

Papke, Anna

From: Melissa SCHMITZ <mschmitz@lombard.il.gov>
Sent: Tuesday, September 3, 2024 10:51 AM
To: Giagnorio, Keith; Niehaus, Scott; Aranas, Nicole; Brezinski, Elizabeth; LaVaque, Brian; Puccio, Anthony; Dudek, Bernard; Honig, Andrew; Militello, Dan; Bachner, Bob; Community Development; Heniff, William
Subject: Meyers Rd. proposed development

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Dear President Gianorio, Village trustees and staff -

Thanks to each of you for listening to my comments in the last few weeks - in person on a walk, over the phone, at the special annexation meeting - each of you has heard me in some way. I thank you for that. I wish the developer, as they created a brand new development, specifically for this property, had simply followed more of Lombard's standards all along.

We have heard endlessly about 'all of the concessions they have given to the area residents' and how much it's cost them to do so - but why not just create it to Lombard's standards from the very first design? Their attorney tries to make it sound like they're doing us a favor but think of how much time would have been saved, and how much frustration would have been avoided if the design was simply created to the majority of Lombard's standards from the very start.

I look forward to these 4 acres being improved and hope the homes end up being a more reasonable design than they are currently.

Melissa Schmitz

On 08/07/2024 9:04 AM CDT Melissa SCHMITZ <mschmitz@lombard.il.gov>

Dear President Giagnorio, Village trustees and Village staff -

Having lived in Lombard for over 25 years now, I've always loved the 'small town' community feel to this area. I have been on the parade committee, the Pride committee, and served on the liquor commission - I've been proud to be an active member of Lombard happenings. The events, the parks, Lilac time - it's all been part of the Lilac Village experience.

I'm sad to hear that the Pinnacle development proposed for Meyers Road goes against what the Lilac Village stands for - it's the Lilac Village not the 'monstrous homes on top of one another' city. I have read through the standards for variations and can't see how the Plan Commission can say this development meets the standards. Many if not all of the variances requested are 'wants' - not 'needs'. I've attended several meetings, at the county level, at the Village level, at the community level, to become informed about this

development. While some of the Plan Commission wording is complicated and new to me, a couple of items really stand out:

Section 155.103.C.7 #3 The purpose of the variation is not based primarily upon a desire to increase financial gain. What other reason could there possibly be to build homes 6 to an acre, 3 feet apart, 38 feet tall with drastically reduced open space? That's just greed on the part of the developer - and possibly greed on the part of the village for more tax money? There is no hardship of any kind, the topography of the land doesn't call for any of this. It's just pure greed, plain and simple.

Section 155.103.C.7 #6 The granting of the variation will not alter the essential character of the neighborhood. Have you been to York Center Community? Many of the homes are one per acre, or lots even larger than that with only one home on it. Cramming 24 - 3 story homes onto 4 acres will dramatically alter the essential character of the neighborhood. This is a neighborhood that you move to because of the large lots and green space - that's the essential character of this beautiful, friendly neighborhood.

Don't get me wrong - the 4 acres in question don't look great now and I welcome development to improve the aesthetics of those parcels. I know that this development will happen - but it doesn't need to happen with the variances requested. Rumor has it that the board of trustees has always agreed with the Plan Commission. I know you're all capable of thinking for yourselves and making your own decisions - and not just rubber stamping whatever comes in front of you. I hope you all have it in you to stand for what's right for the Lilac Village and keep the essential character of this neighborhood by NOT approving this development as currently proposed.

Thank you,
Melissa Schmitz

Papke, Anna

From: Kristin Dominguez <l...>
Sent: Tuesday, September 3, 2024 4:48 PM
To: Papke, Anna; henniffw@villageoflombard.org
Subject: Regarding Pinnacle Homes

Please be cautious

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Thank you for listening to our concerns in last week's meeting regarding the Pinnacle Homes.

I have two comments.

First, I reached out on behalf of me and my family. I am hoping our concerns were taken into consideration based on the fact that we live directly across the street from the proposed development.

Our MAIN concerns:

- *Density/Height (24 homes on four acres and 38 ft high)
- *Parking/Street Safety/Congestion
- *Noise (24 rooftop decks and 3 AC units per home on roofs)

Development of this property is encouraged, but we are asking to SCALE BACK to half the amount of homes and request all variances be denied including, and most importantly, height, setbacks, and spacing between homes.

While the current development proposal for Meyers Rd/School St may not currently affect everyone in Lombard at this time, if it is approved AS IS (with the current proposal), we fear that this type of development sets a precedent for easy approval should another developer want the same. What would be stopping you from approving the next urban-style, overly dense proposal?

Lombard should be developing new homes, but how about affordable homes? Why million dollar homes? Why homes of this magnitude?

Please... Consider minimizing this development. Help it blend into our beautiful Village of Lombard.

Second, I think it's important to mention that the Attorney for the Developer was not sincere nor upright in his responses to all of the concerns mentioned by the community. It appeared as though he manipulated the situation to fit his narrative. This was hugely disappointing.

Thank you for your time and consideration.

Kristin & Alfonso Dominguez
1314 S School Street

Papke, Anna

From: Cree Sochor <csochor@me.com>
Sent: Tuesday, September 3, 2024 7:28 PM
To: Papke, Anna
Subject: The Pinnacle at Meyers

Please be cautious

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Anna,

Please forward this on to the Board. Thank you so much!!!

First and foremost, thank you all for taking the time to listen to the residents of York Center regarding the current Pinnacle proposal.

