

## **VILLAGE OF LOMBARD**

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

### **ITEMIZATION OF RELIEF**

AFSAR DEVELOPERS, LLC (“Applicant”) respectfully seeks the following approvals to reduce the density of its approved development of twenty-four (24) single-family detached residences to eleven (11) 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 amendment to the current annexation agreement as deemed necessary.
2. Adjusted 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. An amended planned development to allow for 11 single-family detached residences under Sections 155.407(C)(5) and 155.503, continuing currently-approved exceptions and deviations and the following new deviations:
    - i. Under Section 155.711 in order to allow innovative landscaping provided that Applicant substantially complying with the approved landscape plan in areas unaffected by consolidation 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;
    - ii. 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 28 feet on Lots 1-3, 24 feet on Lots 4-7 and 9, and not less than 27 feet on Lots 8 and 10, as provided for in the Planned Development Site Plan and proposed plat of resubdivision, provided that no building shall be closer to the south line of the Planned Development than 23 feet;
    - iii. 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 9 feet on Lot 4 and 10 feet on Lot 11, as provided for in the Planned Development Site Plan;
    - iv. From Section 155.407(F)(3) of the Zoning Ordinance, which requires an interior side yard of 6 feet, in order to allow eaves of 2 feet not closer than

4 feet from the lot line on all lots, as provided for in the Planned Development Site Plan;

- v. 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 1-11, and on Outlot A as provided for in the Planned Development Site Plan provided that open space and green open space shall be at least 45% of the amended planned development.
3. Approval of a plat of subdivision under Section 154.203(D) for the development, and authorization of the following variations from the Subdivision Regulations:
- a. From Section 154.506(D) in order to permit 11 lots with frontage on the private streets within the subdivision.
4. Execution of an amended public improvement and utility connection agreement, as deemed necessary, in conjunction with the development and the change in the Facility Planning Area (the Property lies within the Facility Planning Area for the Flagg Creek Water Reclamation District and Applicant sought an amendment to the Facility Planning Area to being the Property within the Glenbard Water Reclamation District).

**VILLAGE OF LOMBARD**  
**R2 SINGLE FAMILY TABLE OF ZONING COMPLIANCE**  
**PINNACLE AT MEYERS AMENDED 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 <i>See 155.211</i>
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	2.8 DU per acre	Complies
Lot width	155.407(E)	180 feet	299 feet	Complies
Front yard	155.407(F)(1)(a)(iv)	30'	24' <sup>1</sup>	Deviation (less)
Side yard, corner	155.407(F)(2)	20'	37'-40' (W) <sup>2</sup> 37' (E) <sup>3</sup>	Complies
Side yard, side	155.407(F)(3)	6'	None	Not Applicable
Rear yard	155.407(F)(4)	25'	35'	Complies
Height	155.407(G)	30' (45' CUP)	38' max. bldg.. ht.	Conditional use
Open space	155.407(H), 155.510(A)	50%	45%	Deviation (less)
SIGNS	155.407(I)			
Area	153.232(A)	32 SF each	<10 SF	Complies
Height	153.232(B)	4 feet	6 feet	Deviation (same)
Number/location	153.232(C)	1 at ea. entrance	2	Complies
PARKING	155.407(J)			<i>See 155.600</i>
Required	Tbl 6.3	22	99	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)			<i>See 155.700</i>
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.
SUBJECT	SECTION	STANDARD	PROVIDED	NOTES

<sup>1</sup> 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'.

<sup>2</sup> The mean setback for the west side of School Street (DuPage GIS) is 23.83'. The R0 front yard is 30'.

<sup>3</sup> The mean setback for the east side of Meyers Road (DuPage GIS) is 23.62'. The R-3 front yard is 30'.

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Max Ht. Front	155.205(A)(1)(c)(ii)	4'	4' on 14th Street	Deviation to wrap homes Lots 7-8 (same)
Max Ht. RtoFront	155.205(A)(1)(c)(iii)	4' east 30'	See Lot 6 area	Deviation to wrap Lot 3 (same)
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
<b>INDIVIDUAL LOT ANALYSIS</b>	<b>INDIVIDUAL LOT ANALYSIS</b>	<b>INDIVIDUAL LOT ANALYSIS</b>	<b>INDIVIDUAL LOT ANALYSIS</b>	<b>INDIVIDUAL LOT ANALYSIS</b>
<b>LOT 1</b>				
Lot area	155.407(D)	7,500 SF	14,161 SF	Complies
Density	155.407(D)	5.8 DU per acre	3.07 DU per acre	Complies
Lot width	155.407(E)	60 feet	103.8'	Complies
Front yard	155.407(F)(1)(a)(iv)	30'	28.5'	Deviation (less)
Side yard, corner	155.407(F)(2)	20'	31'	Complies
Side yard, side	155.407(F)(3)	6'	6' (4' at roof)	Deviation (less)
Rear yard	155.407(F)(4)	25'	33'	Complies
Height	155.407(G)	30' (45' CUP)	38' max. bldg. ht.	Conditional use
Open space	155.407(H)	50%	54.8%	Complies
<b>LOT 2</b>				
Lot area	155.407(D)	7,500 SF	11,470 SF	Complies
Density	155.407(D)	5.8 DU per acre	3.8 DU per acre	Complies
Lot width	155.407(E)	60 feet	87'	Complies
Front yard	155.407(F)(1)(a)(iv)	30'	28.5'	Deviation (less)
Side yard, corner	155.407(F)(2)	20'	Not Applicable	Not Applicable
Side yard, side	155.407(F)(3)	6'	6'	Complies
Rear yard	155.407(F)(4)	25'	33'	Complies
Height	155.407(G)	30' (45' CUP)	38' max. bldg. ht.	Conditional Use
Open space	155.407(H)	50%	44.2%	Deviation
<b>LOT 3</b>				
Lot area	155.407(D)	7,500 SF	12,987 SF	Complies
Density	155.407(D)	5.8 DU per acre	3.4 DU per acre	Complies
Lot width	155.407(E)	60 feet	73.91'	Complies
Front yard	155.407(F)(1)(a)(iv)	30'	28.5'	Deviation (less)
Side yard, corner	155.407(F)(2)	20'	Not Applicable	Not Applicable
Side yard, side	155.407(F)(3)	6'	6'	Complies
Rear yard	155.407(F)(4)	25'	33'	Complies
Height	155.407(G)	30' (45' CUP)	38' max. bldg. ht.	Conditional Use
Open space	155.407(H)	50%	50.7%	Complies
<b>LOT 4</b>				
Lot area	155.407(D)	7,500 SF	11,623 SF	Complies
Density	155.407(D)	5.8 DU per acre	3.74 DU per acre	Complies
Lot width	155.407(E)	60 feet	95.79'	Complies
Front yard	155.407(F)(1)(a)(iv)	30'	25'	Deviation (less)
Side yard, corner	155.407(F)(2)	20'	Not Applicable	Not Applicable

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SUBJECT	SECTION	STANDARD	PROVIDED	NOTES
Side yard, side	155.407(F)(3)	6'	6'	Complies
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%	46%	Deviation (less)
<b>LOT 5</b>				
Lot area	155.407(D)	7,500 SF	11,080 SF	Complies
Density	155.407(D)	5.8 DU per acre	3.9 DU per acre	Complies
Lot width	155.407(E)	60 feet	87'	Complies
Front yard	155.407(F)(1)(a)(iv)	30'	25'	Deviation (less)
Side yard, corner	155.407(F)(2)	20'	Not Applicable	Not Applicable
Side yard, side	155.407(F)(3)	6'	6'	Complies
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%	43.4%	Deviation (less)
<b>LOT 6</b>				
Lot area	155.407(D)	7,500 SF	11,081 SF	Complies
Density	155.407(D)	5.8 DU per acre	3.9 DU per acre	Complies
Lot width	155.407(E)	60 feet	87'	Complies
Front yard	155.407(F)(1)(a)(iv)	30'	25'	Deviation (less)
Side yard, corner	155.407(F)(2)	20'	Not Applicable	Not Applicable
Side yard, side	155.407(F)(3)	6'	6'	Complies
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%	43.4%	Deviation (less)
<b>LOT 7</b>				
Lot area	155.407(D)	7,500 SF	11,032 SF	Complies
Density	155.407(D)	5.8 DU per acre	3.9 DU per acre	Complies
Lot width	155.407(E)	60 feet	72.6'	Complies
Front yard	155.407(F)(1)(a)(iv)	30'	25'	Deviation (less)
Side yard, corner	155.407(F)(2)	20'	8.5'	Deviation (less)
Side yard, side	155.407(F)(3)	6'	6'	Complies
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%	43.2%	Deviation
<b>LOT 8</b>				
Lot area	155.407(D)	7,500 SF	12,618 SF	Complies
Density	155.407(D)	5.8 DU per acre	3.4 DU per acre	Complies
Lot width	155.407(E)	60 feet	81.53'	Complies
Front yard	155.407(F)(1)(a)(iv)	30'	29.5'	Deviation
Side yard, corner	155.407(F)(2)	20'	18.19'	Deviation
Side yard, side	155.407(F)(3)	6'	6'	Complies
Rear yard	155.407(F)(4)	25'	31.69'	Complies
Height	155.407(G)	30' (45' CUP)	38' max. bldg. ht.	Conditional Use
Open space	155.407(H)	50%	48.7%	Deviation (less)
<b>LOT 9</b>				
Lot area	155.407(D)	7,500 SF	11,441 SF	Complies
Density	155.407(D)	5.8 DU per acre	3.8 DU per acre	Complies
Lot width	155.407(E)	60 feet	87'	Complies
Front yard	155.407(F)(1)(a)(iv)	30'	25'	Deviation
Side yard, corner	155.407(F)(2)	20'	Not Applicable	Not Applicable

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SUBJECT	SECTION	STANDARD	PROVIDED	NOTES
Side yard, side	155.407(F)(3)	6'	6'	Complies
Rear yard	155.407(F)(4)	25'	36'	Complies
Height	155.407(G)	30' (45' CUP)	38' max. bldg. ht.	Conditional Use
Open space	155.407(H)	50%	44.2%	Deviation (less)
<b>LOT 10</b>				
Lot area	155.407(D)	7,500 SF	11,441 SF	Complies
Density	155.407(D)	5.8 DU per acre	3.8 DU per acre	Complies
Lot width	155.407(E)	60 feet	87'	Complies
Front yard	155.407(F)(1)(a)(iv)	30'	27'	Deviation
Side yard, corner	155.407(F)(2)	20'	Not Applicable	Not Applicable
Side yard, side	155.407(F)(3)	6'	6'	Complies
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%	44.5%	Deviation (less)
<b>LOT 11</b>				
Lot area	155.407(D)	7,500 SF	12,209 SF	Complies
Density	155.407(D)	5.8 DU per acre	3.6 DU per acre	Complies
Lot width	155.407(E)	60 feet	89.32'	Complies
Front yard	155.407(F)(1)(a)(iv)	30'	30'	Complies
Side yard, corner	155.407(F)(2)	20'	Not Applicable	Not Applicable
Side yard, side	155.407(F)(3)	6'	6'	Complies
Rear yard	155.407(F)(4)	25'	31'	Complies
Height	155.407(G)	30' (45' CUP)	38' max. bldg. ht.	Conditional Use
Open space	155.407(H)	50%	47%	Deviation (less)

**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'	Complies
Terrace rear (excludes Outlot A)	155.212, Tbl. 2.1	<1'+grade, 25' rear	10' north 16' east 14' west	Lots 1-3 Comply Lots 4-7 Comply Lots 8-11 Comply
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**

### **Pinnacle at Meyers Density Reduction**

1308, 1312, 1320, 1330 South Meyers Road, Lombard, DuPage County, Illinois

Permanent Index Nos. 06-21-102-010, -011, -012, -013, -014, -028

LOTS 1-22, LOT A IN THE PINNACLE AT MEYERS SUBDIVISION

AFSAR DEVELOPERS LLC (“Applicant”), as owner of 1312 South Meyers Road (PINs -011, -012, -013), 1330 South Meyers Road (PIN -028), 1308 South Meyers Road (PIN -010), and 1320 South Meyers Road (PIN -014), respectfully seeks recommendation and approval of a reduction to eleven (11) homes from the currently entitled 24-lot single-family residential development relying on the authorizations set forth in the Itemization of Relief. Generally, the density reduction to eleven lots avoids a number of deviations while reducing the extent of others.

