VILLAGE OF LOMBARD REQUEST FOR BOARD OF TRUSTEES ACTION For Inclusion on Board Agenda

Resolution or Ordinance (Blue)Waiver of First Requested Recommendations of Boards, Commissions & Committees (Green) Other Business (Pink)	
TO : PRESIDENT AND BOARD OF TRUSTEES	
FROM: Scott R. Niehaus, Village Manager	
DATE: November 25, 2025 (BOT) Date December 4, 2025	
SUBJECT: PC 25-10: 1308-1330 S. Meyers Road – Pinnacle at Meyers Planabrogation	t o
SUBMITTED BY: Anna Papke, AICP, Planning and Zoning Manager	
BACKGROUND/POLICY IMPLICATIONS:	
Attached please find staff's recommendation to approve a plat of abrogation for Pinnacle at Meyers subdivision. The construction of the development as an 11-lot sin family residential subdivision requires releasing an easement that was dedicated w the property was initially platted for 22 single-family lots.	gle
Please place the request for approval of the plat of abrogation on the December 4, 20 Board of Trustees agenda for approval and signature.)25
Fiscal Impact/Funding Source: Review (as necessary)	
Finance Director Date Date Date	



MEMORANDUM

TO:

Scott R. Niehaus, Village Manager

FROM:

Anna Papke, AICP, Planning and Zoning Manager

DATE:

December 4, 2025

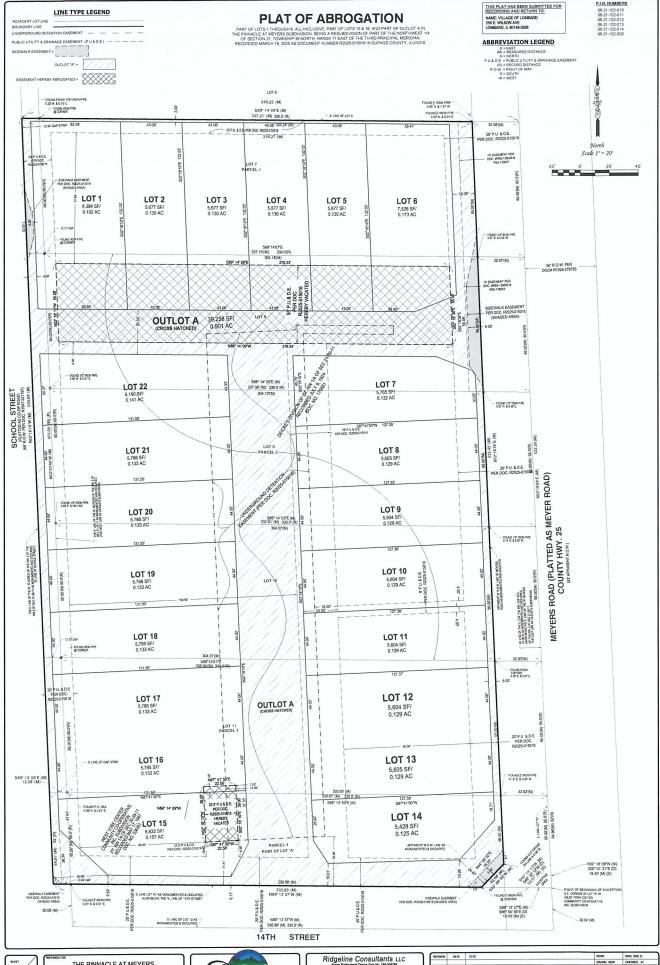
SUBJECT: PC 25-10: 1308-1330 S. Meyers Road – Pinnacle at Meyers Plat of Abrogation

In September 2024, the Village Board approved the Pinnacle at Meyers Subdivision, a 22-lot single-family residential subdivision. In September 2025, at the request of the developer, the Village Board approved a revised plan for the subdivision that reduced the number of lots from 22 to 11. The First Resubdivision of the Pinnacle at Meyers Road was subsequently approved and recorded with DuPage County.