These are the most daunting concerns, as a person with a home on School Street, directly across from the development,

Density is the biggest issue. It does not matter how tall a fence they build, or how many saplings they plant. The development will not assimilate comfortably into the neighborhood, even to those on the east side of Meyers Road, or south of the elementary school and park. Four or five, one- and two-story houses per acre would be desirable. Additionally, the proposed height of each structure does not have "peaks." The buildings ARE three stories tall, with no visible "peaks."

Secondly, it appears that "work-force" housing is off the table; however, at the current price point and having 6 or 7 bedrooms, each unit may, unbeknownst to the Village, become multi-family dwellings.

Finally, Meyers Road and 14th Street will both be severely impacted. The backup from 14th Street at Meyers will be overwhelming and drivers will have difficulty turning left onto Meyers from the development. Add the school buses and bicycles, and it becomes a very dangerous scenario. Oh yea - and what about the snow? Where will the plows deposit the snow from the development, since there will be no extra room for any of that?

Thank you again for taking our concerns to heart. As you can see, York Center is a very special place to live, and has been for many years. I hope we can maintain that wonderful legacy for generations to come.

Sincerely,

Dave and Cree Clegg

Papke, Anna

From: Bauer, Carol
Sent: Wednesday, September 4, 2024 8:30 AM
To: Niehaus, Scott; Aranas, Nicole; Heniff, William; Papke, Anna
Subject: FW: Pinnacle on Meyers Proposal thoughts and perspective

Carol Bauer
Executive Coordinator
Village of Lombard
255 E. Wilson Ave.
Lombard, IL 60148
(630) 620-5712 (Office)
(630) 620-8222 (FAX)



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From: [Redacted]
Sent: Wednesday, September 4, 2024 8:26 AM
To: Giagnorio, Keith <GiagnorioK@villageoflombard.org>; Brezinski, Elizabeth <BrezinskiE@villageoflombard.org>; lavaqueb@villageoflombard.org; Puccio, Anthony <PuccioA@villageoflombard.org>; Dudek, Bernard <DudekB@villageoflombard.org>; Honig, Andrew <HonigA@villageoflombard.org>; Militello, Dan <MilitelloD@villageoflombard.org>; Bachner, Bob <BachnerB@villageoflombard.org>
Subject: Pinnacle on Meyers Proposal thoughts and perspective

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Lombard Board of Trustees;
I am sending this letter directly to you board members, hoping you have time to read it before your next meeting on 9/5/24, as there was so little time to submit information prior o the next meeting. I appreciated your many productive comments, questions, and the professional management of the public meeting last week. I do not know if we can come to a decision to which we all will agree, but I do appreciate that many people seem to have listened to each other and have considered multiple issues and concerns.

Various types of new information were presented in that meeting. Several of your trustees raised the question regarding what Lombard will get for doing this. I believe it was your village manager who estimated that the tax revenue for a year would be \$39,000. I was surprised anticipated that the revenue would be much greater than that. There are other areas of tax revenue that will go to other municipalities. Children from our communities from early childhood through high school attend Villa Park schools. Education tax revenue from this proposed development would go to District 45 and District 88. It is my understanding that, as we are members of York Center Park District and York Center Fire Protection, so would anyone living in this proposed community Lombard would not receive any of the tax dollars for elementary and high schools, Lombard Park district or Lombard fire protection.

Several references have been made to this proposed development being addressed by DuPage County. The initial meeting regarding an early version of this proposal was presented there. The meeting room was packed with some people needing to stand as no additional chairs were available. The chairman of the county Zoning Board of Appeals was not in attendance at this meeting, and the committee member who was attempting to chair the meeting did not provide a plan or guidelines for conducting business. Eventually we were informed that the meeting would end at 2 hours, that people could not talk about the same topic someone else had mentioned, that we could speak for a maximum of 3 minutes. We were not to make any comments or applaud. Several people were ejected from the meeting, as they complained about the chaos or attempted to ask a question. The development team which included many players provided extensive and separate explanations on many topics, spending more than 90 or 100 minutes to complete this task. One of our community members had created a presentation about the proposed development that covered many areas and would take significant time to present, much more than the 3 minutes we were now hearing would be the limit. Multiple people said this person could represent them so some information could be presented at the meeting.

I assume the developer decided this person was the representative for our community for all subsequent contacts and negotiations. The developer apparently had multiple meetings with this person and at times with a few other people; however, the entire community was not involved in giving or receiving this information. I had not heard about most of the considerations that the neighbors supposedly wanted or vetoed as mentioned in last week's public hearing. There are also people in other surrounding communities expressing concerns who were not included in what were apparently many conversations with the developer.

The neighborhood meeting at the park district was the first time many of us heard most of the information regarding the later proposal. The acoustics in the room were very bad that night, so it was often very difficult to hear what was being said. Also, the attorney controlled the microphone, so the group only heard his representation/restatement of what people said. Bill Heniff was the only other person allowed to hold the mic and respond to issues that surfaced at the meeting.

At last week's public meeting on annexation, Mr. Daniel stated that the Co-op had never owned any of the property east of School Street. To the contrary, the Co-op owned the lot at the south section of the property between School and Meyers, just north of 14th St. The lot was approximately 60 ft. by 300 Ft. A memorial tree in honor of the couple who built my home continues to grow on that lot. The lot also includes a narrow strip of land that continues north on School Street. The Co-op was ordered to sell this property, as well as all other common properties, when the Co-op was dissolved.

The attorney made many different statements during his response portion of the public meeting. In addition to my previous clarification of lot ownership, I want to focus on his comments about green space and "places to play." He said there are 4 parks, some of which are 5 or 6 blocks away. He also mentioned Montini, which is a private Catholic school, and a church as places where residents of the proposed development could play. No one has the right to trespass onto these various private properties; no such expectation can be made.

