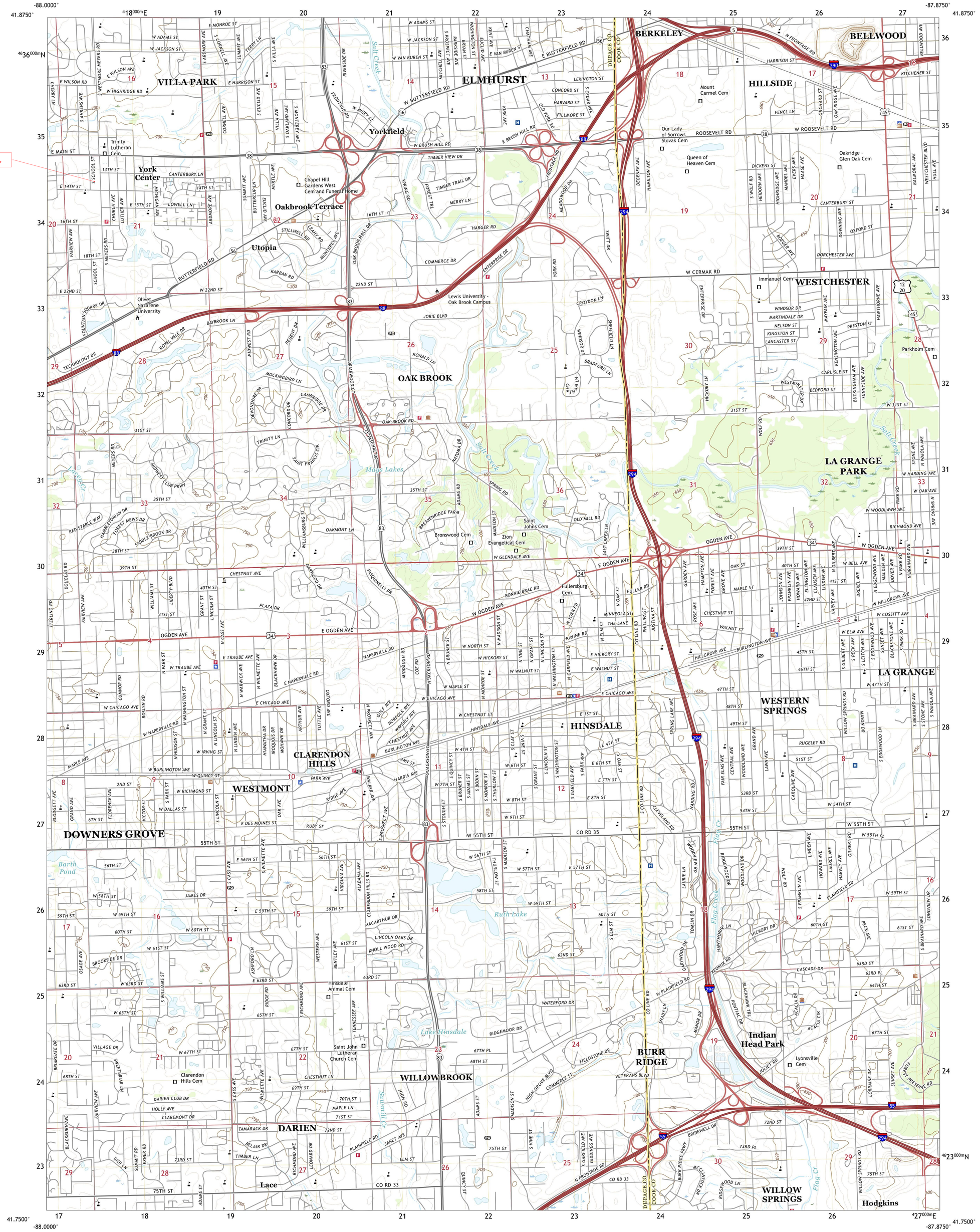
USGS science for a changing world

U.S. DEPARTMENT OF THE INTERIOR
U.S. GEOLOGICAL SURVEY

The National Map US Topo

HINSDALE QUADRANGLE
ILLINOIS
7.5-MINUTE SERIES

SUBJECT PROPERTY


-88.0000°
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418000mE
-87.8750°
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4623000mN
VILLA PARK
ELMHURST
BERKELEY
BELLWOOD
HILLSIDE
Yorkfield
York Center
Oakbrook Terrace
Utopia
Oakbrook
OAK BROOK
LA GRANGE
LA GRANGE PARK
WESTCHESTER
WESTERN SPRINGS
HINSDALE
CLARENDON HILLS
WESTMONT
DOWNERS GROVE
BURR RIDGE
WILLOW SPRINGS
WILLOWBROOK
DARIEN
Lace
Indian Head Park
Hodgkins
Trinity Lutheran Cem
Chapel Hill Gardens West Cem and Funeral Home
Olivet Nazarene University
Lewis University - Oak Brook Campus
Mount Carmel Cem
Our Lady of Sorrows Slovak Cem
Queen of Heaven Cem
Oakridge - Glen Oak Cem
Immanuel Cem
Parkholm Cem
Mans Lakes
Bronswood Cem
Saint Johns Cem
Zion Evangelical Cem
Fullersburg Cem
Saint John Lutheran Church Cem
Hinsdale Animal Cem
Clarendon Hills Cem
Lyonsville Cem
Salt Creek
Lake Hinsdale
Ruth Lake
Flag Cr
Sawmill Cr
Barth Pond
Lacey Cr
COOK CO
DUPAGE CO
E BUTTERFIELD RD
W BUTTERFIELD RD
W ROOSEVELT RD
W OGDEN AVE
E OGDEN AVE
OGDEN AVE
W CERMAK RD
W 22ND ST
E 22ND ST
W 55TH ST
CO RD 35
CO RD 33
E MAIN ST
W BRUSH HILL RD
E BRUSH HILL RD
W HIGHRIDGE RD
E WILSON RD
E WILSON AVE
E HARRISON ST
HARRISON ST
W ADAMS ST
W JACKSON ST
W VAN BUREN ST
E VAN BUREN ST
W NAPERVILLE RD
E NAPERVILLE RD
W CHICAGO AVE
E CHICAGO AVE
W NORTH ST
W HICKORY ST
E HICKORY ST
W WALNUT ST
E WALNUT ST
W MAPLE ST
W CHESTNUT ST
E 15T ST
W 4TH ST
E 4TH ST
W 6TH ST
E 6TH ST
W 7TH ST
E 7TH ST
W 8TH ST
E 8TH ST
W 9TH ST
W 31ST ST
W 47TH ST
W 54TH ST
W 55TH PL
W 59TH ST
W 63RD ST
W 65TH ST
W 67TH ST
W 69TH ST
W 71ST ST
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W 48TH ST
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W 51ST ST
W 53RD ST
W 54TH ST
W 55TH ST
W 55TH PL
W 59TH