### ***Project History***

Applicant now owns all of the land and it has initiated site work. The density reduction does not change the private road and home orientation or impede perimeter open spaces. Applicant essentially found a better market that fits in Lombard and this may actually benefit other developers.

Applicant believes this project will appear as contemplated along the Meyers Road corridor. Homes will remain below 38 feet with double the planned spacing.

### ***The Subject Property***

The Village zoned the Subject Property R-2 and allowed a 22-lot planned development with a common outlet. The consolidation of lots to allow eleven lots would be simple in the absence of a planned development and annexation agreement. Aware of neighbor interest, staff informed that the matter was obviously going to see an additional public meeting and counsel for the Village and staff determined it was best to treat this request for density reduction as a major change and process it accordingly.

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. The Village allowed 22 homes in an R2 planned development with a density that is 106% of what is allowed. With the reduction, the density will be within guidelines. The reduction also leads to other benefits such as more open space and more space between buildings, as well as being able to place a roof over the rooftop areas and internalize parking on each lot in the development.

### ***About the Project***

The Pinnacle at Meyers will maintain the same design but have fewer lots. The Meyers Road driveway design meets DuDOT standards.

Outlot A will remain 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 remain subject to a collection of Village easements as well as utility and drainage easements. The utility companies have knowledge of the change and no objection. Stormwater storage is still planned underground between the buildings, and related easements will favor the association and Village. On the perimeter, the Village will still 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

## PROJECT NARRATIVE

1308-1330 South Meyers Road, Lombard, DuPage County, Illinois  
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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 and any other improvements under Village or County control.

The perimeter fence will remain as planned to provide privacy to individual lots and allow some screening for neighbors to the west.

Project landscaping will substantially conform to approval plans. Applicant provides for larger yards and more building spacing while maintaining some building offset.

### ***The Residential Experience at The Pinnacle at Meyers***

The Pinnacle at Meyers floor plans reflect four levels that are reflected in the submitted plans. Total livable area has increased and each home features a six-car garage. Driveways can host three or four cars, but only two overnight under an older Lombard ordinance on the subject. The open rooftop areas are now significantly covered by roof.

The maximum height of any building will remain 38 feet. The Village will 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 still more convenient to regulate maximum height of each building in this development.

Elevations, floor plans, and interior and exterior presentations in the materials lay out the living areas. The bulk of the narrative explaining the project in 2024 still applies. The same is true of jurisdictional matters (sanitary, roads, and utilities).

### ***The Property and Its Vicinity***

Applicant substantially repeats the discussion of the area that was in the 2024 narrative. The Subject Property is zoned R-2 and comprises 23 lots 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 also planned at School Street.

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 14<sup>th</sup> Street). Water and sewer will be provided by the Village of Lombard. Lombard annexed the development tract in 2008 and 2024.



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1308-1330 South Meyers Road, Lombard, DuPage County, Illinois  
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Despite demolition of structures on site, the block still includes 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, 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 on the west.

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 14<sup>th</sup> 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 14<sup>th</sup> Street where it extends east to Meyers Road along the south side of the former Township garage site, but the annexation agreement resolved treatment of the gap strip. 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

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homes rely on the gap strip, so Lombard control over this is co-executive with others. Within the development, all access other than through a pedestrian gate will be to Meyers Road or 14<sup>th</sup> Street.

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.

### ***Comprehensive Planning Objectives***

All standards for zoning approvals in this matter relate somehow to the Village's Comprehensive Plan. As noted in 2024, the Comprehensive Plan strongly supports R2 zoning. The proposed development meets the prerogatives in the Comprehensive Plan, and does so with greater success than the approved plan.

The approved amendment to the 2014 Comprehensive Plan at Page 23 (before the introduction of the five residential area designations), remain appropriate:

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 is so even though the overall density of the project (2.8 dwelling units per acre) is proposed below the 6.14 dwelling units per acre requested in 2024.

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 remains 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)

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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 reduces duplication of government services in the vicinity. (Page 20)

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.

### ***Standards for Conditional Use***

Section 155.103(F)(8) provides the standards for conditional use which overlap with the conditional use that is a planned development. Building height involves an approved conditional use that will continue. 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). There is no particular concern at the Subject Property that counsels against continuing the conditional use for height (three stories and 38 feet) and the conditional use for planned development that is not otherwise being adjusted with the new plans. The development would be common at many locations throughout the R2 zoning district or throughout the R0, R1 and R3 districts if land was available. 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 (now roofed) amenity in interior and exterior rooftop settings.

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. In this case, the density reduction and parking planning actually touch on neighborhood concerns. The planned development internalizes impacts that would ordinarily

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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 remains landscaped beyond the level of landscaping required and contains conversion of a series of lots that hosted nonconforming uses to valuable residential use. The proposed density is below the allowed under R2 zoning. The planned development still 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 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 7 offers a 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 visible portion of Outlot A which 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 requirement of a greenway at this location. 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. 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 project 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

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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 essentially approved the Meyers Road driveway design and the density reduction will not affect County permits. The 14th Street driveway remains in the middle of the block. Gas and electricity as well as water and sewer from Lombard are directly available to the Subject Property. 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. Applicant retains private gates at a greater depth to each gate for a truck or at least 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 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. 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 remains important to neighbors since all prefer effective identification of the driveways sufficiently in advance of a turn movement. 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.

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***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 the development. Overall the project (lot areas, setbacks, and lot widths) is more compliant than before.

***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 density reduction in the same form of a responsible unified development is consistent with the Plan.

***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 Landscape Plan, Amended 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 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 nine 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. The number of new trips for the eleven home plan 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 will support employee retention and

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facilities management. For decades, Lombard and Oakbrook Terrace have planned for Lombard public safety services on the west side 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 one continuing use exception for the above-ground utility cabinet that allows the association to connect its water and electrical facilities. No use other than single-family detached residential is proposed.

The reduction of yards 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 continued 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.

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 was 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. It is now 24 feet from the actual lot line. 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

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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 lower 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 revised 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 off 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.

Lastly, underlying agreements such as the annexation agreement and public improvement agreement, for example, will need to be revised and approved. It seems that the ordinance can take a form similar to that used in Creekview which identified adjusted and new relief and eliminated unnecessary prior relief.



### ***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 (which Applicant now eliminated). Applicant proposes a project revision that should be 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 development of eleven lots plus Outlot A with all related adjustments.

Thank you for your attention to this matter.

Respectfully submitted,

AFSAR DEVELOPERS, LLC

*/s/ Mark W. Daniel*

By: \_\_\_\_\_  
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Attorney No. 6626696

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

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

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

*Description:* Proposed 24-lot Single 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 generates a public record subject to disclosure under the Freedom of Information Act. Otherwise, IDNR uses the information submitted to EcoCAT solely for internal tracking purposes.



## 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  
One Natural Resources Way  
Springfield, IL 62702  
217-785-5500  
[dnr.ecocat@illinois.gov](mailto:dnr.ecocat@illinois.gov)

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# NATURAL RESOURCES INVENTORY

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24-046

**May 16, 2024**

**Prepared for:**  
Village of Lombard

**Petitioner:**  
Afsar Developers, LLC  
13W733 Butterfield Rd. Ste. F  
Oakbrook Terrace, IL 60181

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PURPOSE AND INTENT

This Natural Resources Inventory is intended to present the most current natural resource information available for a parcel, lot, or tract of land in an understandable format. It contains a description of the present conditions and resources available and their potential impact on each other, especially in regards to a proposed change to that parcel of land. This information comes from standardized data, investigations of the parcel, and other information furnished by the petitioner. **This report must be read in its entirety**, so that the relationship between natural resource factors and the proposed land use can be fully understood.

This report presents natural resource information to owners, land-managers, officials of local governing bodies, and other decision makers concerning the parcel. Decisions concerning variations, amendments, or relief of local zoning ordinances may reference this report. Also, decisions concerning the future of a proposed subdivision of vacant or agricultural lands, and the subsequent development of these lands may reference this report. This report is a requirement under the State of Illinois Soil and Water Conservation District Act contained in ILCS 70, 405/1 ET seq.

This report provides the best available natural resource information for the parcel and when used properly, will provide the basis for good land use change decisions and proper development while protecting the natural resource base of the county. However, because of the variability of nature, and because of the limitations of map scale and the precision of natural resource maps (which includes

the property boundaries represented for the parcel), this report does not reflect precise natural resource information at specific locations within the parcel. On-site investigations, soil evaluations, and engineering studies should be conducted as necessary, for point-specific information.

*This Natural Resources Inventory report is a review of the major natural resources of the site and a general estimate of the suitability of this site for the proposed use. Because of the small size of this parcel and because of the inherent probable errors in the precision of natural resource information at the scale of natural resource maps, the KDSWCD makes no opinion on the suitability of this site for the proposed use but may give general statements and an estimate of the possible effects of the land use change to the natural resources of this parcel. The information given in this report is based on the review of natural resource maps and literature by the Kane-DuPage Soil and Water Conservation District. The statements in this report are not meant as a recommendation for the success, nor the failure of, the proposed use of this parcel.*

This report should alert the reader to the capabilities of the parcel and to the possible issues that may occur if the properties and characteristics of the land are ignored. Please direct technical questions about information supplied in this report to:

**Kane-DuPage Soil & Water Conservation District**  
**2315 Dean Street, Suite 100**  
**St. Charles, IL 60175**  
**Phone: (630) 584-7960 x3**