Various building projects in Lombard have been sited as places like the current proposed development. The Summit in Yorktown has 2 or 3 bedrooms; Park Townhomes has 3 bedrooms and the new Norbury Crossing offers 4 bedrooms. The Pinnacle is the only proposal that has 5 to 7 bedrooms. The potential number of people in housing groups where there are 5 to 7 bedrooms is significantly different than any of these other housing developments that exist in Lombard. I hope you will consider this important difference between the number of bedrooms and its ramifications on potential number of occupants in these units. Many people have discussed the potential ramifications of issues related to parking, traffic, noise, and other potential concerns related to having

many people living in a finite area. I share the concerns raised by many other people. Is this a precedent Lombard wants to set for its future?

Thank you for your time and consideration of this information. I hope you will consider all of the material available to you as you make your decisions regarding annexation and this proposed project.

Truly yours,

Doris Dornberger

10W020 !3th St.

Lombard

Papke, Anna

From: Bauer, Carol
Sent: Wednesday, September 4, 2024 11:44 AM
To: Papke, Anna; Heniff, William; Aranas, Nicole; Niehaus, Scott
Subject: FW: Annexation and Variances

Anna
Just received - see below - sent to Trustee LaVaque

Carol Bauer
Executive Coordinator
Village of Lombard
255 E. Wilson Ave.
Lombard, IL 60148
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(630) 620-8222 (FAX)

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-----Original Message-----

From: Kristin Sterling <ks@villageoflombard.org>
Sent: Wednesday, September 4, 2024 11:43 AM
To: LaVaque, Brian <LaVaqueB@villageoflombard.org>
Subject: Annexation and Variances

Please be cautious

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Trustee LaVaque- I'm writing you to express my concerns about the proposed annexation and required zoning variances being currently considered. My understanding is that this development is squeezing 24 large homes onto four acres with very limited green space. This development would require many variances to current Village zoning rules. My concern is that while this is not in our immediate area it creates a precedent that future developers will use to also request similar variances. What I have always loved about Lombard is the amount of green space and trees. I realized this development will probably be built either way. But the Village of Lombard should not lower its standards in order to annex this development. If the developer wants to be able to say these homes are part of Lombard, they should be required to follow our current zoning rules. I urge you to do everything you can to make sure that the variances are not granted.

Feel free to contact me if you have any questions.

Thanks
Kristin Sterling

219 West Maple

Sent from my iPhone

Papke, Anna

From: Joe Purkart <
Sent: Wednesday, September 4, 2024 11:53 AM
To: Papke, Anna
Subject: concerning the Pinnacle on Meyers

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My name is Joe Purkart and I live at 591 S. Lalonde ave lombard. the following is what would have been my comments for the september 5th meeting.

Concerning The Pinnacle on Meyers

During the public hearing it was mentioned as a part of the benefits of approving this would be that the park district, schools, and housing markets would benefit. These claim however is demonstrably false.

Starting with the tax benefits for the park district, all tax revenue of this property would end up funding the York Center Park District. Lombard Park District would not see any increase in tax revenue. This property is firmly within the jurisdiction of the York Center Park District and would require, to my understanding, a lengthy legal process between the two park districts to change that which, for Lombard at least, would not be an easy or smooth process.

The next claim made was that the schools would benefit however looking at the school district lines for High schools down to elementary schools, only two schools in Lombard would benefit. Those two would be, Schaffer elementary and Westmore elementary. Glenbard East High school and Glenn Westlake middle school would see no tax money from this project. The property in question is, according to current district maps, in school districts 88 and 45. This means that any tax funds would be distributed to primarily schools in Villa Park and York Center.

The final claim that was made that this project would ease the housing crisis. Now I nor any reasonable person would argue that the housing market is not in a good state. However the problems the housing market is facing is not a shortage of 1.5 million dollar townhomes but reasonably priced homes in the range of 300-400 thousand dollars. In 2023 44 percent of homes were bought by private equity groups in quarter three alone and the vast majority of those were homes in the 300-400 thousand dollar price range, considered starter homes, thus, creating the shortage. Further exacerbating the problem were developers, much like the one petitioning the town now, refused to build homes to replace the ones bought and instead favored multimillion dollar builds and projects. Currently however, due to multiple economic pressures less houses are being bought meaning supply is actually increasing. Whether this trend continues while this project nears completion is impossible to know but, as a resident of Lombard, I don't believe that is a risk the town should be taking.

Considering these verifiable facts this is not a project that holds any practical merits for the town. Our schools won't see any considerable benefits. Our park districts will not see any increased revenue. Finally, The housing market in Lombard will not see any benefit from this project. The last project that was approved that had this kind of opposition had to have a complete re-planning to a downscaled sized. Of course I am talking about the Usmania project on Roosevelt. The major difference between these two projects is the Usmania project filled a need the town had and the benefits were obvious. There was no real discernable reason to not approve it That being said, The people of York Center did say it should be smaller and was too big for the property. Now less than a year after that decision the project was cut in half. We now find ourselves at the forefront of a similar situation where an oversized project is being proposed and the people of York Center are saying it. With no real positive impact for Lombard or on the Lombard citizenry it is imperative we listen and consider the words and impact on the people that it does effect and who it will benefit, and those people are saying no.

Papke, Anna

From: Bauer, Carol
Sent: Wednesday, September 4, 2024 4:08 PM
To: Niehaus, Scott; Aranas, Nicole; Heniff, William; Papke, Anna
Subject: FW: Annex for Developers for 14th street and Meyers Road

Let's see what other (if any) e-mails we receive and can include in packet for tomorrow

Carol Bauer
Executive Coordinator
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From: Ashlee Highland <
Sent: Wednesday, September 4, 2024 3:41 PM
To: Honig, Andrew <HonigA@villageoflombard.org>
Subject: RE: Annex for Developers for 14th street and Meyers Road

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Dear Trustee Honig and Village of Lombard Trustees:

As a resident of the 4th district, I am requesting that you vote "no" to the development annex proposed for 14th street and Meyers Road because it is too large of a development on a smaller lot and less green space

affects us all. We have high standards in Lombard due to the required green space percentage and we should hold developers accountable to that high standard.