BOUNDARY & TOPOGRAPHIC SURVEY

LEGAL DESCRIPTION OF PROPERTY

PARCEL ONE (1308 S. MEYERS ROAD, PERMANENT INDEX NO. 06-21-102-010)

LOT 7 IN DIECKE'S DIVISION 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 JULY 9, 1924 AS DOCUMENT 179881, IN DUPAGE COUNTY, ILLINOIS.

PARCEL TWO (1312 S. MEYERS ROAD, PERMANENT INDEX NOS. 06-21-102-011, -012, -013)

LOT 8, 9, AND 10 IN DIECKE'S DIVISION 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 JULY 9, 1924 AS DOCUMENT 179881, IN DUPAGE COUNTY, ILLINOIS.

PARCEL THREE (1320 S. MEYERS ROAD, PERMANENT INDEX NO. 06-21-102-014)

LOT 11 IN DIECKE'S DIVISION 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 JULY 9, 1924 AS DOCUMENT 179881, IN DUPAGE COUNTY, ILLINOIS.

PARCEL FOUR (1330 S. MEYERS ROAD, PERMANENT INDEX NO. 06-21-102-028)

LOT A IN WEST YORK CENTER COMMUNITY CO-OPERATIVE, INC. SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND 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 MAY 17, 1947 AS DOCUMENT 521197 AND CERTIFICATE OF CORRECTION FILED DECEMBER 17, 1947 AS DOCUMENT 536351, IN DUPAGE COUNTY, ILLINOIS.

EXCEPT THE FOLLOWING: THAT PART OF LOT A IN WEST YORK CENTER COMMUNITY CO-OPERATIVE, INC. SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND 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 MAY 17, 1947 AS DOCUMENT 521197 AND CERTIFICATE OF CORRECTION FILED DECEMBER 17, 1947 AS DOCUMENT 536351, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT A AFORESAID AND RUNNING THENCE NORTH 00 DEGREES 01 MINUTES 21 SECONDS EAST ALONG THE EAST LINE OF SAID LOT A , A DISTANCE OF 16.40 FEET (5.00 METERS); THENCE SOUTH 46 DEGREES 33 MINUTES 12 SECONDS WEST, 22.57 FEET (6.88 METERS) TO A POINT ON THE SOUTH LINE OF LOT A AFORESAID; THENCE SOUTH 86 DEGREES 54 MINUTES 56 SECONDS EAST ALONG SAID SOUTH LINE OF LOT A , A DISTANCE OF 16.40 FEET (5.00 METERS) TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

North
Scale 1" = 10'

10' 0' 10' 20'

ABBREVIATION LEGEND

(C) = CALCULATED
C/L = CENTERLINE
CMP = CORRUGATED METAL PIPE
E = EAST
E/C = EDGE OF CONCRETE
E'LY = EASTERLY
FEX = FENCE CORNER
FFE = FINISHED FLOOR ELEVATION
(M) = MEASURED DISTANCE
MT = MULTI TRUNK
N = NORTH
N'LY = NORTHERLY
PVC = POLYVINYL CHLORIDE PIPE
(R) = RECORD DISTANCE
RCP = REINFORCED CONCRETE PIPE
R.O.W. = RIGHT OF WAY
S = SOUTH
S'LY = SOUTHERLY
T/F = TOP OF FOUNDATION ELEVATION
TWL = TOP OF WALL ELEVATION
T/WW = TOP OF WINDOW WELL ELEVATION
VCP = VITREOUS CLAY PIPE
W = WEST
W'LY = WESTERLY

SYMBOL LEGEND

= ASPHALT
= AIR CONDITIONER
= B BOX
= BRICK
= CONCRETE
= DECIDUOUS TREE
= DOWNSPOUT
= ELECTRIC METER
= ELECTRIC PEDESTAL
= GAS METER
= HYDRANT
= PINE TREE
= SANITARY MANHOLE
= SET IRON PIPE 1/2" DIA x 24"
= SIGN
= WATER MANHOLE
= WATER VALVE
= WOOD UTILITY POLE

LINE TYPE LEGEND

ADJACENT LOT LINE =
BOUNDARY LINE =
FENCE =
CENTERLINE BETWEEN POLES WITH OVERHEAD WIRES = OHW
SANITARY SEWER =
STORM SEWER =
WATER MAIN = WM

NOTES:

1) ALL MEASURED BEARINGS SHOWN HEREON ARE BASED ON NAD 83 ILLINOIS COORDINATE SYSTEM, EAST ZONE (2011 CORRECTION) AS DETERMINED BY USE OF GPS EQUIPMENT USING TRIMBLES VRS NETWORK AND EQUIPMENT.

2) CONTOUR INTERVAL = 1.0'

3) ELEVATIONS HEREON REFER TO NAVD 88 DATUM.