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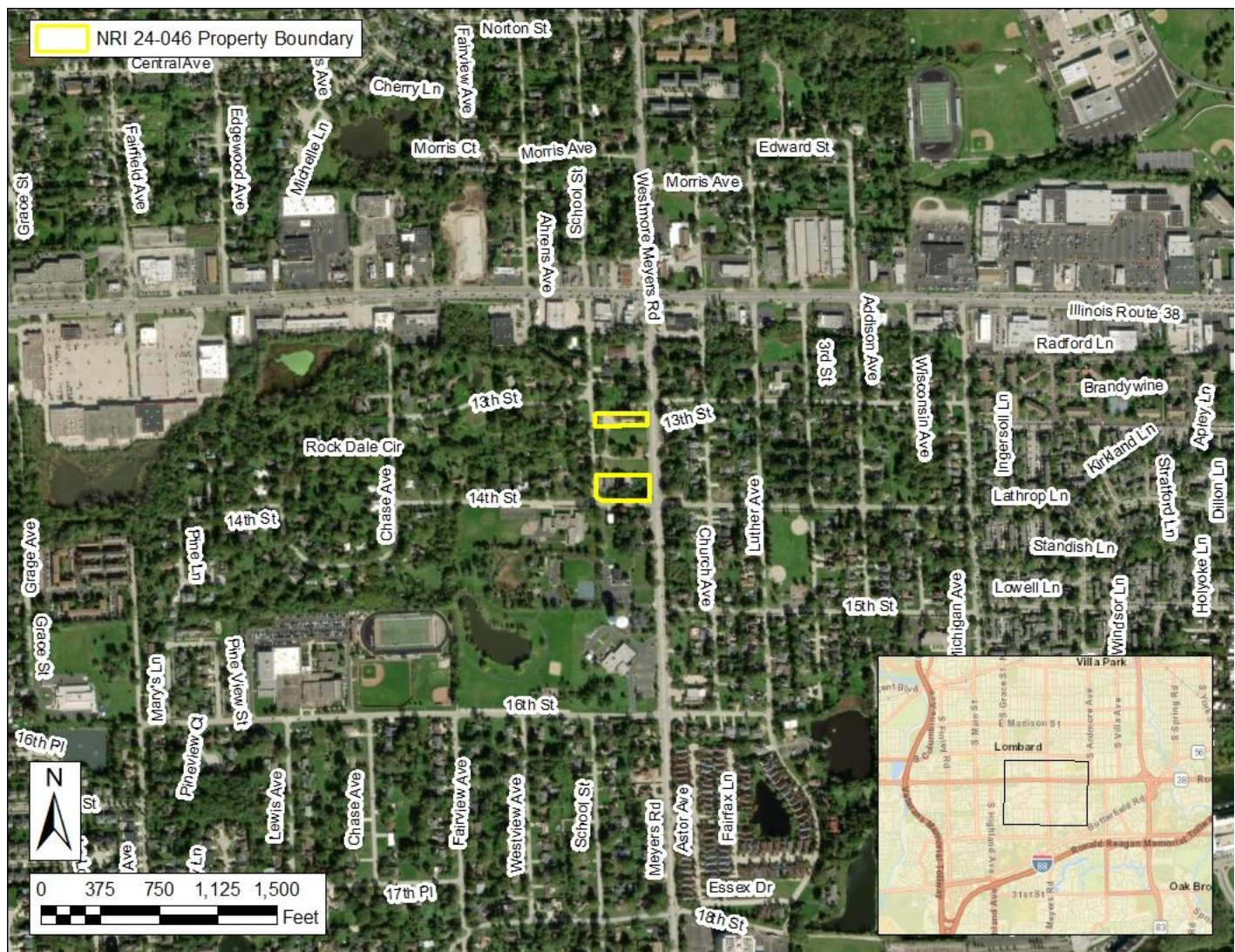
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## PARCEL LOCATION

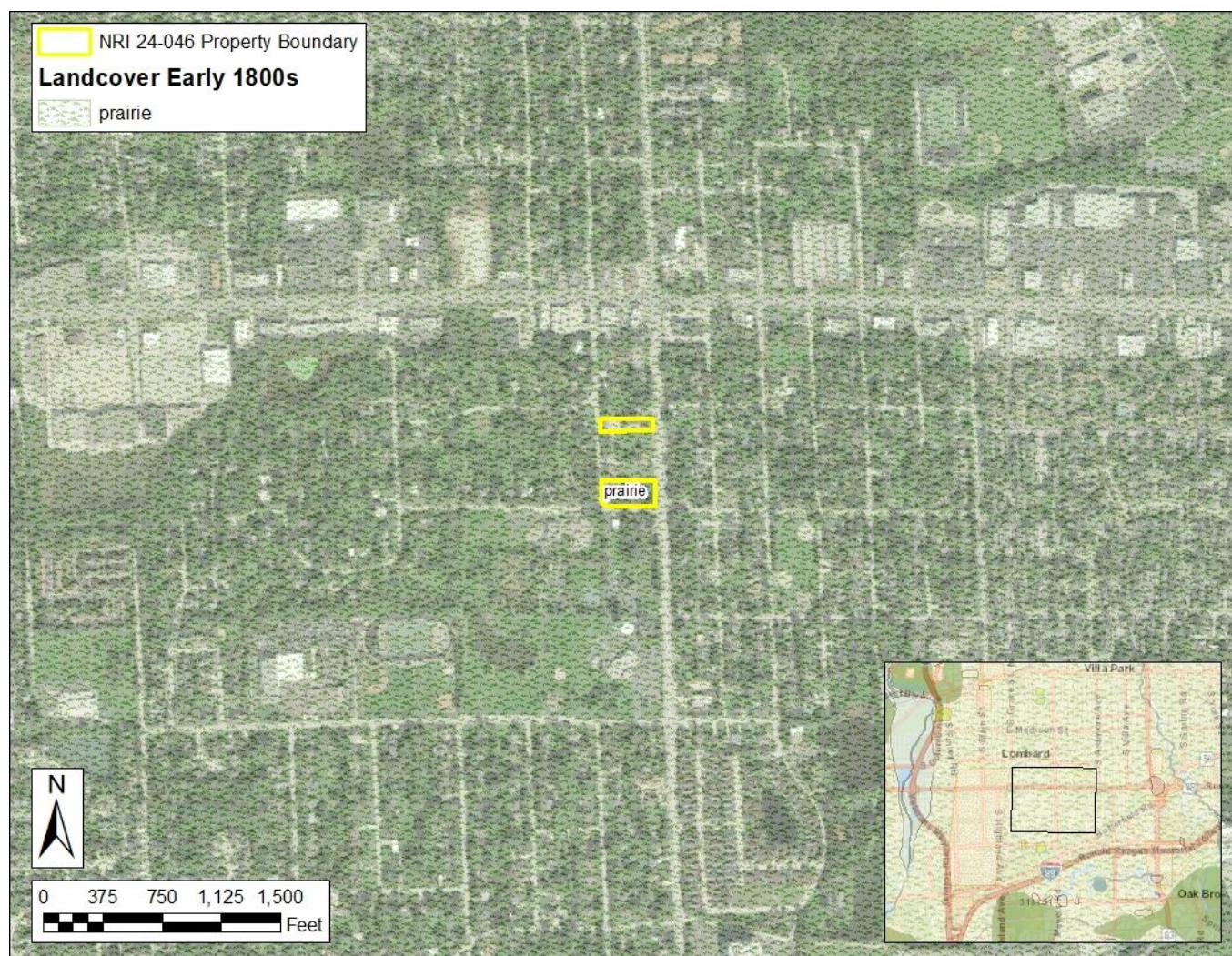


**Figure 1: Plat Map with aerial background and parcel boundary**

This site is in **York Township**. The public land survey system identifies the site in **Section 21 in Township 39 North and Range 11 East**. The site is parcel # **06-21-102-010, 06-21-102-014, 06-21-102-028** located at **1308, 1320, & 1330 S. Meyers Rd. in Lombard, IL**.



## LAND COVER IN THE EARLY 1800'S



**Figure 2: Land Cover of Illinois in the Early 1800's**

The public land survey system represents one of the earliest detailed maps for Illinois. The surveys began in 1804 and were largely completed by 1843. The surveyors recorded the land cover and natural resource areas as they worked across the state. These plat maps and field notebooks contain a wealth of information about what the landscape was like before large numbers of settlers came into the state and began modifying the land.

Much of the landscape of Illinois in the early 1800's consisted of two different natural resource areas; prairie and forest. The forest category includes woodlands and savannas, typical of northeastern Illinois. Prairie and forest ecosystems are extremely valuable resources for many reasons. These areas:

- provide wildlife habitat and support biodiversity
- provide areas for recreational opportunities

- improve soil health and reduce soil loss
- improve air and water quality

The original 42 categories of natural resource areas were later simplified to 12 categories; barrens, bottomland, cultural (farms), forest, marsh, other wetlands, prairie, slough, swamp, special geographic features, wet prairie, and water. The maps do not represent exact site conditions, but represent the observations of individual surveyors as they crossed through the area.

**This site is recorded as prairie land cover on the early 1800's map. The Kane-DuPage Soil & Water Conservation District recommends preserving as much of the natural character of the site as possible, using native plants for landscaping, and removing and controlling invasive species.**



## NATIONAL WETLAND INVENTORY (NWI)



**Figure 3: National Wetland Inventory (NWI) Map**

The National Wetland Inventory (NWI), conducted by the U.S. Fish and Wildlife Service, identifies significant wetlands throughout the country. All U.S. federal agencies define wetlands as follows, “Those areas that are inundated or saturated by surface or ground water at a frequency and duration sufficient to support, and that under normal circumstances do support, a prevalence of vegetation typically adapted for life in saturated soil conditions. Wetlands generally include swamps, marshes, bogs and similar areas.” Other common wetlands located in this part of Illinois are fens, wet meadows, seasonally saturated soils, and farmed wetlands.

Wetlands are protected and regulated by federal, state, and local laws, without regard to size. Wetlands are valuable, productive, and diverse ecological systems and provide multiple benefits, including:

- controlling flooding by slowing the release of excess water downstream or through the soil,

- cleansing water by filtering out sediment and pollutants,
- functioning as recharge areas for groundwater,
- providing essential breeding, rearing, and feeding habitat for many species of wildlife.

**A review of the National Wetland Inventory indicates that there are no NWI wetlands on this site. Although the NWI is very thorough, it is not a complete inventory of all possible wetlands. Other regulated wetlands may be present.**

**The KDSWCD recommends contacting the U.S. Army Corps of Engineers and the DuPage County Stormwater Management Department before commencing any construction activities that may impact wet areas or floodplains. Please see the information on Regulatory Agencies (page 24) for wetland regulation information.**



## DUPAGE COUNTY WETLANDS



**Figure 4: DuPage County Wetland Map**

Completed in 2014 and updated periodically, the DuPage County Wetland Initiative was a cooperative effort between DuPage County and the U.S. Environmental Protection Agency to identify the location and quality of the wetlands of DuPage County and to develop wetland protection strategies. This initiative was developed to provide improved awareness of the locations, functions, and values of wetlands and other waters of the United States. The information can be used by federal, state, and local government to aid in zoning, permitting, and land acquisition decisions. In addition, the information can provide data to agencies, landowners, and private citizens interested in restoration or protection of aquatic sites and resources.

For more detailed information regarding wetlands in DuPage County, please refer to the information at: [https://www.dupagecounty.gov/government/departments/stormwater\\_management/stormwater\\_permitting/special\\_management\\_areas/](https://www.dupagecounty.gov/government/departments/stormwater_management/stormwater_permitting/special_management_areas/)

**A review of the DuPage County Wetlands Map revealed that no wetlands were identified on this site.**



## FLOODPLAINS



**Figure 5: Floodplain map - Federal Emergency Management Agency (FEMA)**

Undeveloped floodplains provide many natural resources and functions of considerable economic, social, and environmental value. Floodplains often contain wetlands and other important ecological areas as part of a total functioning system that impacts directly on the quality of the local environment.

Here are a few of the benefits and functions of floodplains:

- natural flood storage and erosion control
- water quality maintenance
- groundwater recharge
- nutrient filtration
- biological productivity/wildlife habitat

- recreational opportunities/aesthetic value

Also, development in a floodplain has a hazardous risk of damage by high flood waters and stream overflow. For this reason, floodplains are generally unsuited to most development and structures.

According to the FEMA Flood Insurance Rate Map, **none** of this site is within the boundaries of a 100-year floodplain. Any development in the floodplain, other than restoration efforts, is generally unsuited and hazardous and will impede the beneficial functions of the floodplain.

**Please see the information on Regulatory Agencies (page 24) for information regarding floodplain regulations.**

## WATERSHEDS AND STREAMS

**Watersheds** are areas of land that eventually drain into a river or stream. Everyone lives in a watershed, no matter if a river or stream is nearby. Watersheds may be named according to its major river or stream. Watersheds, such as the Mississippi River watershed, may be extremely large, encompassing multiple states. Watersheds may also be subdivided into smaller units, such as subwatersheds. Some very small watersheds may not contain a named stream. However, the water that drains from that watershed eventually reaches a stream or river.

Watersheds in the United States are delineated by the U.S. Geological Survey (USGS) using a nationwide system based on surface hydrologic features.