Sincerely,

Ashlee B. Highland
190 S. Criag Place
Lombard, Illinois 60148

Papke, Anna

From: Bauer, Carol
Sent: Wednesday, September 4, 2024 5:57 PM
To: Niehaus, Scott; Aranas, Nicole; Heniff, William; Papke, Anna
Subject: FW: Pinnacle at Meyers

Sent to Trustee Bachner

Carol Bauer
Executive Coordinator
Village of Lombard
255 E. Wilson Ave.
Lombard, IL 60148
(630) 620-5712 (Office)
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From: Tomas Novickas <t
Sent: Wednesday, September 4, 2024 5:33 PM
To: Bachner, Bob <BachnerB@villageoflombard.org>
Subject: Pinnacle at Meyers

Please be cautious

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Good evening Trustee Bachner,

I wanted to send a quick note about my perspective on the Pinnacle at Meyers development pending before Lombard. You may recall that we have spoken a handful of times and that I am passionate about encouraging high quality development. While I know some of my neighbors spoke at the recent meeting

against aspects of the Pinnacle, I myself believe the Developer (Afsar group) has done an extraordinary job of engaging with our Community and in turn crafting a quality development. Due to ongoing work obligations I'm not able to speak at tomorrow's meeting either, may I kindly ask you to consider my thoughts below:

You are likely aware of the Developer's proposal before DuPage County which had some flaws. Myself and several of my neighbors subsequently met with the Developer and spoke about our concerns. They listened and went through several design changes in an effort to address these issues. The project currently before Lombard represents hours and hours of engagement with myself and others in the YCC Community to create a project that I believe is mutually beneficial. I found it to be an unusual and rewarding experience--I will go so far as to say that I would be ecstatic if Afsar did any additional work in the area--I believe their work thus far represents what I have so often spoken to you about what development should be. I am happy to discuss the process we went through further, please feel free to reach me by phone at 847-778-3690.

I'd also take a moment to address something that was apparently brought up in the previous meeting--why were the units designed to face inwards vs facing outwards? This was a design choice Afsar made based on Community feedback, specifically concerns about the traffic generated on School st, headlights, and noise. The interior courtyard concept effectively negates impact on our adjacent YCC Community and even the landscaping as proposed along School st, after multiple iterations, was designed to replicate the positive aspects of the existing, unruly, landscape present on School st. This was one of numerous details done based on Community input; afsar really went to great lengths to address and appease concerns among the Community.

One other consideration I would ask your time for relates to pedestrian and lighting infrastructures. We as a Community would benefit greatly from ensuring that crosswalks are present for the proposed sidewalk at 14th st and near 13th st. I have spoken with Mr. Goldsmith about this and it is hopefully in motion but I believe that if we missed this, it would be difficult to ever get crosswalks installed. I had suggested pedestrian signage to complement a crosswalk at 14th st (eg pedestrian crossing sign in the middle of the lane which is I believe consistent with MUTCD) to address the often high speed travel created at the intersection of 14th/Meyers/School due to double yellow striping, existing lane width, and topography. On the topic of lighting--it appears Afsar will need to install street lighting on School st. to bring it up to current Lombard standards by installing 4-5 'gas-light' fixtures on the east side of School st. Our neighborhood is somewhat unique in the matter of lighting, among other ways. We happily have very few existing street lights. School st was zoned in the Lombard comprehensive plan as a special zoning area due to the unique qualities of the neighborhood and I believe it would do a disservice to us to assume that the lighting should ever match other parts of Lombard. I'm also not aware of any other development in Lombard that uses 'gas-light' style fixtures on one side of a street to achieve full Lombard lighting standards. I would kindly ask that it be considered to maintain existing street lighting levels by requiring only 1 or 2 'gas light' style fixtures and not more.

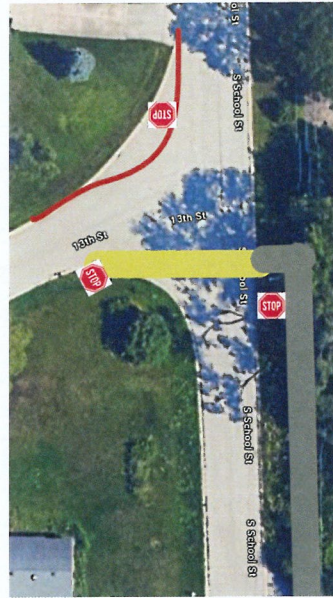
As always, I appreciate your consideration and engagement on such matters--and other matters you're involved with.