4) SOURCE BENCHMARK: VERTICAL ELEVATIONS SHOWN HEREON ARE IN NAVD 88 VERTICAL DATUM AS DETERMINED BY USE OF NGS OPUS-RS SOLUTION.

SITE BENCHMARK: SW. TAG BOLT ON FIRE HYDRANT ON THE WEST SIDE OF MEYERS ROAD (SEE PLAN FOR EXACT LOCATION).
ELEVATION = 724.79

5) THIS SURVEY IS BASED ON INFORMATION NOTED IN CHICAGO TITLE INSURANCE COMPANY'S TITLE COMMITMENT NO'S. 24CCO059035SK DATED APRIL 4, 2024. (LOT 7), 23GNW431053WC (REVISION 1), DATED MARCH 15, 2024, (LOTS 8, 9, & 10), 24ST00526SK, DATED APRIL 5, 2024. (LOT 11) AND 24ST00429SK DATED MARCH 18, 2024. (FORMER LOT 12 OR LOT "A").

6) ALL UTILITIES MAY NOT BE SHOWN. CALL J.U.L.I.E. AT 1-800-892-0123 FOR FIELD LOCATION OF UNDERGROUND UTILITY LINES PRIOR TO ANY DIGGING OR CONSTRUCTION.

7) LOCATION OF ALL UTILITIES AND SUBSTRUCTURES ARE APPROXIMATELY BASED ON SURFACE EVIDENCE AND EXISTING PLANS, AS PROVIDED BY THE CLIENT AND UTILITY COMPANIES.

8) THIS PROPERTY MAY BE WITHIN THE LIMITS OF UNINCORPORATED DUPAGE COUNTY AND AS SUCH IS SUBJECT TO ZONING AND BUILDING RESTRICTIONS.

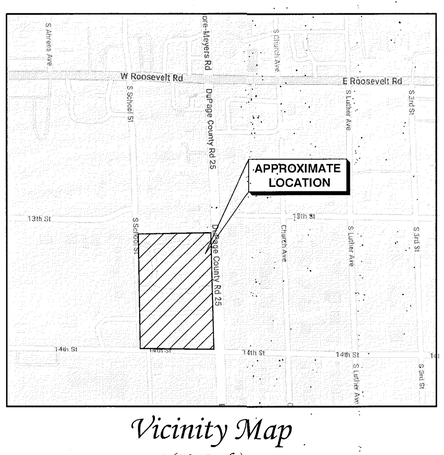
9) ORIGINAL SURVEY FIELD WORK COMPLETED ON 12-21-2023. ADDITIONAL SURVEY FIELD WORK COMPLETED ON APRIL 19, 2024.

10) ALL TREES LESS THAN 6 INCHES IN DIAMETER ARE NOT SHOWN HEREON.

11) PARCEL CONTAINS APPROXIMATELY 182,374 SQUARE FEET (4.19 ACRES) MORE OR LESS. (INCLUDING APPARENT MEYERS ROAD R.O.W.)

PARCEL CONTAINS APPROXIMATELY 164,611 SQUARE FEET (3.78 ACRES) MORE OR LESS. (EXCLUDING APPARENT MEYERS ROAD R.O.W.)

12) ALL MONUMENT TIES ARE MEASURED PERPENDICULAR TO THE PROPERTY LINE(S).



Vicinity Map
(No Scale)