Examples of these surface hydrologic features include discharge flow, substratum size, stream width, and depth. This USGS system divides the country into 22 regions (2-digit), 245 subregions (4-digit), 405 basins (6-digit), nearly 2,400 subbasins (8-digit), roughly 19,000 watersheds (10-digit), and approximately 105,000 subwatersheds (12-digit). The USGS uses this system to assign each hydrologic area with a hierarchical Hydrologic Unit code (HUC), which consists of 2 additional digits for each level within the hydrologic unit system.

A complete list of Hydrologic Unit codes, descriptions, names, and drainage areas can be found in the [United States Geological Survey Water-Supply Paper 2294](#), entitled "Hydrologic Unit Maps".

### Common Watershed Goals:

- Protect and restore natural resources
- Improve water quality
- Reduce flood damage
- Enhance and restore stream health
- Guide new developments to benefit watershed goals
- Preserve and develop green infrastructure
- Enhance education and stewardship

In DuPage County, many watershed plans have already been developed. Please follow the link below to the DuPage County Stormwater Management Watershed Plans.

[https://www.dupagecounty.gov/government/departments/stormwater\\_management/floodplain\\_mapping/watershed\\_planning\\_and\\_modeling.php](https://www.dupagecounty.gov/government/departments/stormwater_management/floodplain_mapping/watershed_planning_and_modeling.php)

**Rivers and Streams** are necessary components of successfully functioning ecosystems. It is important to protect the beneficial functions and integrity of our local streams and rivers. Development near stream systems has the potential to increase flooding, especially in urban areas where there is a lot of impervious surfaces and a greater amount of stormwater runoff. Pollution is also an issue for stream systems in urban and rural areas. It is rare for any surface waters to be impacted by only one source of pollution. With few exceptions, every land-use activity is a potential source of nonpoint source water pollution.

The Illinois Environmental Protection Agency (IEPA) provides the following in regard to nonpoint source pollution, "Nonpoint source pollution (NPS) occurs when runoff from rain and snowmelt carries pollutants into waterways such as rivers, streams, lakes, wetlands, and even groundwater. Examples of or sources of NPS pollution in Illinois include runoff from farm fields, livestock facilities, construction sites, lawns and gardens, city streets and parking lots, surface coal mines, and forestry. The major sources of NPS pollution in Illinois are agriculture, urban runoff, and habitat modification."

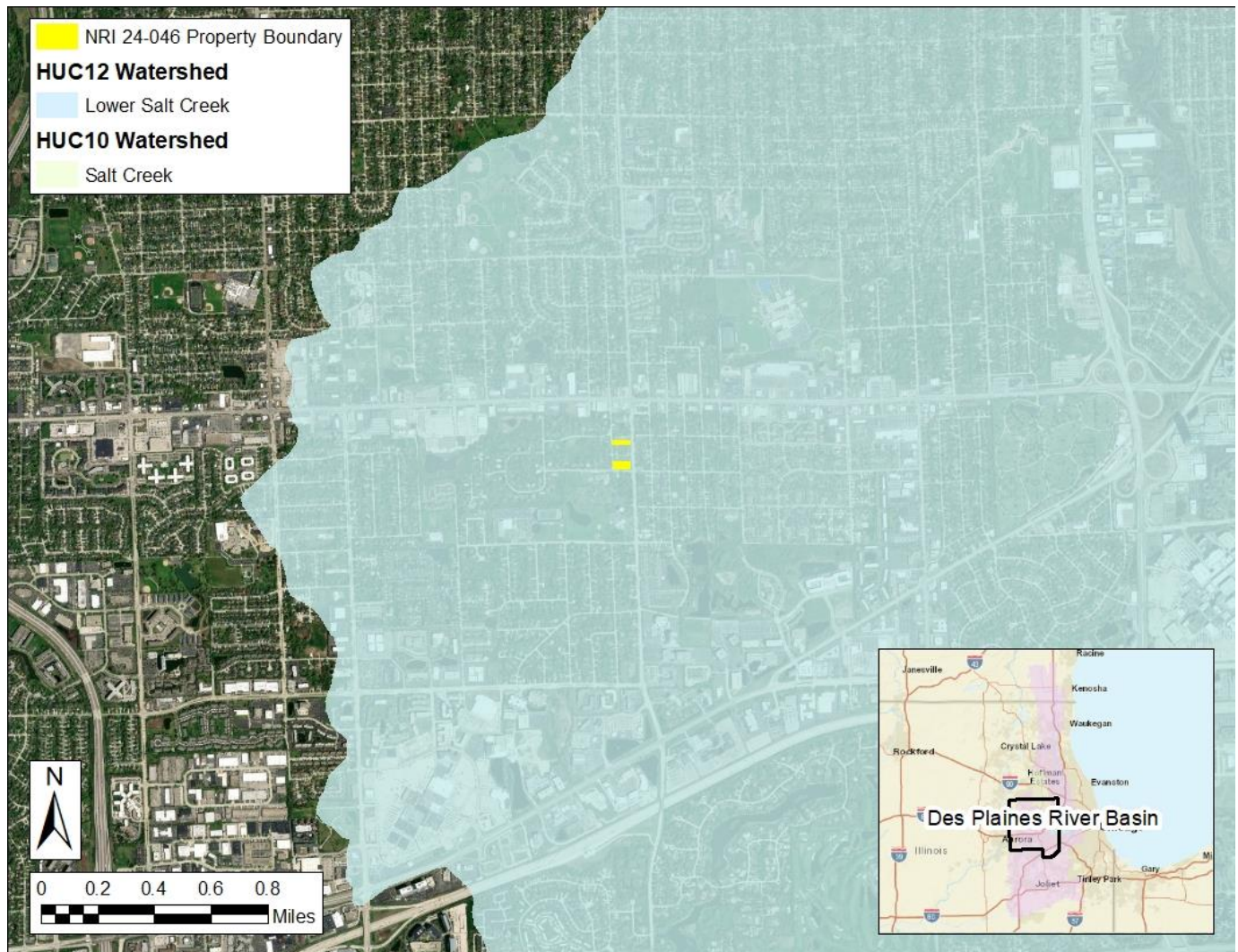
**Nutrient management** is of vital importance to the health of our rivers and streams. Nutrient load in our local streams and rivers has contributed to the Gulf of Mexico hypoxia, or a "dead zone" located where the Mississippi River meets the Gulf of Mexico. This dead zone has little to no biological activity. Yearly averages indicate the dead zone to be greater than 5,000 square miles in size. Illinois was required and has introduced a plan to reduce nutrient loss from point source pollution sources, such as wastewater treatment plants and industrial wastewater, as well as nonpoint pollution sources.

Read Illinois's Plan for reducing nutrient loss here:

<https://epa.illinois.gov/topics/water-quality/watershed-management/excess-nutrients/nutrient-loss-reduction-strategy.html>



## WATERSHEDS AND SUBWATERSHEDS



**Figure 6: Watersheds and Subwatersheds**

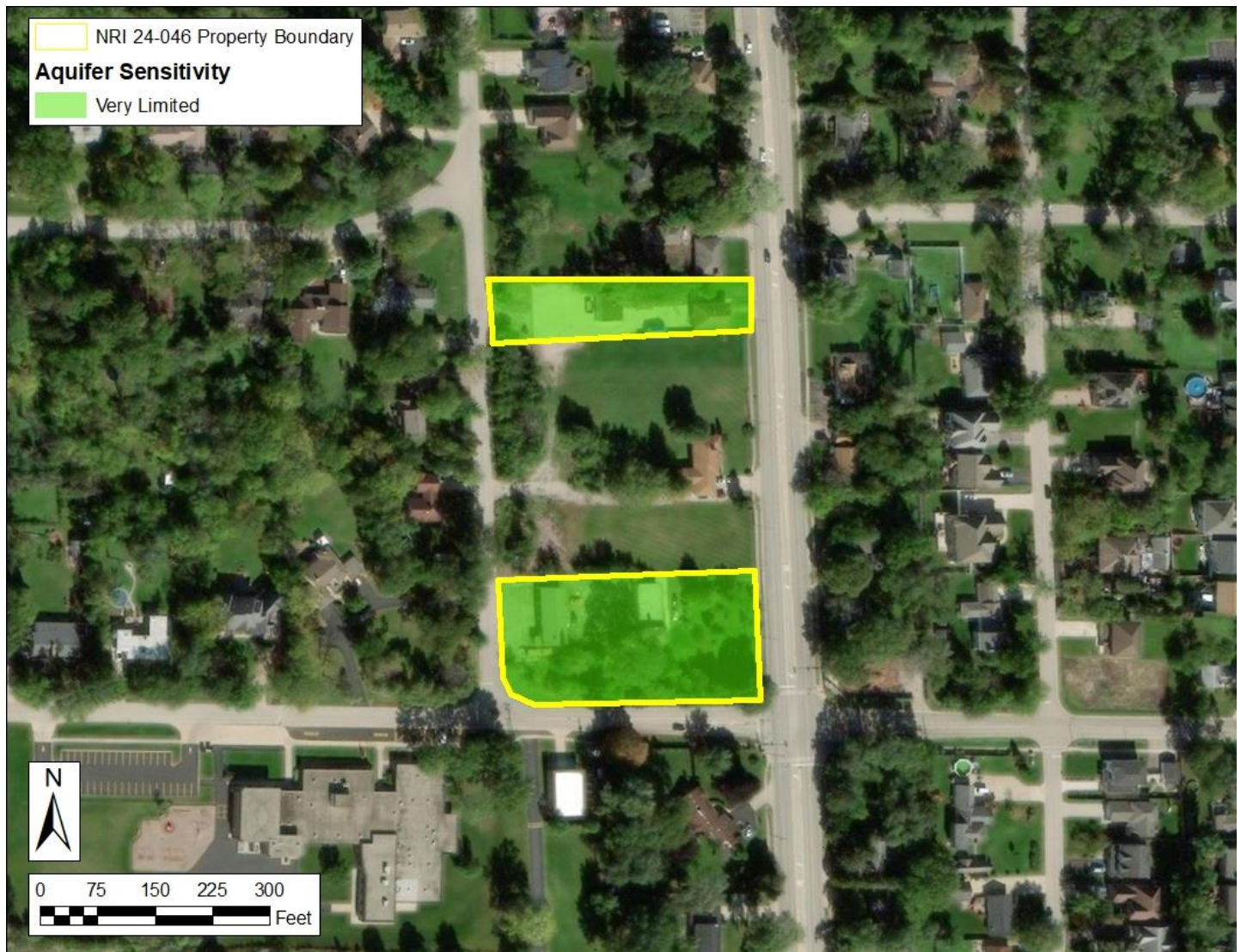
DuPage County has been divided into two major watershed subbasins by federal and state agencies, based upon the drainage area of local rivers: the Des Plaines River Subbasin, that covers a majority of DuPage County, and the Lower Fox River Subbasin, that occupies the western portion of the county. These subbasins are part of the Illinois River watershed and part of the greater Mississippi River watershed. Within DuPage County, the Des Plaines River Subbasin is divided into the Willow Creek-Des Plaines River Watershed; the Salt Creek Watershed; the DuPage River Watershed; and the Chicago Sanitary and Ship Canal-Des Watershed. The portion of the Lower Fox River Subbasin in DuPage County is further divided into the Ferson Creek-Fox River Watershed. These watersheds are then divided further into smaller local subwatersheds for planning.

Local watershed management planning is an important effort for the protection of local water resources and can involve watershed organizations, citizens, communities, municipalities, as well as state, local, tribal and/or federal environmental agencies. Water quality is a direct reflection of its watershed.