Warm regards,
Tomas Novickas

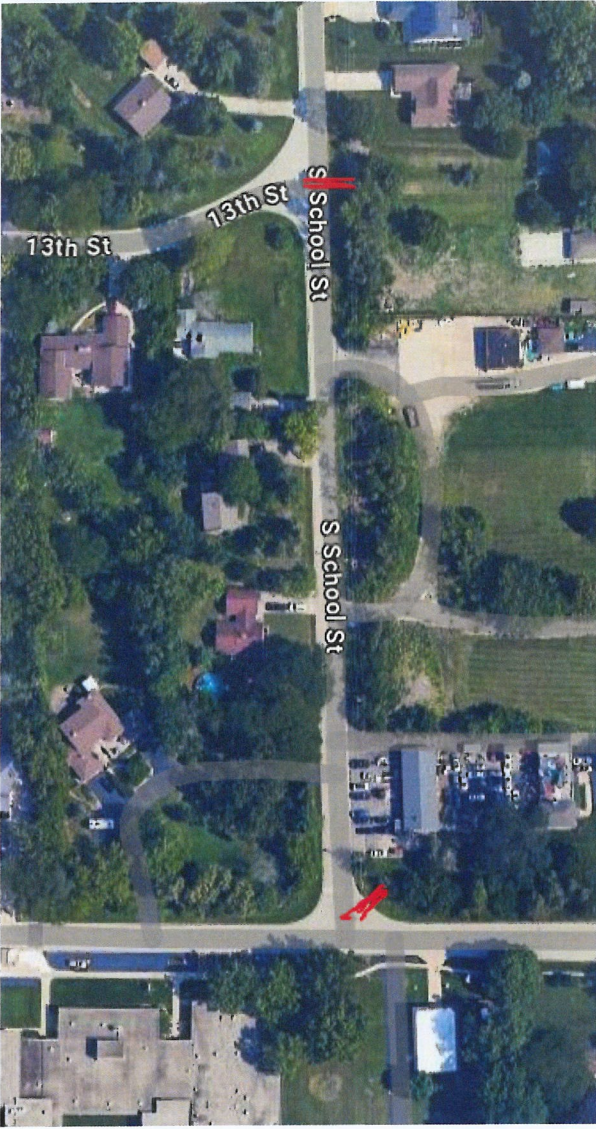
Requested pedestrian safety:



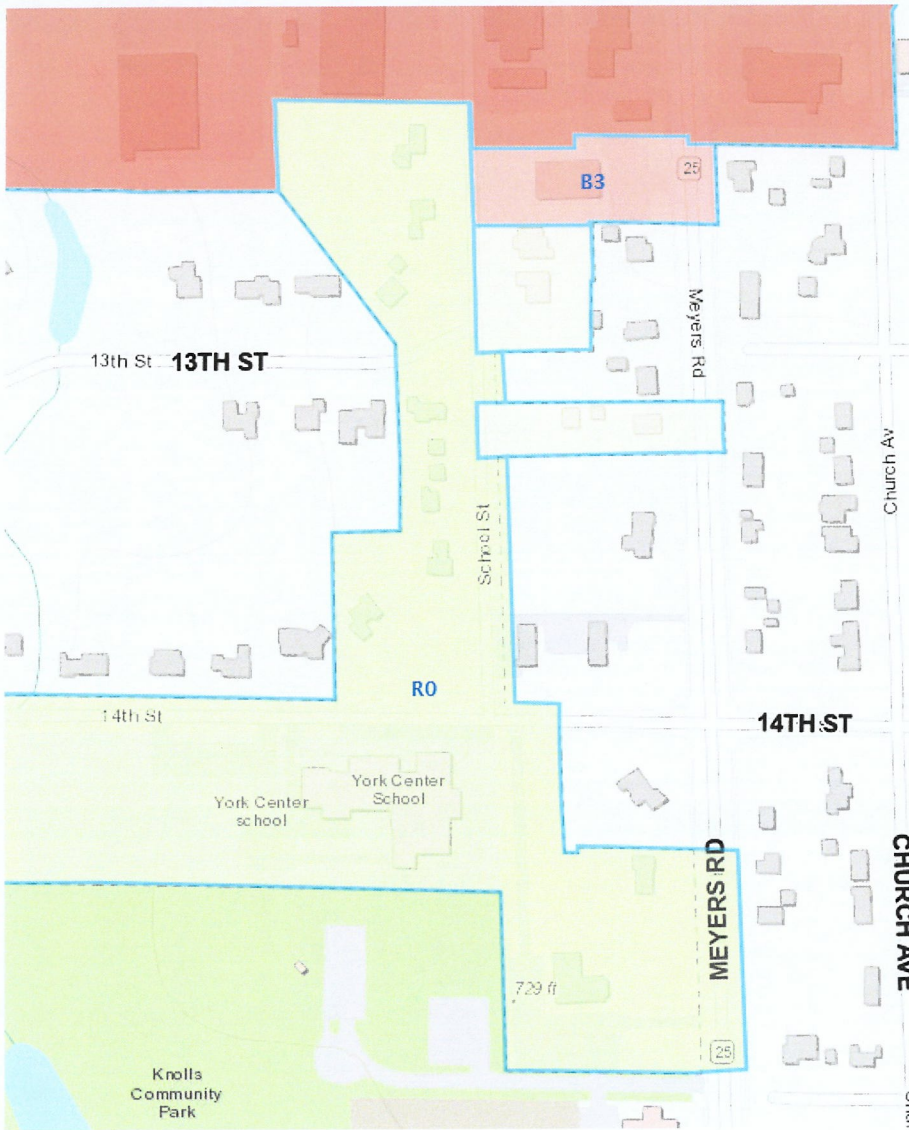
- Curb line adjustment to reduce traffic speed
- Crosswalk
- Centerline pedestrian signage due to through traffic



Existing street lighting on School st:



Unique R-0 zoning--one of our revered qauliteis is limited street lighting.



Papke, Anna

From: Debbie Kalck <debbie.kalck@villageoflomabrd.org>
Sent: Thursday, September 5, 2024 10:52 AM
To: Papke, Anna; Heniff, William; Giagnorio, Keith; Brezinski, Elizabeth; lavaqueb@villageoflomabrd.org; Puccio, Anthony; Dudek, Bernard; Militello, Dan; Bachner, Bob; Debbie Kalck
Subject: Pinnacle

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Mr. Giagnorio and Trustees -

Please accept my casual email format and my apologies for the 11th hour comments! Please absorb the relevancy and think critically in regards to!