LOT 6
LOT 7 PARCEL 1
LOT 8
LOT 9 PARCEL 2
LOT 10
LOT 11 PARCEL 3
PART OF LOT "A" PARCEL 4

721.59 FFE
1 STORY BRICK RESIDENCE
721.30 T/F
722.80 FFE
STUCCO GARAGE
722.35 FFE
T/F 722.48
T/F 725.55
1 STORY BRICK RESIDENCE
T/F 722.68
SHED
RIP RAP
PORCH
CONCRETE
GATE
ASPHALT DRIVE
DRAIN RIM = 722.66
12" CMP INV. 721.65
ASPHALT APRON
SET IRON PIPE @ CORNER
12.11' GAP
12.31' GAP
FENCE = 0.1' N.
FENCE = 0.1' S.
12.04' GAP
FOUND PINCH TOP IRON PIPE 0.32' N. & 0.15' E.
FOUND 1/2" IRON PIPE 4.63' N. & 1.37' W.
FOUND 1/2" IRON PIPE 0.02' N. & 0.01' E.
FOUND 1/2" IRON PIPE 0.07' S. & 0.04' W.
FOUND 1/2" IRON PIPE 0.06' W. & 0.09' S.
FOUND 1/2" IRON PIPE 0.03' E. & ON LINE
FOUND 1/2" IRON PIPE 0.01' S. & 0.01' E.
FOUND P.K. NAIL 0.09' N. & 0.01' E.
FOUND 1/2" IRON PIPE 0.12' S. & 0.04' W.
FOUND CUT CROSS ON LINE & 0.09' W.
FOUND PINCH TOP PIPE 0.02' S. & 0.07' E.
SOIL BORE B-5
SITE BENCHMA SW. TAG BOLT \ ELEV. 724.79
FOUND 1/2" IRC 0.14' S. & 0.05' \
10' EASEMENT PER DOC. #R93-139049 & R93-139051
10' EASEMENT PER DOC. #R93-139052 & R93-139053
30' BUILDING LINE PER DOC. R1924-179881
EDGE OF PAVEMENT 2.54' N.
BACK OF CURB 0.96' N.
BACK OF CURB 0.30' S.
BACK OF CURB 0.54' N.
FENCE CORNER 0.67' S.
FENCE CORNER 0.01' S.
WELL
STEPS DOWN
CONCRETE DRIVE
CONCRETE APRON
CONCRETE PORCH
GRAVEL DRIVE
ASPHALT DRIVE
ASPHALT APRON
BRICK GARAGE
724.07 FFE
BRICK OVEN
MISC. PAD
BOLLARD (TYP)
RIM = 724.52 (CAR PARKED ON MANHOLE)
726.38 FFE
F/F 718.66
F/F 725.39
F/F 726.30
F/F 727.25
T/F 725.39
T/F 726.30
G/F 724.67
G/F 725.16
G/F 725.19
WALL
RIP RAP
WATER RIM 722.18
8" DIP N., S., SW. T/PIPE 716.38
RIM 723.10
RIM 721.51
RIM 720.10
RIM 722.94
RIM 722.9
RIM 724.21
RIM = 724.35
RIM = 725.37
RIM = 725.52
RIM = 724.93
RIM = 724.26
RIM = 724.95
725.28 T/WW
726.14 T/WW
12" CMP INV. 720.43
12" CMP INV. 723.05
10" CMP INV. 723.15
10" CMP INV. 723.01
12" WATER I
SCHOOL STREET (PLATTED AS COOP ROAD) (66' R.O.W.)
MEYERS ROAD (PLATTED AS MEYER ROAD)
14TH STREET
16" WATER MAIN PER VILLAGE ATLAS
8" WATER MAIN PER COUNTY ATLAS
DEICKE'S DIVISION OF PT. NW 1/4 OF SEC 21-39-11 RECORDED JULY 9, 1924 DOC. NO. 179881
WEST YORK CENTER COMMUNITY CO-OPERATIVE, INC. SUBDIVISION PT. NW 1/4 OF SEC 20-39-11 RECORDED MAY 17, 1947 DOC. NO 536351
S89° 14' 09"E (M) 337.21' (M) 330.0'(R) 304.24' (M)
S89° 14' 03"E (M) 337.01' (M) 330.0' (R) 304.07'(M)
S89°14'07"E 337.15'(M) 330.0'(R) 304.18'(M)
S89° 14' 05"E (M) 337.08' (M) 330'0' (R) 304.12'(M)
S89°14'01"E 336.94'(M) 330.0'(R) 304.01'(M)
S89° 13' 59"E (M) 336.87' (M) 330.0' (R) 303.95' (M)
S89° 13' 59"E (M) 12.38' (M) 8.55'
N02° 20' 40"W (M) 475.00' (M) (R)
N02° 18' 10"W 64.91' (M) 64.91' (M) 62' (R)
S89° 13' 27"E (M) 332.85' (M) 299.88' (M)
N89° 13' 27"W (M)
S89° 13' 27"E (M) S86° 54' 56"E (D) 16.40' (M) (D)
336.80' (M) 330.0' (R) N89° 13' 57"W (M)
S44° 09' 02"W (M) 22.68' (M)
S02°18'36"E (M) 523.45' (M)
S02°18'09"E (M) 523.56' (M)
N02°18'10"W 475.00' (M) (R)
30.09' (M)
66.00' (M)
95.00'(M) 95.0'(R)
90.00'(M) 90.0'(C)
32.85'
32.98'(M)
32.97'(M)
32.93'(M)
32.92'(M)
50.00' (M
48.45' (M)
64.96'(M) 62'(R)
E. LINE LOT "A"
APPARENT W. R.O.W. LINE OF MEYERS ROAD AS MONUMENTED AND OCCUPIED
APPARENT R.O.W. LINE AS MONUMENTED & OCCUPIED
ADA
EXCEPTED AREA
THE E. LINE OF THE W. 60 RODS OF THE NW. 1/4 OF SEC 21-39-11 AS MONUMENTED AND OCCUPIED (THE WEST LINE OF DEICKES SUBDIVISION)
THE E. LINE OF THE W. 30 ACRES OF THE NW. 1/4 OF THE NW 1/4 OF SEC 21-39-11 AS MONUMENTED AND OCCUPIED (E. LINE OF SCHOOL STREET)
S. LINE LOT "A" AS MONUMENTED & OCCUPIED ALSO BEING THE N. LINE OF 14TH STREET
S. LINE OF LOT 12 AS MONUMENTED & OCCUPIED
IEC = 3.12' S.
IEC = 0.91' S.
E/C 1.11' S.
E/C 1.41' S.
E/C 1.71' S.
E/C 1.81' S.
E/C 2.07' S.
E/C 2.82' S.
E/C 4.97' S.
E/C 5.00' S.
E/C 5.04' S.
E/C 5.35' S.
E/C 5.87' S.
E/C 6.03' S.
E/C 6.12' S.
E/C 6.15' S.
E/C 6.16' S.
E/C 6.17' S.
E/C 6.18' S.
E/C 6.19' S.
E/C 6.20' S.
E/C 6.21' S.
E/C 6.22' S.
E/C 6.23' S.
E/C 6.24' S.
E/C 6.25' S.
E/C 6.26' S.
E/C 6.27' S.
E/C

PRELIMINARY GRADING PLAN

PRELIMINARY DETENTION & PCBMP DESIGN

- DEVELOPMENT AREA = 170,402 SF = 3.91 (A.C)
- APPROXIMATE REQUIRED DETENTION VOLUME = 3.91 x 0.5 = 1.955 (AC-FT)
- REQUIRED PCBMP VOLUME = 3.91 AC x (43,560 SF/AC) x 75% (LOT COVERAGE) x 1.25" x (1'/12") = 13,306 CF = 0.305 (AC-FT)
- REQUIRED PCBMP VOLUME = 3.91 AC x (43,560 SF/AC) x 75% (LOT COVERAGE) x 1.25" x (1'/12") = 13,306 CF = 0.305 (AC-FT)
- DEDUCTED FROM APPROXIMATE REQUIRED DETENTION PER DUPAGE COUNTY STORMWATER MANAGEMENT = 1.650 (AC-FT)
- PROVIDED DETENTION VOLUME BETWEEN 717.0 & 721.5 = 212' x 76' x 4.5'(D) = 72,504 CF = 1.66 (AC-FT) > 1.65 (AC-FT)
- PROVIDED PCBMP VOLUME BETWEEN 714.7 & 717.0 = 212' x 76' x 2.3'(D) x 36% POROSITY = 13,341 (CF) = 0.306 (AC-FT) > 0.305 (AC-FT)

SEASONAL GROUND WATER TABLE DETERMINATION

	SURFACE ELEVATION	DEPTH TO SEASONAL GROUND WATER TABLE DETERMINATION	SEASONAL GROUND WATER TABLE ELEVATION
BORING #1	723.6	> 10'	< 713.6'
BORING #2	723.9	> 10'	< 713.9'
BORING #3	722.2	> 10'	< 712.2'

North
Scale 1" = 20'
20' 0' 20' 40'

SCHOOL STREET (PLATTED AS CO-OP ROAD) (66' R.O.W.)

