

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 Plat of Abrogation

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 the Pinnacle at Meyers subdivision. The construction of the development as an 11-lot single-family residential subdivision requires releasing an easement that was dedicated when the property was initially platted for 22 single-family lots.

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

Fiscal Impact/Funding Source:
Review (as necessary)

Finance Director _____ Date _____
Village Manager _____ Date _____



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: Anna Papke, AICP, Planning and Zoning Manager *AP*

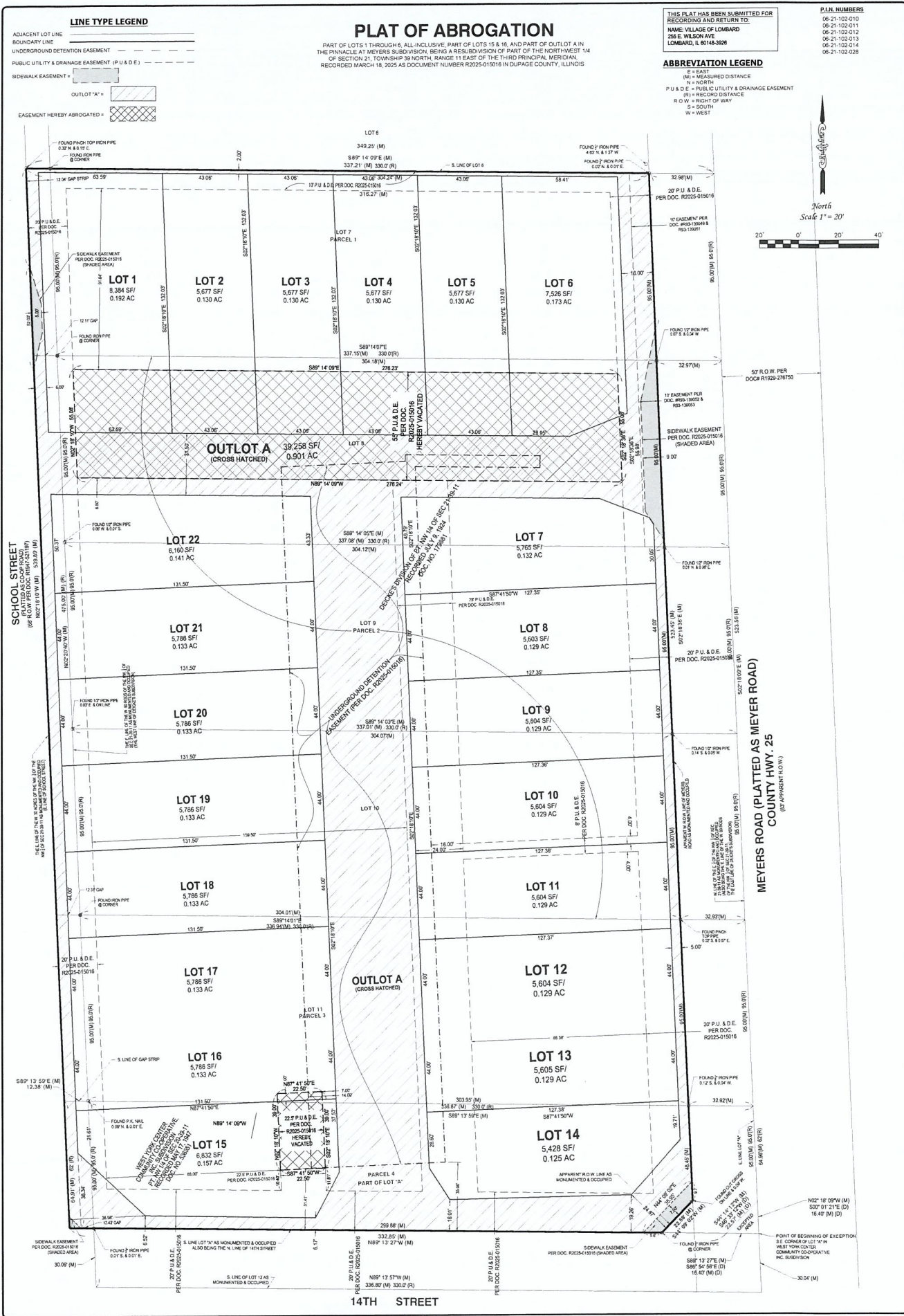
DATE: December 4, 2025

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.



PLAT OF ABOGATION

PART OF LOTS 1 THROUGH 6, ALL INCLUSIVE, PART OF LOTS 15 & 16, AND PART OF OUTLOT A IN THE PINNACLE AT MEYERS SUBDIVISION, BEING A RESUBDIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 36 NORTH, RANGE 11 EAST OF THE THIRD PRINCIPAL MERIDIAN, RECORDED MARCH 18, 2025 AS DOCUMENT NUMBER R2025-015016 IN DUPAGE COUNTY, ILLINOIS

OWNERS CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

THIS IS TO CERTIFY THAT AFAR DEVELOPERS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, IS THE OWNER OF THE LAND DESCRIBED IN THE ANNEXED PLAT, AND THAT IT HAS CAUSED THE SAME TO BE SURVEYED AND SUBDIVIDED, AS INDICATED THEREON, FOR THOSE USES AND PURPOSES THEREIN SET FORTH, AND DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE THEREON INDICATED.