First, please allow me to give a few background statements about myself:

- My name is Deb Kalck and I reside at 393 E. 16th Place in Lombard. I am, and have been for 10 years, working in large construction corporate management. This is my quasi-retirement career after being a 30 yr. Financial Advisor for major financial firms. During my tenure of both being a Financial Advisor and my current position, I have worked with large developers, both on their trusted internal advisory teams and as partners on large scale projects.
- Being raised in and working in DuPage County for my entire life, I was a long-time registered republican. I now vote independent and share my beliefs of seeing all sides for the greater good.
- I believe in high density housing in proper locations and the Strong Towns theory. I DO NOT believe in disrupting one's life for another's. (This is why you exist - to make great decisions that won't affect the future of others negatively.)

I am encouraged to see that the "sides" in this discussion have been great stewards of collaboration and open discussion where concessions have been given. The developer seems like a good guy who truly would be a great neighbor if it becomes a great neighbor development.

I am truly disappointed in Mr. Daniels allowed belittling rant from the last meeting. As the Attorney, his reward is exclusively monetary. While I understand he is the appointed representative, his lengthy commentary was mostly not relevant and too personal. All to pound his chest.

Now to my insights and position:

I am in support of the impacted neighbors in regards to no variances and forward-thinking solutions to real future issues. In my long-term opinion, this is now a planned community that needs to be able to support future parking and to not impede traffic flow where accidents will ensue.

Let me reiterate - this is now a veiled planned community - fantastic - if it doesn't take away from existing citizens.

My talking points:

1. Has there been a speed study - NOT A CAR COUNT (really?!) study from Roosevelt Road to 14th **both** when the light is green with pass-thru and when the light is red? I assure you, as a driver on this route multiple times a day it is in excess of 40 MPH often. I drive 5 miles over the speed limit to not get flipped off and rear-ended. Here's your gate issue.
2. Have you acknowledged that the southbound lane from Roosevelt (Pinnacle's entrance lane) is used by 3 educational facilities for daycare/school drop-off and pick-up all day long? There are children in these backseats. Here's my anger - THIS IS ON YOU LOMBARD AT THE FIRST INJURY OR DEATH OF A PERSON FOR A GATED COMMUNITY ENTRANCE OFF A MAJOR ROAD. Let's remember, a gated entrance on 14th doesn't alleviate any issues.
3. Did YOU (not the developer) hire an Engineer to incorporate this speed study into the design of the length of the gated community entrance apron and the gate rise lag time? There will be Westmore Road dead stopped traffic necessary for the variances gate and the 144 allowable cars. C'mon - we can do better!
4. More "I" comments - I walk my dogs in the impacted neighborhoods almost daily - I envy and appreciate their quality of life - from green space to safety. They are entitled to a continued quality of life. They are kind and friendly people.
5. Seven bedrooms will be multi-family - who regulates this? No one, but we threaten it's not allowed in permit applications - hmmm. I live in a multi-generational home and wasn't allowed a separate entrance to our basement due to the fact that it would appear as multi-family.
6. The developer shared that he and his family will be good neighbors at the Pinnacle. Great - then be good neighbors! The writing on the wall was obvious a long time ago - this is a planned community. My guess is that most of these houses have been "taken."
How do we then establish a future daily, holidays and events parking plan that can legally be adhered to? Is that even possible? If not, then you have to vote no variances!
7. Please use secular and religious holidays and events additional parking and policing resources needed in the Village (on a weekly basis) as your guide to future impact. We have a religious holiday event resource needed weekly around the corner from me. It's managed well, but has to be managed!
8. Successful financing begets successful financing for developers. (Financial Advisor for 30 years) If the developer is allowed the variances, this sets the precedent for future development arguments and future disruptions of existing citizens. This is not good neighbor standards.
9. As the developer, he is entitled to his rights and quite frankly a successful claim of property. How do we encourage further solutions to his needs and wants without taking from others?

Who are WE to become? You have families, you want futures for them - do WE disrupt your families' quality of life for another's? Or do WE vote to be great stewards and find a common ground? You were voted in to find the common great to a successfully growing town.

Please vote, at the bare minimum, to no variances! Do better and go further if you can!

I could go for the annexation, the development (ungated), no variances and the solid legal repercussions problem solving! Thanks for your time and efforts!

Deb Kalck
393 E 16th Place
Lombard, IL 60148

Papke, Anna

From: Tazelaar, Carrie <[REDACTED]>
Sent: Thursday, September 5, 2024 11:26 AM
To: Papke, Anna; Heniff, William
Subject: Proposed Development and Annexation of Meyers Rd Properties

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Good Morning,

Thank you for taking the time to read this email and consider the community around the proposed development on Meyers Rd.

I am an 8 year resident of Congress Knolls and grew up in Lombard Church on Meyers and 22nd and am involved there to this day. My family was very involved in this community long before we lived here and were very excited at the opportunity to purchase in Congress Knolls when we did. We love our community and neighbors and so much of the charm that is Congress Knolls is the quiet and almost rural feel of the area.

We have had the opportunity to attend meetings and get to know the proposed plan very well. My husband has even had the opportunity to speak directly with the developer. And I understand that you've been so great about listening to the "locals". My concerns are of course the size and congestion this will create for this neighborhood. But I have dear friends who teach in this school district and their class sizes are already hard to handle. Please consider the impact on the school sizes. I am concerned that the size of the units will result in multiple families in units which will result in a strain on our schools and public resources. I also just don't understand where your residents will be expected to park? I have the unfortunate vision of a Brandywine, Villa Park situation with cars being lined up everywhere. I know that my family of 5 drivers in a 4 bdrm home has trouble with parking at night when it is frowned upon to park in the street. In addition to those concerns, I am concerned that annexing this property into Lombard proper would open the door for annexation of Congress Knolls. With such generous lots, our tax burden would be more than many of us could handle and we're quite happy with our well water, disposal service choices and streets.