One of the public utility easements granted on the original plat of subdivision encroaches into the building area for Lots 1-3 on the revised 11-lot plan. The 2025 First Resubdivision granted a revised easement adjacent to Lots 1-3, with a note that the easement previously granted by the original plat of subdivision would be vacated by separate instrument. The petitioner has submitted the attached plat of abrogation to complete the vacation of that easement.

Please place the request for approval of the plat of abrogation on the December 4, 2025, Board of Trustees agenda for approval and signature.

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1 2

THE PINNACLE AT MEYERS

1312 S. MEYERS ROAD
LOMBARD, ILLINOIS



Ridgeline Consultants LLC
Illinois Professional Design Firm No. 184-004766
1681 August Road, Monigomery, IL 60538
PH: 630.801.7927 FAX: 630.701.1385
Jandang Hua P.L.S. 4071 Expiration Date 11/30/2026
Stacy L. Stewart P.L.S. 3415 Expiration Date 11/30/2028

REVISION	DATE	DESC	8000	DWG. SIZE: D
			DRAWN: REW	H. GEOGEO
			REPERENCE:	
			DATE: 10/08/2025	
				2023-0528
			PROJECT NO.	2023-0320

PLAT OF ABROGATION

PART OF LOTS 1 THROUGH 6, ALLINCLUSIVE, PART OF LOTS 15 & 16, AND PART OF OUTLOT A IN THE PINNACLE AT MEYERS SUBDIVISION, BEING A RESURDIVISION OF PART OF THE NORTH-MEST 13 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDAN, CONTRACTOR OF THE SECTION OF THE SE