MEYERS ROAD (PLATTED AS MEYER ROAD) COUNTY HWY. 25 (83' APPARENT R.O.W.)

14TH STREET

LOT 6 — PARCEL 1 — LOT 7 — PARCEL 2 — LOT 10 — PARCEL 3 — LOT 11

1 STORY BRICK RESIDENCE — 721.59 FFE — 721.30 T/F

LOT 8

PROP. 5' WIDE CONCRETE WALK (TYPICAL)

PROPOSED CONCRETE PAVEMENT (TYPICAL)

PROPOSED NEW CONCRETE WALK WITH ACCESSIBLE RAMPS & DETECTABLE WARNING STRIPS (TYP.)

PROP. MONUMENT (TYPICAL)

PROP. 10' x 10' UTILITY HOUSING

STOP SIGN

PROP. LIGHT POLE (TYPICAL)

EXISTING UTILITY POLE TO BE RELOCATED

EXISTING UTILITY POLE TO BE RELOCATED

SANITARY MANHOLE RIM 720.04 8" PVC N. INV. 708.69

CRUSHED CMP INV. 720.99

FOUND PINCH TOP IRON PIPE 0.32' N. & 11.89' W.

FOUND 3/4" IRON PIPE 4.83' N. & 1.37' W.

FOUND 3/4" IRON PIPE 0.02' N. & 0.01' E.

CATCH BASIN RIM 720.37 12" RCP N. & S. INV. 714.42

CATCH BASIN RIM 721.78 12" RCP N. INV. 717.13 12" RCP S. INV. 716.83

FOUND 1/2" IRON PIPE 0.01' N. & 0.06' E.

SOIL BORE B-5

SITE BENCHMARK SW. TAG BOLT ON HYDRANT ELEV. 724.79

FOUND 1/2" IRON PIPE 0.14' S. & 0.07' W.

FOUND 1/2" IRON PIPE 10.07' S. & 0.04' W.

FOUND 1/2" IRON PIPE 0.09' N. & 0.01' E.

FOUND 1/2" IRON PIPE 0.09' N. & 0.01' E.

FOUND 1/2" IRON PIPE 0.12' S. & 0.04' W.

FOUND PINCH TOP PIPE 0.02' S. & 0.07' E.

FOUND CUT CROSS 0.42' N. & 0.09' W.

BORING #1 — RIM 722.5

BORING #2 — RIM 722.5

BORING #3 — RIM 722.5

W. LINE OF THE E. 1/2 OF THE SW. 1/4 OF SEC 21-39-11 AS MONUMENTED AND OCCUPIED (ALSO BEING THE E. LINE OF THE W. 80 RODS OF THE NW. 1/4 OF SEC 21-39-11, THE EAST LINE OF DEICKE'S SUBDIVISION)

E. LINE LOT "A"

POINT OF BEGINNING OF EXCEPTION S.E. CORNER OF LOT "A" IN WEST YORK CENTER COMMUNITY CO-OPERATIVE INC. SUBDIVISION

EXCEPTED AREA

PART OF LOT "A" PARCEL 4

WEST YORK CENTER COMMUNITY CO-OPERATIVE INC. SUBDIVISION PT. NW 1/4 SEC 20-39-11 RECORDED MAY 17, 1947 DOC. NO. 536351

DEICKE'S SUBDIVISION RECORDED JULY 3, 1924

8" WATER MAIN PER VILLAGE OF LOMBARD ATLAS

16" WATER MAIN PER VILLAGE OF LOMBARD ATLAS

8" WATER MAIN PER DUPAGE COUNTY ATLAS

12" WATER MAIN PER VILLAGE ATLAS

12" CMP INV. 720.43

10" CMP INV. 723.15

12" CMP INV. 721.05

CMP INV. 723.18

INV. 723.13

WATER RIM 722.18 8" DIP N., S., SW. T/PIPE 716.36

STORM MANHOLE RIM 723.21

CATCH BASIN RIM 723.23 12" RCP N., S. & SW. INV. 718.21

BACK OF CURB 0.96'

EDGE OF PAVEMENT 0.54' N.

RIM 723.10

RIM 724.21

RIM = 724.35

RIM = 724.93

RIM = 724.95

RIM = 724.26

RIM = 725.37

RIM = 725.52

RIM = 726.52

LEGEND OF PROPOSED IMPROVEMENTS

- DEPRESSED CURB
- STORM SEWER STRUCTURE
- SANITARY MANHOLE
- SANITARY MAIN / SERVICE
- STORM MAIN / SERVICE
- WATER MAIN / SERVICE
- PROPOSED LIGHT STANDARD WITHIN PUBLIC RIGHT OF WAY
- PROPOSED LIGHT LAMP WITHIN PRIVATE DEVELOPMENT
- VALVE IN VAULT
- 723 PROPOSED CONTOUR
- G / F GARAGE FLOOR