I do not expect a response to this email but am just grateful for your time to read it.

Thank you for your consideration of the concerns of the neighbors,

Carrie Tazelaar

1S760 Westview Ave
Lombard

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Papke, Anna

From: Anne Garcia <[redacted]>
Sent: Thursday, September 5, 2024 12:43 PM
To: Heniff, William; Papke, Anna
Subject: Pinnacle at Meyers for Board of Trustees
Attachments: Context Matter Pinnacle at Meyers 090524 .pdf

Please be cautious

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Bill and Anna,

Please make sure all the Trustees receive the attached PDF in regards to clarifying the context of what they have heard so far in regards to the Pinnacle at Meyers development. Hopefully this can help them to fill in some gaps.

Thank you.

Best Regards,

Anne Garcia

CONTEXT of what was addressed at August 29th meeting MATTERS

We are all trying to have a constructive discussion here voicing our individual opinions so that the Lombard Village Board of Trustees has the complete picture of this development, the community in which it is being proposed, and our various perspectives of the Pinnacle at Meyers proposal so that the Trustees can make an informed decision on this proposed development in Lombard. However, through the course of our dialogue much of the context appears to have gotten lost. That is easy to happen here since I think only one person in this room has attended every public meeting in DuPage and Lombard to fully educate themselves on what is going on here. The Lombard Board of Trustees is trying to play catch-up if you will. It is our job as community members, and the developer's team to explain best we can where we have been to get to where we are now, and to express our passions for our position. I feel that got greatly muddled in the last hour of the August 29, 2024, Trustee meeting. By providing a detailed context I hope to clarify for the Board of Trustees where we have been, truthfully. I know this is me, one community member stating this. However, I believe I am 99% accurate in the detail I will be providing you and that most of it is verifiable by videotape from the DuPage and Lombard meetings regarding this development. I cannot provide evidence that the developer's team met with the neighbors so many numbers of times, since they only held one poorly managed meeting that the community was invited to.

The first part of this letter I present the context to help you understand what "Neighbors" means 99% of the time Mr. Daniel refers to having spoken with the 'neighbors' of the community that surrounds this proposed development.

The second part is adding context to Mr. Daniel's 55-minute monologue at the August 29, 2024, meeting.

I hope by adding this context you have a clearer picture of what has transpired up until the point this development came to the Lombard Village Board of Trustees for review, so that you can truly make an informed decision on this development.

"Neighbors"

Mark Daniel, the attorney for the developer, set up the narrative at the February 22, 2024, meeting with the DuPage County Zoning Board of Appeals when he

announced something to the effect “TN speaks for this community – let him have more than the three minutes.” TN refers to a neighbor of mine who likes to keep informed on developments in the area and actively pursues sharing his opinion (his alone) with developers. Daniel had worked with TN on a prior development. Daniel guided his client (and quite possibly the Village of Lombard) to think TN spoke for our entire community. At the February DuPage meeting most of the community members didn’t have much background on the current topic to speak so we allowed TN, who had done some research, to have our floor time. That did not mean that TN is a spokesperson representing our entire community for the duration of the discussion regarding this development.

The content I presented at the June 3, 2024, Lombard Plan Commission meeting made it perfectly clear that Mr. Daniel had chosen to speak to a select few neighbors who have no authority to represent the rest of the surrounding community in which this development is being proposed.

After the numerous times he referred to including “neighbors” in the development discussion at last Thursday’s Board of Trustees meeting, I want to make it clear – he only included a couple people including TN continuously throughout the process. Absolutely no one had authority to speak on behalf of the entire community surrounding this proposed development, nor on behalf of York Center Community neighbors. Each community member has their own voice and opinion on this development.

If you watch the June 3 Village of Lombard Plan Commission meeting video regarding this development, you will see me address this inaccuracy of Mr. Daniel’s assumption that TN speaks on behalf of this community. For ease of recollection, I have provided the text I spoke at this meeting below: *NOTE: In the Public Comment section of this June 3 meeting Lombard gave TN and TM (President of our community’s social organization) first up to speak at this meeting. Coincidence? I think not.*

Mr. Daniel’s has referred to our neighborhood as an HOA. I want to make it clear to the Village of Lombard and to Mr. Daniel’s clients that the York Center Community located directly across School Street from this proposed development is not a typical HOA like the one Mr. Daniel’s has been proposing for this Pinnacle at Meyers Development.

The type of HOA Mr. Daniel is suggesting for the Pinnacle of Lombard appears to be mandatory HOA which homeowners automatically become part of when they purchase their home.

While the York Center Community HOA is a voluntary organization. From this perspective the York Center Community Board does not represent the interests of the entire community.

The York Center Community HOA is strictly a social organization for members of this community who choose to join it to take part in social activities in this community. Not all homeowners in the York Center Boundary area are members of this social organization. Neither the President of the York Center Community HOA (*TM who Daniel's has also worked with*) nor any individual member of this community has authority or legal right to act with a developer on our community's behalf. We are all individual homeowners and for anyone to suggest that they have authority on behalf of our entire community, or on behalf of this social HOA is incorrect.

Mr. Daniel and his clients have met numerous times with a few neighbors, (*primarily TN and TM*) disregarding the majority of the over 400 homeowners in the surrounding rural communities of this proposed development.