**The map above indicates that 100 percent of this site is located within the boundaries of subwatershed HUC12-071200040404 Lower Salt Creek of the HUC10-0712000404 Salt Creek watershed.**



## AQUIFER SENSITIVITY



**Figure 7: Aquifer sensitivity to contamination map**

The U.S. Environmental Protection Agency defines aquifer sensitivity/contamination potential as “a measure of the ease with which a contaminant applied on or near the land surface can migrate to an aquifer.” Aquifers function as a storage area for groundwater recharge, which makes them a reliable source of fresh water. Groundwater from aquifers is a valuable source of drinking water when it remains uncontaminated.

According to the Illinois State Geological Survey, this site lies completely or partially within a zone rated as **very limited** with respect to potential for contamination from spilled or applied substances to the soil surface.

**Contact the KDSWCD for references regarding application of chemicals and best management practices to reduce the risk of aquifer contamination from this site.**



## TOPOGRAPHY AND OVERLAND FLOW



**Figure 8: Topographic map showing contour lines**

Topographic maps (contour maps) give information on the elevation of the land, which is important to determine slope steepness, natural water flow paths, and watershed information. The natural water flow path can determine where water leaves a property and where it may impact surrounding natural resources. Slope, along with soil erodibility factors, affect the potential of soil erosion on a site. Contour maps can also help determine the areas of potential flooding. It is important to consider the direction of water flow and erosion potential on all construction sites. Areas where water leaves the site should be monitored for sediment and other pollutants, which

could contaminate downstream waters.

**The map above shows contour lines with 2 feet elevation distance between each line. The high point of this property is in the southern portion of the site at an elevation of approximately 726 feet above sea level. The property generally drains to the northwest via overland flow. The lowest elevation on the property is approximately 722 feet above sea level.**

Please Note: This site's actual topography does not match the map. The site has been materially altered after the topological map information was gathered and produced.

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## STORMWATER MANAGEMENT

Managing stormwater and stormwater runoff is critical for all development. Stormwater runoff from a site usually increases as a result of soil compaction, more impervious surfaces, loss of vegetation, and soil degradation during construction activities. Increased runoff causes downstream flooding, soil erosion, sedimentation, and pollution of surface waters. The KDSWCD recommends the use of onsite stormwater management strategies whenever possible. These strategies include: stormwater retention and detention basins; bioswales, raingardens, and the use of natural depressions and vegetated swales; deep-rooted native plants; permeable pavers or permeable asphalt. Combinations of these and other practices may be able to retain stormwater onsite. The Illinois Environmental Protection Agency (IEPA) now

recommends that stormwater pollution prevention plans include post-construction stormwater management to keep as much stormwater on the site, as possible.

**Site assessment with soil testing should help to determine what stormwater management practices are best for your site. Insufficient stormwater management has the potential to cause or aggravate flooding conditions on surrounding properties, or elsewhere in the watershed. Please refer to the DuPage County Stormwater Ordinance for stormwater requirements and minimum standards.**

[https://www.dupagecounty.gov/government/departments/stormwater\\_management/stormwater\\_permitting/stormwater\\_ordinance/](https://www.dupagecounty.gov/government/departments/stormwater_management/stormwater_permitting/stormwater_ordinance/)

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## SOIL EROSION

Soil erosion is the degradation of soil, mostly caused by the force of rain and the movement of water detaching soil particles and carrying the soil off the site. Factors that affect soil erosion are the slope of the land, the inherent properties of the soil, and the cover (or lack of cover) on the soil surface. Extra care must be taken to prevent or reduce soil erosion on construction sites containing highly erodible soils.

The potential for soil erosion during and after construction activities could have major impacts, both onsite and offsite. The erosion and resulting sedimentation may become a primary nonpoint source of water pollution. Eroded soil during the construction phase can create unsafe conditions on roadways, degrade water quality, and destroy aquatic ecosystems lower in the watershed. Soil erosion also increases the risk of flooding due to choking culverts, ditches, and storm sewers, and reduces the capacity of natural and man-made detention facilities.

Construction and development activities should include a soil erosion and sedimentation control plan. Erosion and sedimentation control measures include:

- Staging construction to minimize the number of disturbed areas present at the same time
- Keeping the ground covered, either by mulch or vegetation
- Keeping runoff rates minimal

Many construction sites are required to develop and follow a Stormwater Pollution Prevention Plan (SWPPP) in order to be in compliance with local, state, and federal laws regarding soil erosion and stormwater management. Soil erosion and sedimentation control plans, including maintenance responsibilities, should be clearly communicated to all contractors working on the site. Special care must be taken to protect any wetlands, streams, and other sensitive areas.

**Please refer to the Illinois Urban Manual for erosion and sediment control information and technical guidance when creating erosion and sediment control plans. The practice standards and standard drawings from the Illinois Urban Manual represent the minimum standard in Illinois. Contact the DuPage County Stormwater Management Department for specific information on permits. Contact the KDSWCD for assistance in preparing a stormwater pollution prevention plan.**



## HIGHLY ERODIBLE LAND (HEL)



**Figure 9: Highly Erodible Land map**

Soils vary in their susceptibility to erosion. Highly erodible land (HEL) is land that can erode at excessive rates. Highly erodible land is generally sloping and contains soils that are susceptible to soil erosion by runoff and raindrop impact. The susceptibility to erosion and the highly erodible rating depends upon several factors and properties of the soil. Fine-textured soils high in clay have low erodibility values, because the soil particles are resistant to detachment. Coarse-textured soils, such as sandy soils also have low erodibility values because the water infiltrates and they have less runoff. Medium textured soils, such as loams, are moderately susceptible to detachment and they produce moderate runoff. Soils having a high silt content, like many soils in DuPage County, are the most erodible of all soils. They are easily detached

and they tend to crust and produce large amounts and rates of runoff.

Other factors that affect the erodibility of soils include the force of the rainfall, the steepness and length of the slope of the land, and the amount of organic matter in the surface soil layer.

Highly Erodible Land (HEL) contains soils that have been determined by the USDA Natural Resources Conservation Service (NRCS) to be highly erodible. The HEL determination uses a formula involving the properties previously described, to determine the Soil Erodibility Index. Soils that have a Soil Erodibility Index above a certain value are considered highly erodible or potentially highly erodible. **Soils on this site are considered Potentially Highly Erodible Land (PHEL) by the NRCS.**

## SOILS &amp; SOIL INTERPRETATIONS

Soils are the foundation of life. Soil is a dynamic ecosystem comprised of living things: plants, animals, and microscopic organisms. Soil is also a substance composed of various minerals and organic matter, interfused with lots of pore spaces which help move and store air and water. Soils are formed over hundreds and thousands of years, taking about 500 years to form an inch of topsoil. Soil is formed by the influences of climate, organisms (plants and animals), topography, the material in which it is developing (parent material), and time. There are thousands of soil series in the world. In Illinois alone, there are over 600 different soil series. Each soil series is unique in its content and its behavior for a particular use.

The different soils across the U.S. have been mapped and identified by the USDA Natural Resources Conservation Service (NRCS) in a soil survey. The soil map of this area (Figure 10: Soil Survey) indicates different soil map units. Each soil map unit and corresponding symbol represent a phase of a soil series. Phases include slope, erosion, flooding frequency, etc. of each soil. Each soil and associated phase have strengths and limitations for a variety of land uses such as septic systems, buildings site development, local roads, and many other uses.

**See the Soil Map Units Table in the Soil Survey section for the composition of soil map units of the site. See the Soil Interpretations section for the soil interpretations for the proposed use of the site.**

How soil is managed as a resource can be either beneficial or detrimental for the environment, or for any other particular use. It is difficult to change the inherent properties of soil, such as the mineral composition or the amount of sand, silt, or clay within soil. However, it is easy to compact or erode soil to the extent that many soil functions, such as water storage, infiltration, rooting medium, carbon storage, and soil health could all become compromised or destroyed. Management techniques to protect the integrity and functions of soil include:

- limiting traffic on the site to reduce compaction of the soil surface
- keeping the soil covered as much as possible, with deep rooted grasses or with mulch or other erosion control practices

- disturbing only the areas necessary for the footprint of structures and reducing or eliminating mass grading of sites

### **Soils and Onsite Waste Disposal**

Soils are often used for onsite waste disposal or underground septic systems to dispose of sewage, especially for individual homes that are not connected to a municipal sewage system. No interpretive rating is given in this report for on-site wastewater disposal (septic systems). The detail of the soil information in the soil survey is not precise enough to determine suitability for the small area required for a septic system.

**A Certified Professional Soil Classifier, in cooperation with the county department of public health, must conduct a soil evaluation to determine the suitability of the parcel for on-site wastewater disposal (i.e., septic system), as required by the State of Illinois.**

### **Soil Interpretation Ratings**

The soil interpretation (limitation) ratings are used mainly for engineering designs for proposed uses, such as dwellings with or without basements, local streets and roads, small commercial buildings, etc. The ratings given are based on NRCS national criteria and are defined and used as follows:

*Not Limited* – This limitation rating indicates that the soil properties are generally favorable for the specified use and that any limitations are minor and easily overcome.

*Somewhat Limited* - This rating indicates that the soil properties and site features are unfavorable for the specified use, but that the limitations are moderate and can be overcome or minimized with special planning and design.

*Very Limited* - This indicates that one or more soil properties have severe limitations and are very unfavorable and difficult to overcome. A major increase in construction effort, special designs, or intensive maintenance is required. These costly measures may not be feasible for some soils that are rated as Very Limited.

**Contact the KDSWCD** for questions concerning soil and refer to the **Illinois Urban Manual** for best management practices for protecting soil.



## SOIL SURVEY



Figure 10: Soil Survey

The soil map unit symbol consists of a combination of numbers and letters which represent the interpretive phase of a soil series for an area of the landscape. Areas within the line of that symbol will have similar soil properties and interpretations.

Table 1: Soil Map Units

SOIL MAP UNIT SYMBOL	PERCENT OF PARCEL	ACRES
531B – Markham	100%	1.85
	<b>Total</b>	1.85

All percentages and acreages are approximate.

The soil map in this report has been enlarged beyond the original scale. Enlargement of this map may cause misunderstanding of the accuracy and

precision of the mapping. When enlarged, maps do not show the small areas of contrasting soil that could have been identified if the mapping was completed at a larger scale. The depicted soil boundaries and interpretations derived from the map units do not eliminate the need of onsite sampling, testing, and detailed study of specific sites for intensive uses. Thus, this map and its interpretations are intended for planning purposes only.

**The KDSWCD suggests to contact a certified professional soil classifier to conduct an onsite investigation for point-specific soil information to determine the capabilities and the limitations of the soil for a specific use.**

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**SOIL MAP UNIT DESCRIPTIONS**

The map units delineated on the detailed soil map in a soil survey represent the soils or miscellaneous areas in the survey area. The map unit descriptions in the report, along with the map, can be used to determine the composition and properties of a unit.

A map unit delineation of a soil map represents an area dominated by one or more major kinds of soil or miscellaneous area. A map unit is identified and named according to the taxonomic classification of the dominant soils. Within a taxonomic class there are precisely defined limits for the properties of the soils. On the landscape, however, the soils are

natural phenomena, and they have the characteristic variability of all natural phenomena. Thus, the range of some observed properties may extend beyond the limits defined for a taxonomic class. The scale of the maps limits the detail that can be shown. Areas of soils of a single taxonomic class rarely, if ever, can be mapped without including areas of other taxonomic classes. Consequently, every map unit is made up of soils or miscellaneous areas for which it is named and some minor components that belong to taxonomic classes other than those of the major soils. These minor components are inclusions within the named map unit.

**LIST OF MAP UNITS**

531B            Markham silt loam, 2 to 4 percent slopes



## SOIL INTERPRETATIONS – Dwellings without Basements



**Figure 11: Soil Interpretations for Dwellings without Basements**

Dwellings are single-family houses of three stories or less. For dwellings without basements, the foundation is assumed to consist of spread footings of reinforced concrete built on undisturbed soil at a depth of maximum frost penetration.