SHEET 2 OF 3

PREPARED FOR: AFSAR DEVELOPER, LLC

PROPERTY ADDRESS: 1312 S. MEYERS ROAD, LOMBARD, ILLINOIS

Ridgeline CONSULTANTS — CONSULTING ENGINEERS - LAND SURVEYORS

Ridgeline Consultants LLC
Illinois Professional Design Firm No. 184-004766
1661 Aucutt Road, Montgomery, IL 60538
PH: 630.801.7927 FAX: 630.701.1385
Jianfeng Hua P.L.S. 4071 Expiration Date 11/30/2024
George H. Skulavik P.L.S. 2580 Expiration Date 11/30/2024
Stacy L. Stewart P.L.S. 3415 Expiration Date 11/30/2024

REVISION	DATE	DESC

BOOK: DWG. SIZE: E1
DRAWN: YCL CHECKED: JGL
REFERENCE:
DATE: 04/04/2024
PROJECT NO. 2023-0528

PRELIMINARY SITE & UTILITY PLAN

North
Scale 1" = 20'
20' 0' 20' 40'

SANITARY MANHOLE
RIM 720.04
8" PVC N. INV. 708.69
INV. 709.35 (SOUTH)

218 LF 8" PVC SDR26 SANITARY MAIN @ 0.50%

90.00'(M) 95.0'(R)

FOUND PINCH TOP IRON PIPE
0.32' N. & 11.89' W.

E/C = 3.12' S.

E/C = 0.91' S.

LOT 6

S89° 14' 09"E (M)
337.21' (M) 330.0'(R)

304.24' (M)

FENCE = 0.1' N.

FENCE = 0.1' S.

10.10' 11.99'
SHED SHED
8.23' 10.08'

721.59 FFE
1 STORY BRICK RESIDENCE
721.30 T/F

32.85'

32.73'

13.7' 15.31'

90.00'(M) 95.0'(R)

FOUND ½" IRON PIPE
4.63' N. & 0.37' W.

FOUND ½" IRON PIPE
0.02' N. & 0.01' E.

32.98'(M)

CRUSHED CMP
INV. 720.99

16" WATER MAIN PER VILLAGE ATLAS

8" WATER MAIN PER COUNTY ATLAS

12.04' GAP

31.93'

29.29' 5.71' 29.29' 5.71' 29.29' 5.71' 29.29' 5.71' 29.29' 5.71' 29.29' 5.71'

17.50' 5.00' 17.50' 5.00' 17.50' 5.00' 17.50' 5.00' 17.50' 5.00' 17.50' 5.00'

30.00'

36.00' 36.00' 36.00' 36.00' 36.00' 36.00'

722.83 FFE

GARAGE

LOT 7

PARCEL 1

30.09'

95.25' 100.09'

30.00'

GATE

ASPHALT DRIVE

95.00'(M) 95.0'(R)

TER RIM 723.73
S. T/PIPE 717.73

12" CMP INV. 721.65

3.59'

SET IRON PIPE

CONCRETE DRIVE

ASPHALT APRON

INV. 722.12

1.98

12.11' GAP

RIM 722.80
INV. 711.53 (EAST & NORTH)
INV. 712.43 (SOUTH)

22.62

ASPHALT APRON

6" PVC SDR26 SANITARY SERVICE @ 1.00% MIN.

G/F 724.00 G/F 724.00 G/F 724.00 G/F 724.00 G/F 724.00 G/F 724.00

12.29' 2.44' 23.71'

B-BOX

21.99'

MIN. 10' SEPARATION

16.00'

8" DUCTILE IRON WATER MAIN

21.33'

337.18' (M)
330.0'(R)
304.24' (M)

RIM 722.5
INV. 719.50

32.97'(M)

4.00' E/P

RIM 723.00
INV. 714.65

PROPOSED 4'Ø MANHOLE (CLOSED LID)
RIM 721.09 (MATCH EXISTING GUTTER)
INV. 715.70 (EXISTING)

RIGHT IN, RIGHT OUT ENTRANCE

STOP SIGN

1.0' RAD (TYP.)

47.34'

38.00'

312 LF 8" PVC SDR26 SANITARY MAIN @ 1.00%

43 LF 12" PVC SDR26 STORM MAIN @0.83%

RIM 722.5
INV. 717.67

100 LF 12" PVC SDR26 STORM MAIN @0.83%

93 LF 12" PVC SDR26 STORM MAIN

RIM 722.5
INV. 716.81

RIM 722.5
INV. 718.01

CONTROL STATION
RIM 722.5
INV. 716.00'(W)
INV. 717.00 (E)
INV. 715.10 (NE)

LOT 8

45.00'

17.50' 57.56' 12.29'

PROP. 5' WIDE CONCRETE WALK (TYPICAL)

4.00'

76.00'
INV. 717.00

2.44' 23.71' G/F 724.00

29.29' 36.00' 6.71' 12.50' 5.00' 60.00'

725.26 T/WW

RIM 722.5
INV. 719.94

R50.00'

BORING #3

39.84'

CATCH BASIN
RIM 721.78
12" RCP N. INV. 717.13
12" RCP S. INV. 716.83

100 LF 12" PVC SDR26 STORM MAIN @ 0.83%

N89°14'01"W (M)
337.08' (M)
304.12'(M)

DEICKES SUBDIVISION (DEPT. AMENDED) RECORDED JULY 9, 1924 AS DOC. NO. 179881

5' PUBLIC CONC. WALK

B-BOX

.5" COPPER TYPE K WATER SERVICE 5.5' MIN. COVER WITH B-BOX (TYPICAL)

SCHOOL STREET
(PLATTED AS CO-OP ROAD)
(66' R.O.W.)