OWNERS CERTIFICATE		
STATE OF ILLINOIS) SS		
COUNTY OF DUPAGE)		
THIS IS TO CERTIFY THAT AFSAR DEVELOPERS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY,		RECORDER'S CERTIFICATE
THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THOSE USES	ABROGATION OF EASEMENT APPROVED AND ACCEPTED	STATE OF ILLINOIS)
THIS IS TO CENTEY THAT ASAY DEVELOPERS LICE, AN ELEMPA ALIMITED LIBERAT TO COMPANY, IS IN THE OWNER OF THE LAND DESCRIBED IN THE AMBET TO BE SURVEYED AND SUBDIVIDED, AS NOICHTED THEREON, FOR THOSE USES AND PURPOSES THEREON, FOR THOSE USES AND PURPOSES THEREON ETFORTH, AND DOES HEREOF ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND THE THEREON INDICATED.	COMMONWEALTH EDISON COMPANY	SS COUNTY OF DUPAGE)
	BY: DATE:	
AHMED I. KHAN, FOR AIK LIVING TRUST IN THE TRUST'S CAPACITY AS MANAGER OF	TITLE:	THIS INSTRUMENT, WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS AFORESAID ON
AFSAR DEVELOPERS LLC 201 E. ARMY TRAIL ROAD, SUITE 204		THIS , DAY OF, ATO'CLOCKM.
BLOOMINGDALE, IL 60107	AMERITECH ILLINOIS AKA ILLINOIS BELL TELEPHONE COMPANY	ON THE DAY OF, A.D., 20
	BY: DATE:	
DATED AT, ILLINOIS, THISDAY OF, 20	TITLE:	ATO'CLOCKM.
NOTARY PUBLIC CERTIFICATE		
STATE OF	NICOR	RECORDER OF DEEDS
155	BY: DATE:	
COUNTY OF	TITLE:	
, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT I PERSONALLY KNOW THE		
COUNTY IN THE STATE AFCRESAD, DO HEREBY CERTIFY THAT I PERSONALLY KNOW THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED THERETO AND THAT THEY APPEARED SEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED	COMCAST	
JEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE PLAT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THEIR FREE AND VOLUNTARY	BY:DATE:	VILLAGE BOARD OF TRUSTEES
HE PLAT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THEIR FREE AND VOLUNTARY CUT UNDER THE STYLE AND TITLE THEREON INDICATED FOR THE USES AND PURPOSES THERBIN SET FORTH.	TITLE:	VILLAGE BOARD OF TRUSTEES STATE OF ILLINOIS) SCOUNTY OF DU PAGE)
	ATAT	COUNTY OF DU PAGE)
GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS DAY OF, 20	BY: DATE:	APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF
NOTARY PUBLIC SIGNATURE		LOMBARD THIS DAY OF 20
PRINT NAME	TITLE:	
	WIDE OPEN WEST	PRESIDENT VILLAGE CLERK
MONTH DATE 20	BY: DATE:	PRESIDENT PRESIDENT
	TITLE	
	THE SECOND SECON	
MORTGAGEE CERTIFICATE		
		FLAGG CREEK SANITARY DISTRICT
STATE OF))SS		FLAGG CREEK SANITARY DISTRICT STATE OF ILLINOIS) SS
COUNTY OF)		COUNTY OF DU PAGE)
, AS MORTGAGEE, UNDER THE	VILLAGE COLLECTOR	DIRECTOR OF FLAGG
PRINT MORTGAGEE NAME	STATE OF ILLINOIS)	I, DIRECTOR OF FLAGG CREEK SANITARY DISTRICT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFETTED SPECUL ASSESSMENTS OR ANY
PROVISIONS OF A CERTAIN MORTGAGE DATED, A.D., 20 AND RECORDED IN THE) SS COUNTY OF DU PAGE)	DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.
PROVISIONS OF A CERTAIN MORTGAGE DATED		
HEREBY CONSENTS TO AND APPROVES THE SUBDIVISION OF THE LAND AND THE GRANTING OF THE	I,, COLLECTOR FOR THE VILLAGE OF LOMBARD, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT	DATED AT LOMBARD THIS DAY OF, 20
EASEMENT(S) DEPICTED HEREON.	OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE	
DATED THIS DAY OF A.D., 20	TRACT OF LAND INCLUDED IN THIS PLAT.	DIRECTOR
WILD IIIO	DATED AT LOMBARD THIS DAY OF, 20	Direction (
PRINT MORTGAGEE NAME:	DATE OF LORD OF THE LORD OF TH	
PY:ATTEST:		
TS:ITS:	VILLAGE COLLECTOR	
NOTARY'S CERTIFICATE		SURVEYOR'S CERTIFICATE
STATE OF)		
JSS		STATE OF ILLINOIS)
COUNTY OF)	The second secon	COUNTY OF DU PAGE)
THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID,	DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING	AN ILLINOIS
DO HEREBY CERTIFY THAT	STATE OF ILLINOIS)	PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE PLAT HEREON DRAWN HAD BEEN PREPARED UNDER MY DIRECTION FOR THE PURPOSE OF
NAME)	COUNTY OF DU PAGE)	ABROGATING EASEMENTS AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF THE AREA DESCRIBED HEREON.
TITLE) OF	I, TREVOR DICK, DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING, DO HEREBY	GIVEN UNDER MY HAND AND SEAL AT MONTGOMERY, ILLINOIS THIS
WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES	I, TREVOR DICK, DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING, DO HEREBY CERTIFY THAT HAVE REVIED THIS PLAT OF SUBDIVISION AND I FIND IT TO BE IN CONFORMANCE WHITH THE VILLAGE OF LOWBARD SUBDIVISION CODE.	DAY OF, 20
ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH	DATED AT LOMBARD THIS DAY OF, 20	RIDGELINE CONSULTANTS LLC
TITLE)AND (TITLE)		
RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED		JIANFENG HUA, PLS #035-004071
THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT	DIRECTOR OF ECONOMIC DEVELOPMENT AND PLANNING	MY LICENSE EXPIRES 11-30-2026
OF SAID, AS MORTGAGEE, FOR THE USES AND		ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-004766
PURPOSES THEREIN SET FORTH.		
GIVEN UNDER MY HAND AND SEAL		
THIS DAY OF 20		

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	CONSULTANTE



REVISION	DATE	DESC	BOOK DWG. SZZ	-0
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			REFERENCE:	
			DATE: 10/08/2026	
			PROJECT NO. 2023-	0528

NOTARY PUBLIC