The ratings for dwelling are based on the soil properties that affect the capacity of the soil to support a load without movement and on the properties that affect excavation and construction costs. The properties that affect the load-supporting capacity include depth to water table, ponding, flooding, subsidence, linear extensibility (shrink-swell potential), and compressibility. Compressibility is inferred from the Unified classification of the soil.

These properties include water table, ponding, flooding, slope, depth to rock, and the amount of rock fragments. **The high-water table is often a limiting factor in DuPage County.**

**Areas not shaded represent NOT LIMITED, and good performance and very low maintenance can be expected. Yellow represents SOMEWHAT LIMITED, and fair performance and moderate maintenance can be expected. Red represents VERY LIMITED, and poor performance and high maintenance are to be expected.**

See the preceding **Soils Section** for more information concerning soil limitations.



## SOIL INTERPRETATIONS – Shallow Excavations



**Figure 12: Soil Interpretations for Shallow Excavations**

Shallow excavations are trenches or holes dug to a maximum depth of 5 or 6 feet for graves, utility lines, open ditches, or other purposes. The ratings are based on the soil properties that influence the ease of digging and the resistance to sloughing. Depth to bedrock, hardness of bedrock, the amount of large stones, and dense layers influence the ease of digging, filling, and compacting. Depth to the seasonal high-water table, flooding, and ponding may restrict the period when excavations can be made. Slope influences the ease of using machinery. Soil texture, depth to the water table, and linear extensibility (shrink-swell potential) influence the

resistance to sloughing. **The high-water table is often a limiting factor in DuPage County.**

**Areas not shaded represent NOT LIMITED, and good performance and very low maintenance can be expected. Yellow represents SOMEWHAT LIMITED, and fair performance and moderate maintenance can be expected. Red represents VERY LIMITED, and poor performance and high maintenance are to be expected.**

See the preceding Soils Section for more information concerning soil limitations.



## SOIL INTERPRETATIONS – Local Roads and Streets



**Figure 13: Soil Interpretations for Local Roads and Streets**

Local roads and streets have an all-weather surface and carry automobile and light truck traffic all year. They have a subgrade of cut or fill soil material; a base of gravel, crushed rock, or soil material stabilized by lime or cement; and a surface of flexible material (asphalt), rigid material (concrete), or gravel with a binder.

The ratings are based on the soil properties that affect the ease of excavation and grading and the traffic-supporting capacity. The properties that affect the ease of excavation and grading are depth to bedrock or a cemented pan, hardness of bedrock or a cemented pan, depth to a water table, ponding, flooding, the amount of large stones, and slope. The properties that affect the traffic-supporting capacity

are soil strength (as inferred from the AASHTO group index number), subsidence, linear extensibility (shrink-swell potential), the potential for frost action, depth to a water table, and ponding. **The high-water table is often a limiting factor in DuPage County.**

**Areas not shaded represent NOT LIMITED, and good performance and very low maintenance can be expected. Yellow represents SOMEWHAT LIMITED, and fair performance and moderate maintenance can be expected. Red represents VERY LIMITED, and poor performance and high maintenance are to be expected.**

See the preceding **Soils Section** for more information concerning soil limitations.



## SOIL INTERPRETATIONS – Lawns and Landscaping



**Figure 14: Soil Interpretations for Lawns and Landscaping**

Lawns and landscaping require soils on which turf and ornamental trees and shrubs can be established and maintained. Irrigation is not considered in the ratings. The ratings are based on the soil properties that affect plant growth and trafficability after vegetation is established. The properties that affect plant growth are pH (acidic or alkaline conditions); depth to a water table; ponding; depth to bedrock; the available water capacity in the upper 40 inches; and the content of calcium carbonate. The properties that affect trafficability are flooding, depth to a water table, ponding, slope, stoniness, and the amount of sand, clay, or organic matter in the

surface layer. **The high-water table is often a limiting factor in DuPage County.**

**Areas not shaded represent NOT LIMITED, and good performance and very low maintenance can be expected. Yellow represents SOMEWHAT LIMITED, and fair performance and moderate maintenance can be expected. Red represents VERY LIMITED, and poor performance and high maintenance are to be expected.**

See the preceding **Soils Section** for more information concerning soil limitations.

## WATER TABLE



**Figure 15: Map showing the depth to a seasonal high-water table**

A seasonal high-water table, or the depth to a zone saturated with water in the soil during the wet season (typically spring through early summer), is present in most soils in DuPage County, as it is in much of Illinois. The relatively low relief and flat landscape of the region slows the dissipation of water from the soil. This saturated zone fluctuates throughout the year and is closer to the surface in the spring and drops to deeper levels during summer and fall. Soils that are lower on the landscape or on more sloping landscape positions are generally wetter than those soils higher on the landscape or in landscape depressions and low-lying areas, have a water table above the soil surface. Water that occurs above the soil surface is considered “ponded” water. Ponding is different from flooding, as the water in ponded areas comes from water rising from below the soil surface or from runoff from adjacent areas. Flooding comes from the overflow of water from rivers and streams.

The duration of the seasonal high-water table may have been altered by artificial drainage systems,

especially those areas in cropland or former cropland. Even when soils are artificially drained, they will likely retain wet characteristics and the wetness will be difficult to eliminate entirely. However, artificial drainage may shorten the duration of the seasonal high-water table.

**The wetness from the seasonal high-water table is a limiting property of the soil for many uses**, especially homesites with or without basements, septic absorption fields, commercial buildings, and roads and streets. Most sites that are zoned for construction will require improved drainage, sump pumps, foundation drains, and other management practices to reduce the wetness. Any change to the natural drainage of the site has the potential to create flooding issues downstream from the site, so use caution in installing drainage systems.

**The Soil Survey indicates a seasonal high-water table at a depth of 2.49 feet of the soil surface during the spring and early summer in most years, on the wettest soils of the site.**



## HYDRIC SOILS



**Figure 16: Hydric Soils map**

Hydric Soils are wet soils that have a water table near the surface or above the surface, mostly in the spring and summer. The wetness is often a result of being on a lower position on the landscape. Many areas of hydric soils have been altered by artificial drainage systems. Even though they may have artificial drainage, they are still considered to meet the definition of a hydric soil. Although not all hydric soils are considered wetlands, hydric soils are a component of wetlands.

Even when hydric soils are artificially drained, they will likely retain wet characteristics and the wetness will be difficult to eliminate entirely. However, artificial drainage may shorten the duration of the seasonal high-water table. Most sites will require improved drainage, sump pumps, and other management practices to reduce the wetness. Any

change to the natural drainage of the site has the potential to create flooding issues on and adjacent to the site, so use caution in installing drainage systems. Some hydric soils are dominated by organic material (peat or muck) instead of mineral soil material and are not suitable construction sites, because of the low strength of the organic deposits. **Organic soils are extremely difficult to modify for other uses.**

Hydric inclusions are small areas (inclusions) of hydric soils in the lower positions of a landscape dominated by higher, nonhydric soils and these inclusions are not identified on the soil map, given the map scale. However, hydric inclusions may still have a significant impact on your site.

**The Soil Survey indicates that no hydric soils or soils with hydric inclusions are indicated on this site.**

## REGULATORY INFORMATION

**Wetlands, Rivers, Streams, and Other Waters:** The laws of the United States, the State of Illinois, and local governments assign certain agencies specific and different regulatory roles to protect the waters within their jurisdictional boundaries. These roles include protection of navigation channels and harbors, protection against floodway encroachment, maintenance and enhancement of water quality, protection of fish and wildlife habitat, and protection of recreational resources. Unregulated use of waters could permanently destroy or alter the character of these valuable resources and adversely impact the public. Contact the proper regulatory authorities when planning any work associated with floodplains, wetlands, or other waters so that proper consideration and approval can be obtained.

**Wetland and/or Floodplain Permit:** Anyone proposing to dredge, fill, riprap, or otherwise alter the banks or beds of a floodplain or floodway; or construct, operate, or maintain any dock, pier, wharf, sluice, dam, piling, wall, fence, utility of a lake, stream, or river subject to federal, state, or local regulatory jurisdiction should apply for agency approvals.

**Construction Permit:** Anyone disturbing an acre or more of land during proposed construction activities should apply for the NPDES General Construction Permit ILR10. Building and stormwater permits should also be obtained locally from municipal government and/or DuPage County.

## REGULATORY AGENCIES

**Wetlands, Floodplains, Streams, & Other Waters:**

**U.S. Army Corps of Engineers, Chicago District,**  
111 North Canal Street  
Chicago, IL 60606-7206  
(312) 353-6400

<http://www.lrc.usace.army.mil/>

**DuPage County Stormwater Management Department**

Jack T. Knuepfer Administration Building  
421 N. County Farm Road  
Wheaton, IL 60187  
(630) 407-6700

[https://www.dupagecounty.gov/government/departments/stormwater\\_management/](https://www.dupagecounty.gov/government/departments/stormwater_management/)

**Illinois Department of Natural Resources, Office of Water Resources**

2050 W. Stearns Road  
Bartlett, IL 60103  
(847) 608-3100

<https://dnr.illinois.gov/waterresources/programs.html>

**NPDES General Construction Permit ILR10**

**Illinois Environmental Protection Agency, Division of Water Pollution Control**

1021 North Grand Avenue East  
P.O. Box 19276

Springfield, Illinois 62794

(217) 782-0610

<https://www2.illinois.gov/epa/topics/forms/water-forms/Pages/default.aspx>

**The KDSWCD recommends early coordination with the regulatory agencies BEFORE finalizing work plans. This allows the agencies to recommend measures to mitigate or compensate for adverse impacts. Also, the agency can make possible environmental enhancement provisions early in the project planning stage. This could reduce time required to process necessary approvals. Please be advised that failure to coordinate with regulatory agencies could result in project shut down, fines and/or imprisonment.**

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**CONTACTS****STATE AGENCIES****Illinois Department of Natural Resources**

1 Natural Resources Way  
Springfield, Illinois 62702-1271  
(217)782-6302

**Illinois Department of Transportation**

2300 South Dirksen Parkway  
Schaumburg, Illinois 62764-0001  
(217)782-7820/(800)452-4368

**Illinois Environmental Protection Agency**

1021 North Grand Avenue East  
P.O. Box 19276  
Springfield, Illinois 62794-9276  
(217)782-3397

**Illinois Natural History Survey**

1816 South Oak Street MC652  
Champaign, Illinois 61820  
(217)333-6880

**COUNTY / LOCAL OFFICES****DuPage County Government Center**

Jack T. Knuepfer Administration Building  
421 N. County Farm Road  
Wheaton, IL 60187  
630-407-6500

**DuPage County Building & Zoning Department**

(630) 407-6700

**Department of Stormwater Management**

(630) 407-6700

**Forest Preserve District of DuPage County**

35580 Naperville Road  
Wheaton, IL 60189  
(630) 933-7200

**DuPage County Health Department**

111 N County Farm Road  
Wheaton, IL 60187  
Phone: 630-682-7400

**Kane-DuPage Soil and Water Conservation District**

2315 Dean Street Suite 100  
St. Charles, Illinois 60175  
(630) 584-7960 ext. 3

**FEDERAL AGENCIES****U. S. Army Corps of Engineers**

Regulatory Branch  
231 S LaSalle Street, Suite 1500  
Chicago, Illinois 60604  
(312)846-5330  
<http://www.usace.army.mil>

**U.S. Environmental Protection Agency**

Region 5  
77 West Jackson Boulevard  
Chicago, Illinois 60604  
(312)353-2000 or (800)621-8431  
<http://www.epa.gov/region5/>