RIM 722.5
INV. 718.84

1.00'

10" CMP INV. 722.01

102°18'10"W

475.00' (M)

RCP

203 LF 8" PVC SDR26 SANITARY MAIN @ 1.5%

100 LF 12" PVC SDR26 STORM MAIN @ 0.83%

LOT 9

PARCEL 2

76' x 212' x 4.5' (D)
STORM TRAP UNIT (OPEN BOTTOM)
FOR DETENTION & PCBMP PROVISION)
HWL 721.50
NWL 717.00
GRAVEL 714.70 -717.00

212'

212'

5.00' (TYPICAL)

1 STORY BRICK RESIDENCE

F/F 718.66

T/F 725.39
T/F 726.30

RIM 722.5
INV. 719.09

CONCRETE APRON

CONCRETE DRIVE

ASPHALT APRON

10" CMP INV. 723.18

INV. 723.29

203 LF 8" PVC SDR26 SANITARY MAIN @ 0.83%

100 LF 12" PVC SDR26 STORM MAIN @ 0.83%

FOUND ½" IRON PIPE
0.03' S. & 0.01' E.

10" CMP INV. 723.15

45.00'

THE E. LINE OF THE W. 30 ACRES OF THE NW. ¼ OF SEC 21-39-11 AS MONUMENTED AND OCCUPIED (ALSO BEING THE E. LINE OF DEICKE'S SUBDIVISION)

RIM 724.45
INV. 715.47

RIM 722.5
INV. 719.67

95.00'(M) 95.0'(R)

B-BOX

PROPOSED CONCRETE PAVEMENT (TYPICAL)

RIM 722.50
LOT 10

24.00'

43.00'

100.09'

40.00'

5.00' (TYPICAL)

364 LF 8" PVC SDR26 SANITARY MAIN

365 LF 8" PVC SDR26 SANITARY MAIN @ 1.00%

109 LF 12" PVC SDR26 STORM MAIN @ 1.00%

INV. 717.00

THE E. LINE OF THE W. 30 ACRES OF THE NW. ¼ OF SEC 21-39-11 AS MONUMENTED AND OCCUPIED

RIM 722.5
INV. 718.09

EDGE OF PAVEMENT 0.56' N.

BACK OF CURB 0.56' N.

BORING #4

39.87'

EXISTING UTILITY POLE TO BE RELOCATED

203 LF 8" PVC SANITARY MAIN SDR26

EXISTING UTILITY POLE TO BE RELOCATED

12" CMP INV. 721.05

31' GAP

FENCE CORNER 0.67' E.

BACK OF CURB 0.30' E.

BACK OF CURB 0.56' E.

304.01'(M)

N89°14'01"W
336.94'(M) 330.0'(R)

ASPHALT DRIVE

PROP. LIGHT POLE (TYPICAL)

RIM 722.5
INV. 720.50

LOT 11
PARCEL 3

BOLLARD (TYP)

724.07 FFE

726.33 T/F

BRICK OVER MISC. PAD

CONCRETE PATIO (TYPICAL)

GIF 725.50

GIF 726.50

39.88'

S89° 13' 27"E (M)
336.80' (M)
N89° 13' 57"W (M)

STEPS TO BASEMENT (TYPICAL)

RIM 724.30
INV. 718.30

FOUND ½" IRON PIPE
0.12' S. & 0.04' W.

64.91' (M)
N02° 18'10"W (M)

WEST YORK CENTER COMMUNITY CO-OPERATIVE INC. SUBDIVISION PT. NW 1/4 OF SEC 20-39-11 RECORDED MAY 17, 1947 DOC. NO. 536351

PART OF LOT "A" PARCEL 4

27.00' swing gate swing gate

17.50' 45.00' 57.56'

30.00' 38.00'

27.00'

1.00'

5.00'

320.42' (M)
332.83' (M)
N89° 13' 27"W (M)

S. LINE LOT "A"

FOUND ½" IRON PIPE
0.01' S. & 0.01' E.

STOP SIGN

R10.00' R10.00'

46.99'

FOUND CUT CROSS
0.42' N. & 0.09' W.

PROP. PERIMETER FENCES (TYPICAL)

47.38'

ADA 5.00'

PROP. MONUMENT (TYPICAL)

FOUND ½" IRON PIPE
16.45' W. & ON LINE

EXCEPTED AREA

E. LINE LOT "A"

S44° 14' 12"W (M)
S46° 33' 12"W (R)
22.57' (M) (D)

S02° 18' 09"E (M)
S00° 01' 21"E (R)
16.40' (M) (D)

POINT OF BEGINNING OF EXCEPTION
S.E. CORNER OF LOT "A" IN
WEST YORK CENTER
COMMUNITY CO-OPERATIVE
INC. SUBDIVISION

S89° 13' 27"E (M)
S89° 54' 56"E (R)
16.40' (M) (D)

S02° 18' 09"E (M)
30.04' (M)

RIM = 724.21

S02° 20' 40"E (M)
30.09' (M)

RIM = 725.37

338.80' (M)
N89° 13' 57"W (M)

16" WATER MAIN

RIM = 724.35

RIM = 724.95

RIM = 725.52

RIM = 724.93

RIM = 724.26

RIM = 726.52

68 LF 12" PVC SDR26 @ 0.44%

WATER RIM 722.18
8" DIP N., S., SW. T/PIPE 716.38

RIM 721.5
INV. 720.00

RIM 722.50
INV. 718.50

RIM 723.10

6' (BEHIND CURB)

12" FES
INV. 719.70

12.43' GAP

RIM 722.5
INV. 720.37

CATCH BASIN
RIM 720.37
12" RCP N. & S. INV. 714.42

PROP. MONUMENT (TYPICAL)

PROPOSED NEW CONCRETE WALK WITH ACCESSIBLE RAMPS & DETECTABLE WARNING STRIPS (TYP.)

PROP. 10' x 10' UTILITY HOUSING

R50.00'

5.00'

RIP RAP

44.82'

PORCH

SOIL BORE B-5

85 LF 12" PVC SDR26 STORM MAIN @ 1.00%

BORING #2

RIM 722.5
INV. 719.09

CONCRETE APRON

100 LF 12" PVC SDR26 STORM MAIN @ 1.00%

SITE BENCHMARK
SW. TAG BOLT ON HYDRANT
ELEV. 724.79

FOUND ½" IRON PIPE
0.14' S. & 0.06' W.