AHMED I. KHAN, FOR AIL LIVING TRUST IN THE TRUSTS CAPACITY AS MANAGER OF
AFAR DEVELOPERS LLC
201 E. ARMY TRAIL ROAD, SUITE 204
BLOOMINGDALE, IL 60107

DATED AT _____, ILLINOIS, THIS _____ DAY OF _____, 20____

NOTARY PUBLIC CERTIFICATE

STATE OF _____)
COUNTY OF _____)

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT I PERSONALLY KNOW THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED THERETO AND THAT THEY APPEARED BEFORE 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 ACT UNDER THE STYLE AND TITLE THEREON INDICATED FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS _____ DAY OF _____, 20____

NOTARY PUBLIC SIGNATURE _____

PRINT NAME _____

MY COMMISSION EXPIRES ON _____ MONTH _____ DATE _____, 20____

MORTGAGEE CERTIFICATE

STATE OF _____)
COUNTY OF _____)

PRINT MORTGAGEE NAME _____, AS MORTGAGEE, UNDER THE

PROVISIONS OF A CERTAIN MORTGAGE DATED _____ A.D., 20____, AND RECORDED IN THE RECORDERS OF DEEDS OFFICE OF _____ COUNTY, ILLINOIS ON THE _____ DATE DAY OF _____ A.D., 20____ MONTH YEAR AS DOCUMENT NO. _____ HEREBY CONSENTS TO AND APPROVES THE SUBDIVISION OF THE LAND AND THE GRANTING OF THE EASEMENT(S) DEPICTED HEREON.

DATED THIS _____ DAY OF _____ A.D., 20____

PRINT MORTGAGEE NAME: _____

BY: _____ ATTEST: _____

ITS: _____ ITS: _____

NOTARY'S CERTIFICATE

STATE OF _____)
COUNTY OF _____)

THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID,

DO HEREBY CERTIFY THAT

(NAME) _____ (TITLE) _____

OF _____ AND (NAME) _____

(TITLE) _____ OF _____

WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES

ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH

(TITLE) _____ AND (TITLE) _____

RESPECTIVELY, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED

THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE

AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT

OF SAID _____ AS MORTGAGEE, FOR THE USES AND

PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND SEAL

THIS _____ DAY OF _____, 20____

NOTARY PUBLIC _____

ABROGATION OF EASEMENT APPROVED AND ACCEPTED

COMMONWEALTH EDISON COMPANY

BY: _____ DATE: _____

TITLE: _____

AMERITECH ILLINOIS AKA ILLINOIS BELL TELEPHONE COMPANY

BY: _____ DATE: _____

TITLE: _____

NICOR

BY: _____ DATE: _____

TITLE: _____

COMCAST

BY: _____ DATE: _____

TITLE: _____

AT&T

BY: _____ DATE: _____

TITLE: _____

WIDE OPEN WEST

BY: _____ DATE: _____

TITLE: _____

RECORDER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DUPAGE)

THIS INSTRUMENT _____ WAS FILED FOR RECORD IN THE RECORDER'S OFFICE OF DUPAGE COUNTY, ILLINOIS AFORESAID ON

THIS _____ DAY OF _____ AT _____ O'CLOCK _____ M.

ON THE _____ DAY OF _____ A.D., 20____

AT _____ O'CLOCK _____ M.

RECORDER OF DEEDS _____

VILLAGE BOARD OF TRUSTEES

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD THIS _____ DAY OF _____, 20____

PRESIDENT _____ VILLAGE CLERK _____

FLAGG CREEK SANITARY DISTRICT

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

I, _____, DIRECTOR OF FLAGG CREEK SANITARY DISTRICT, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OR FORFEITED SPECIAL ASSESSMENTS OR ANY DEFERRED INSTALLMENTS THEREOF THAT HAVE NOT BEEN APPORTIONED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT.

DATED AT LOMBARD THIS _____ DAY OF _____, 20____

DIRECTOR _____

SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF DU PAGE)

I, _____, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, HEREBY CERTIFY THAT THE PLAT HEREON DRAWN HAS BEEN PREPARED UNDER MY DIRECTION FOR THE PURPOSE OF ABROGATING EASEMENTS AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF THE AREA DESCRIBED HEREON.

GIVEN UNDER MY HAND AND SEAL AT MONTGOMERY, ILLINOIS THIS _____ DAY OF _____, 20____

RODGLINE CONSULTANTS LLC

JIANFENG HU, PLS #035-004071
MY LICENSE EXPIRES 11-30-2028
ILLINOIS PROFESSIONAL DESIGN FIRM NUMBER 184-004706