**U.S. Fish & Wildlife Service**

Chicago Illinois Field Office  
230 South Dearborn Suite 2938  
Chicago, IL 60604  
(847)298-3250  
<http://www.fws.gov/>

**U.S.D.A. Natural Resources Conservation Service**

2315 Dean Street Suite 100  
St. Charles, Illinois 60175  
(630)584-7960 ext. 3  
<http://www.il.nrcs.usda.gov/>

## REFERENCES

- Berg, Richard C, Aquifer Sensitivity Classification for Illinois Using Depth to Uppermost Aquifer Material and Aquifer Thickness, Cir. 560, 2001, Illinois State Geological Survey
- Department of Energy and Natural Resources, Illinois State Geological Survey: Potential for Agricultural Chemical Contamination of Aquifers in Illinois: 1995 Revision Environmental Geology 148
- Service Layer Credits Source: Esri, DigitalGlobe, GeoEye, Earthstar Geographics, CNES/Airbus DS, USDA, USGS, AeroGRID, IGN, and the GIS User Community
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- Illinois Department of Natural Resources, Illinois Natural History Survey, Land Cover of Illinois in the Early 1800s., Vector Digital Data, Version 6.0, August, 2003.
- Illinois Environmental Protection Agency, Nonpoint Source Pollution – What’s It All About, 2015
- Soil Survey Staff, Natural Resources Conservation Service, United States Department of Agriculture. Web Soil Survey. Available online at the following link: <https://websoilsurvey.sc.egov.usda.gov/>. Accessed on the date of this report.
- U.S. Dept. of Homeland Security, Federal Emergency Management Agency, National Flood Insurance Program, Q3 Flood Data, 2011
- U.S. Dept of the Interior, Fish and Wildlife Service, National Wetlands Inventory, Photo Year 1983- 1984, Digitized 1985-1986
- U.S. Geological Survey, Illinois Digital Orthophoto Quadrangles, 2006 photos, Published: Champaign, Illinois State Geological Survey, 2006
- U.S. Geological Survey, Water Supply Paper 2294, Hydrologic Unit Maps. 1994
- <https://pubs.usgs.gov/wsp/wsp2294/>
- Wetlands of DuPage County, Illinois
- <http://gis.dupageco.org/arcgis/rest/services/OpenData>
- 2015 DuPage County, Illinois

**EXECUTIVE SUMMARY**  
**APPLICATION 24-046**  
**May 16, 2024**

**Petitioner:** Afsar Developers, LLC, 17W733 Butterfield Rd., Ste. F, Oakbrook Terrace, IL 60181

**Contact Person:** Mark W. Daniel, 630-833-3311/312-927-0177

**Unit of Government Responsible for Permits:** DuPage County

**Acreage:** 1.85

**Area of Disturbance (acreage):** 1.85

**Location of Parcel:** Township 39N, Range 11E, Section 21

**Property Address/PIN#:** #06-21-102-010, 06-21-102-014, 06-21-102-028, 1308, 1320, & 1330 S. Meyers Rd. Lombard, IL 60148

**Existing Land Use:** Residential/Commercial

**Proposed Land Use:** Single Family Residential

**NATURAL RESOURCE CONCERNS**

**Land Cover in the Early 1800's:** This site is in an area previously identified as **prairie** (page 5).

**Wetlands:** The National Wetland Inventory map and the DuPage County Wetlands map **do not** identify wetland areas on this site. If there are any indications of unidentified wetlands on this site, noticed during the proposed land use change, contact the appropriate county and federal wetland regulatory agencies (pages 6-7).

**Floodplain:** There are **no** floodplain areas identified on this site (page 8).

**Streams:** There are **no** streams on this site (page 9).

**Watersheds and Subwatersheds:** The map above indicates that **100** percent of this site is located within the boundaries of subwatershed HUC12-071200040404 **Lower Salt Creek** of the HUC10-0712000404 **Salt Creek** watershed (page 10).

**Aquifer Sensitivity:** This site is classified as having a **very limited** for aquifer contamination (page 11).

**Topography and Overland Flow:** The high point of this property is in the **southern** portion of the site at an elevation of approximately **726** feet above sea level. The property generally drains to the **northeast** via overland flow. The lowest elevation on the property is approximately **722** feet above sea level (page 12).

Please Note: This site's actual topography does not match the map. The site has been materially altered after the topological map information was gathered and produced.

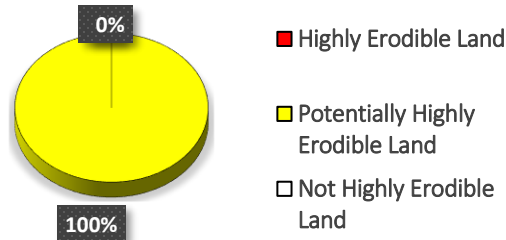
**Stormwater Management:** This site **may or may not** need a Stormwater Pollution Prevention Plan (SWPPP). Contact the KDSWCD for questions or assistance in developing a SWPPP (see page 13).

**Soil Erosion:** Many construction sites are required to develop and follow a Stormwater Pollution Prevention Plan (SWPPP) in order to be in compliance with local, state, and federal laws regarding soil erosion and stormwater management. Contact the KDSWCD for questions or assistance in developing a SWPPP (page 13).



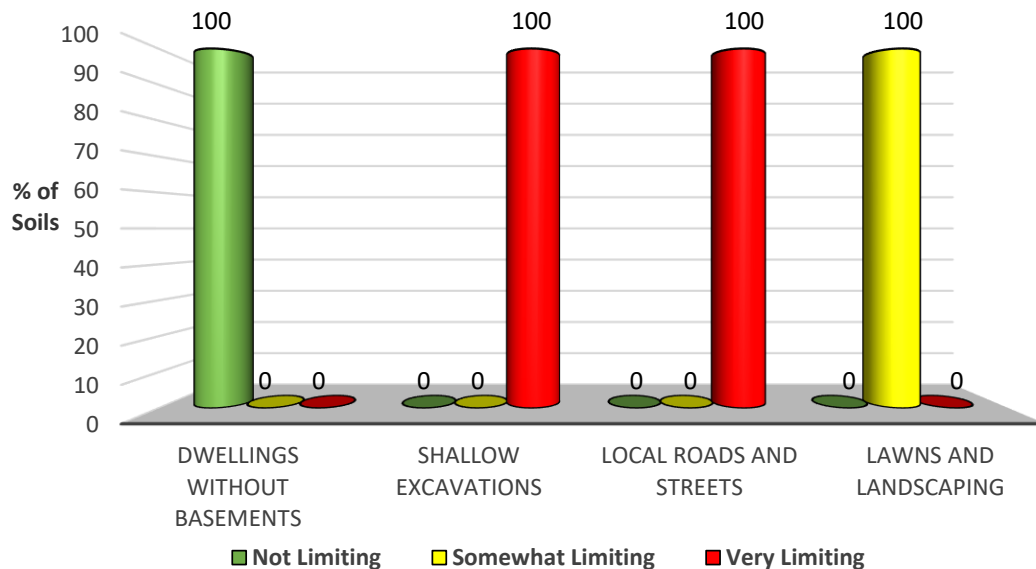
**EXECUTIVE SUMMARY**  
**APPLICATION 24-046**  
**May 16, 2024**

**Highly Erodible Land:** There is **Potentially Highly Erodible Land** identified on this site (**page 14**).



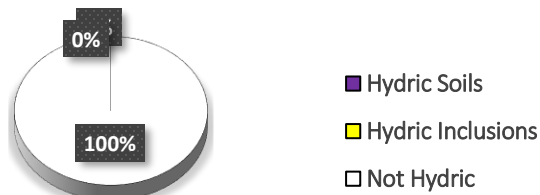
**Regulations:** Please note that additional permits are required for any development impacting wetlands, streams, or floodplain areas (**page 24**).

**Soil Interpretations:** Soils at this site may contain limitations for the proposed use. All information is from the Soil Survey of DuPage County, Illinois. The limiting factors for this site are: **Ponding, Depth to Saturated Zone, Shrink-Swell, Low Strength, Frost Action, Droughty, Too Clayey** (**pages 15-21** and attached Soils Tables on **page 16**).



**Water Table:** There is a seasonal high-water table at a depth of **2.49** feet of the soil surface (**page 22**).

**Hydric Soils:** There are **no hydric soils or soils with hydric inclusions** identified on this site (**page 23**).



## SITE INSPECTION



**Figure 17: Location of site inspection photos**

A site inspection was conducted by **Resource Assistant, Isabella Borzeka** on **May 16, 2024**. The following photos were taken during this inspection and reflect the site conditions at that time.