W. LINE OF THE E. ½ OF THE NW. ¼ OF SEC 21-39-11 AS MONUMENTED AND OCCUPIED (ALSO BEING THE E. LINE OF THE W. 80 RODS OF THE NW. ¼ OF SEC 21-39-11 THE EAST LINE OF DEICKE'S SUBDIVISION)

12" WATER MAIN PER VILLAGE ATLAS

STORM MANHOLE
RIM 723.21

CATCH BASIN
RIM 723.23
12" RCP N., S. & SW. INV. 718.21

FOUND PINCH TOP PIPE
0.02' S. & 0.07' E.

32.93'(M)

MEYERS ROAD (PLATTED AS MEYER ROAD)
COUNTY HWY. 25
(83' APPARENT R.O.W.)

FOUND ½" IRON PIPE
0.01' N. & 0.05' E.

SOIL BORE B-5

85 LF 12" PVC SDR26 STORM MAIN @ 1.00%

BORING #1

RIM 722.5
INV. 719.09

95.00'(M) 95.0'(R)

S02° 18'36"E (M)
285.00'(M) 285.0'(R)

523.35'(M)
S02° 18'09"E (M)

100 LF 12" PVC SDR26 STORM MAIN @ 1.00%

SITE BENCHMARK
SW. TAG BOLT ON HYDRANT
ELEV. 724.79

FOUND ½" IRON PIPE
0.14' S. & 0.06' W.

W. LINE OF THE E. ½ OF THE NW. ¼ OF SEC 21-39-11 AS MONUMENTED AND OCCUPIED (ALSO BEING THE E. LINE OF THE W. 80 RODS OF THE NW. ¼ OF SEC 21-39-11 THE EAST LINE OF DEICKE'S SUBDIVISION)

12" WATER MAIN PER VILLAGE ATLAS

STORM MANHOLE
RIM 723.21

CATCH BASIN
RIM 723.23
12" RCP N., S. & SW. INV. 718.21

FOUND PINCH TOP PIPE
0.02' S. & 0.07' E.

14TH STREET

SHEET	3
OF	3

PREPARED FOR:
AFSAR DEVELOPER, LLC

PROPERTY ADDRESS:
1312 S. MEYERS ROAD
LOMBARD, ILLINOIS

Ridgeline CONSULTANTS
CONSULTING ENGINEERS - LAND SURVEYORS

Ridgeline Consultants LLC
Illinois Professional Design Firm No. 184-004766
1661 Aucutt Road, Montgomery, IL 60538
PH: 630.801.7927 FAX: 630.701.1385
Jianfeng Hua P.L.S. 4071 Expiration Date 11/30/2024
George H. Skulavik P.L.S. 2580 Expiration Date 11/30/2024
Stacy L. Stewart P.L.S. 3415 Expiration Date 11/30/2024

REVISION	DATE	DESC

BOOK:	DWG. SIZE: E1
DRAWN: YCL	CHECKED: JGL
REFERENCE:	
DATE: 04/04/2024	
PROJECT NO.	2023-0528

EcoCAT
Ecological Compliance Assessment Tool

ILLINOIS DEPARTMENT OF NATURAL RESOURCES

Applicant: Jiun-Guang Lin
Contact: Jiun-Guang Lin
Address: 1661 Aucutt Road
Montgomery, IL 60538

Project: The Pinnacles at Meyers
Address: 1312 S. Meyers Rd., Lombard

IDNR Project Number: 2414154
Date: 05/02/2024
Alternate Number: 2023-0528

Description: Proposed 24-lot Signle Family Subdivision on 3.8 acre of land over 6 existing zoning lots

Natural Resource Review Results

Consultation for Endangered Species Protection and Natural Areas Preservation (Part 1075)

The Illinois Natural Heritage Database contains no record of State-listed threatened or endangered species, Illinois Natural Area Inventory sites, dedicated Illinois Nature Preserves, or registered Land and Water Reserves in the vicinity of the project location.

Consultation is terminated. This consultation is valid for two years unless new information becomes available that was not previously considered; the proposed action is modified; or additional species, essential habitat, or Natural Areas are identified in the vicinity. If the project has not been implemented within two years of the date of this letter, or any of the above listed conditions develop, a new consultation is necessary. Termination does not imply IDNR's authorization or endorsement.

Location

The applicant is responsible for the accuracy of the location submitted for the project.

County: DuPage

Township, Range, Section:
39N, 11E, 21

IL Department of Natural Resources Contact
Bradley Hayes
217-785-5500
Division of Ecosystems & Environment

Government Jurisdiction
Village of Lombard
Bill Heniff
255 E Wilson Avenue
Lombard, Illinois 60148 -3926

Disclaimer

The Illinois Natural Heritage Database cannot provide a conclusive statement on the presence, absence, or condition of natural resources in Illinois. This review reflects the information existing in the Database at the time of this inquiry, and should not be regarded as a final statement on the site being considered, nor should it be a substitute for detailed site surveys or field surveys required for environmental assessments. If additional protected resources are encountered during the project's implementation, compliance with applicable statutes and regulations is required.

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EcoCAT
Ecological Compliance Assessment Tool

ILLINOIS DEPARTMENT OF NATURAL RESOURCES

EcoCAT Receipt

Project Code 2414154

APPLICANT	DATE
Jiun-Guang Lin Jiun-Guang Lin 1661 Aucutt Road Montgomery, IL 60538	5/2/2024

DESCRIPTION	FEE	CONVENIENCE FEE	TOTAL PAID
EcoCAT Consultation	$ 125.00	$ 2.81	$ 127.81

TOTAL PAID $ 127.81

Illinois Department of Natural Resources
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