## SITE INSPECTION PHOTOS



Photo 1 facing east



Photo 2 facing southeast



Photo 3 facing west



Photo 4 facing northeast

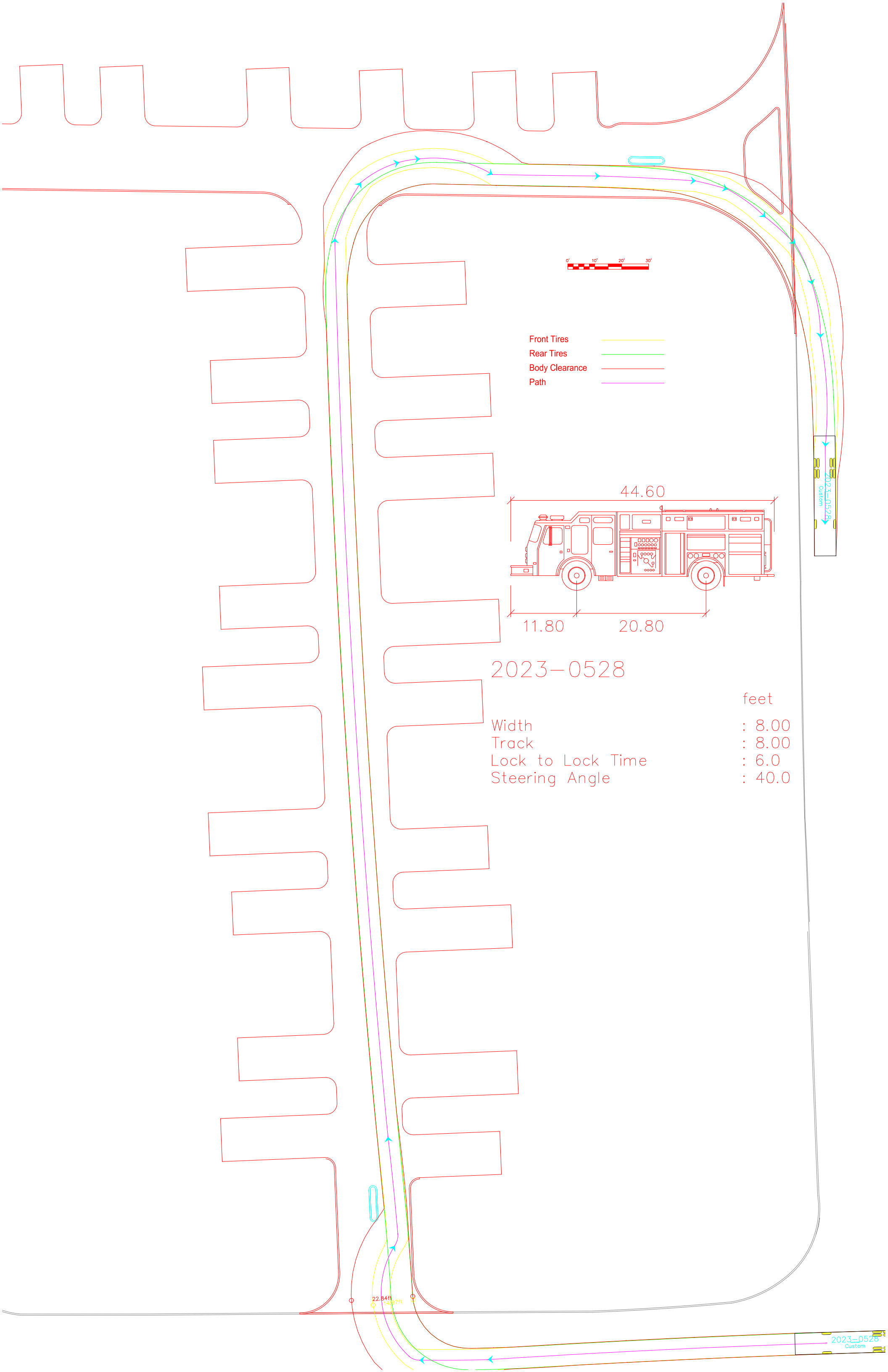


Photo 5 facing west

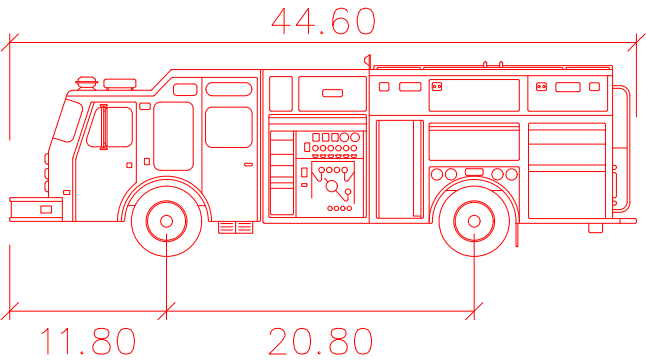


Photo 6 facing east





- Front Tires
- Rear Tires
- Body Clearance
- Path

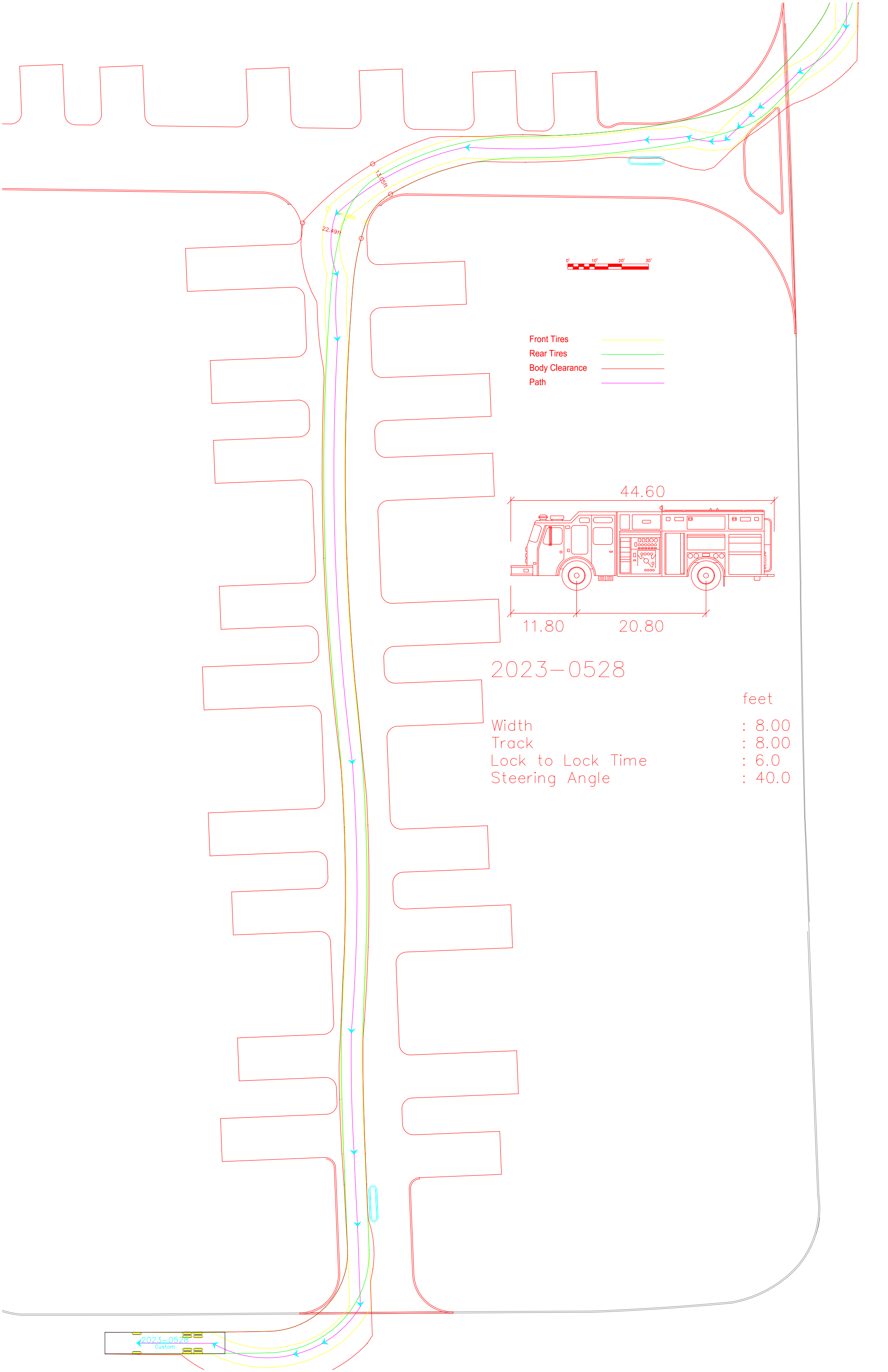


2023-0528

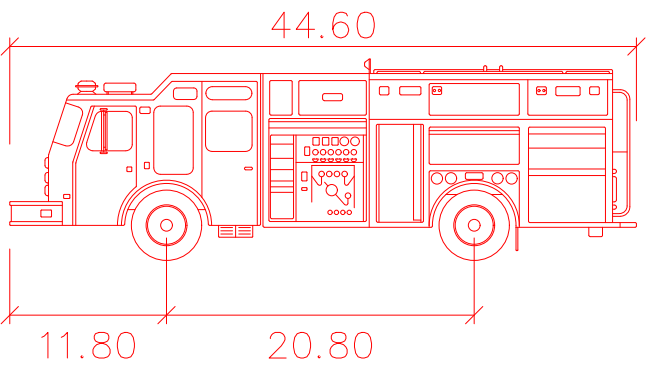
	feet
Width	: 8.00
Track	: 8.00
Lock to Lock Time	: 6.0
Steering Angle	: 40.0

2023-0528  
Custom

2023-0528  
Custom



- Front Tires
- Rear Tires
- Body Clearance
- Path

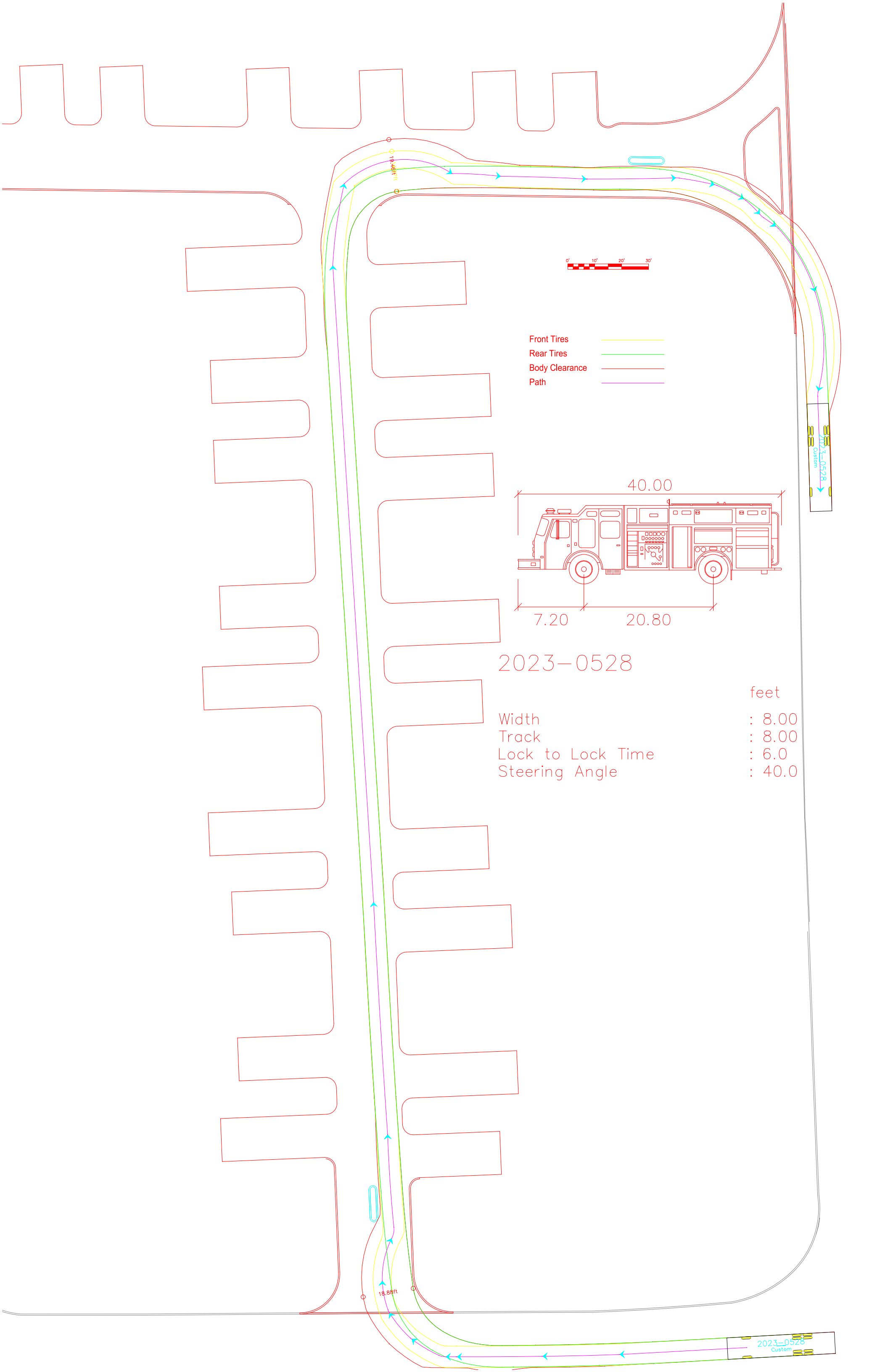


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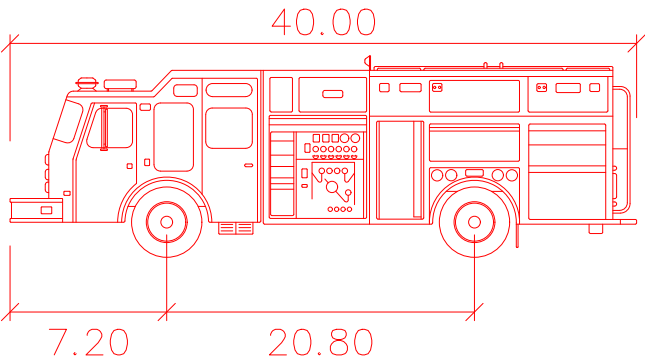
feet

Width : 8.00  
Track : 8.00  
Lock to Lock Time : 6.0  
Steering Angle : 40.0





- Front Tires
- Rear Tires
- Body Clearance
- Path



2023-0528

feet

Width : 8.00  
Track : 8.00  
Lock to Lock Time : 6.0  
Steering Angle : 40.0

19.48 ft

18.88 ft

2023-0528  
Custom