I am sure my community and surrounding communities welcome the opportunity to meet with this developer and the Village of Lombard in a setting in which our community members can be heard as the plans for this development evolve. The community meeting on May 21 at the YCPD was not a meeting that allowed the community to be heard. The air conditioning system was so loud that we couldn't hear each other speak. Mr. Daniel was the only one with a microphone. Most of the community members present could not hear the concerns brought by other community members.

....

The Mission of the Village of Lombard is

“The Mission of the Village of Lombard is to provide superior and responsive governmental services to the people of Lombard. Our shared Vision for Lombard is a community of excellence exemplified by its government working together with residents and businesses to create a distinctive sense of spirit and an outstanding quality of life.”

While I might live in unincorporated Lombard, my quality of life and that of my neighbors is just as important as every individual who resides within the Village’s incorporated areas. I ask that you respect the quality of life we all chose years ago when we chose to live within Lombard’s boundaries in this rural feeling neighborhood – a hidden gem. We moved here because we respect all that Lombard has to offer while allowing us to feel we live in a quiet rural setting far away from the hubbub of Roosevelt Road.

My Neighbors and I respect the need for development. Please respect our need for a quiet rural oasis and select a form of development appropriate for this rural setting. Twenty-four Units is not rural. 10 units of the current size would be more acceptable and make more room for greenspace.

Lombard: Honor your Mission Statement by working with us residents by upholding Lombard’s Outstanding Quality of Life.

Adding Context to Mr. Daniel’s 55-minute monologue at the August 29, 2024, Lombard Village Board of Trustees meeting

Following is a list of items Mark Daniel’s addressed that require Context to provide an accurate portrayal of conversations that have taken place regarding this development:

- 1) In Daniel’s summary of events at the August 29, 2024, meeting, he appears to imply that at the DuPage County Zoning Board of Appeals February 22, 2024, meeting community members didn’t want workforce housing on the land of this proposed development. Let me clarify the issue regarding “workforce housing” at that meeting. First, community members didn’t think a \$500,000 (the price Daniel was proposing for these workforce housing units) home was affordable to the average workforce employee in DuPage County. Second, when asked by community members how they would enforce 6 of the 30 homes (all 30 of equal size) to remain workforce

affordable, neither the County nor the Developer had a secure plan to ensure this. This conversation wasn't a "We don't want workforce housing here" Issue. **Context matters.**

I urge you all to review all the videos regarding this development going back to the DuPage February 22, 2024, meeting to appropriately understand the context of what was said and to get the complete public comment as meeting minutes tend to be abbreviated, particularly for Lombard's meetings. Yes, this requires a lot of time. But to neglect being completely informed on the matter at hand could be detrimental to the Village of Lombard.

It is my understanding Boulder, Colorado, may have figured out this workforce housing issue. DuPage County, if you are reading this, you might want to see how other municipalities are handling the "workforce housing" issue.

- 2) Daniel claims neighbors (York Center Community) didn't want driveways emptying out onto School Street. What he was referring to was the original plan presented to DuPage County Zoning Board of Appeals in February of a development consisting of three rows of 10 Duplexes per row that required two huge driveways going straight across the proposed properties from Meyers to School Street so that the vehicles from all 30 properties would be using School Street to exit their property safely and shine all their headlights from 30 homes into the 2 neighbors' homes directly across School Street as they exited the property. The community members I have spoken to would much prefer having five homes facing school street with their own individual driveways on school street, rather than the uninviting fence blockade and all the backs of the 10 homes with their exposed three-story open roof decks of the current development plan.
 - a. Another point to clarify: Daniel's inaccurate statement when he said the current neighbors on School Street have trees to block the headlights from this proposed property – anyone who drives down School Street can easily see the falsehood in his statement. One yard has zero trees, and the second yard has a few tree trunks – nothing that would block vehicle headlights from thirty duplexes all exiting on School Street.

Once again, **Context Matters**, and who was involved in that discussion matters. Daniel's repeatedly relied on TN and TM from my neighborhood for discussion of what the community wanted this development to look like. He did not include the entire community to take part in this discussion.

- 3) Daniel references that part of this development property is in Lombard already. Please note, the northern parcel of this property was illegally annexed by Lombard as Lombard jumped what is formally known as the York Center Community Co-operative's Lot A in unincorporated DuPage County. It is an "L" shaped piece of land that includes the entire undeveloped strip south of the old Highway Department property and about a 15-foot-wide strip running up the entire length of School Street from 14th Street to Roosevelt Road.

How does this play into the discussion of annexation? Is Lombard more free to let this development stay with the County? Does Understanding the real context of the land's jurisdiction matter?

- 4) Daniel's stating that this land is more suitable to dense development, because of its location close to highways and buses, ignores the fact that this land is zoned for Estate homes, hence, large properties, and sits in the middle of large property neighborhoods. In sticking with the aesthetics of the community in which this little parcel sits, maintaining large land parcels per home is appropriate here. **Context matters.**
- 5) Daniel comments that many in the community don't want this development in their neighborhood. He goes on to state that he lives in Elmhurst and there are big houses around him, one is about 40 feet tall and is like a museum, there is new construction happening, and that he has a neighbor with a deck 24 feet away. He then states "Would I want to live near a project like this? I live near what is being complained about and I don't have a problem." He then provides his address and states "It's called Residential Living." The photos below are Daniel's neighborhood as of September 4, 2024.

Anne Garcia: Comments Regarding Pinnacle at Meyers Development for Village of Lombard Board of Trustees – September 5, 2024



The property referenced by Daniel is the brick house. According to Daniel, this is “Residential Living”. I think my community would agree that all we are trying to do is maintain our community as a Residential Living community comparable to Daniel’s interpretation.



Note the amount of distance between the two homes that are built the closest to each other on this Residential Living block.

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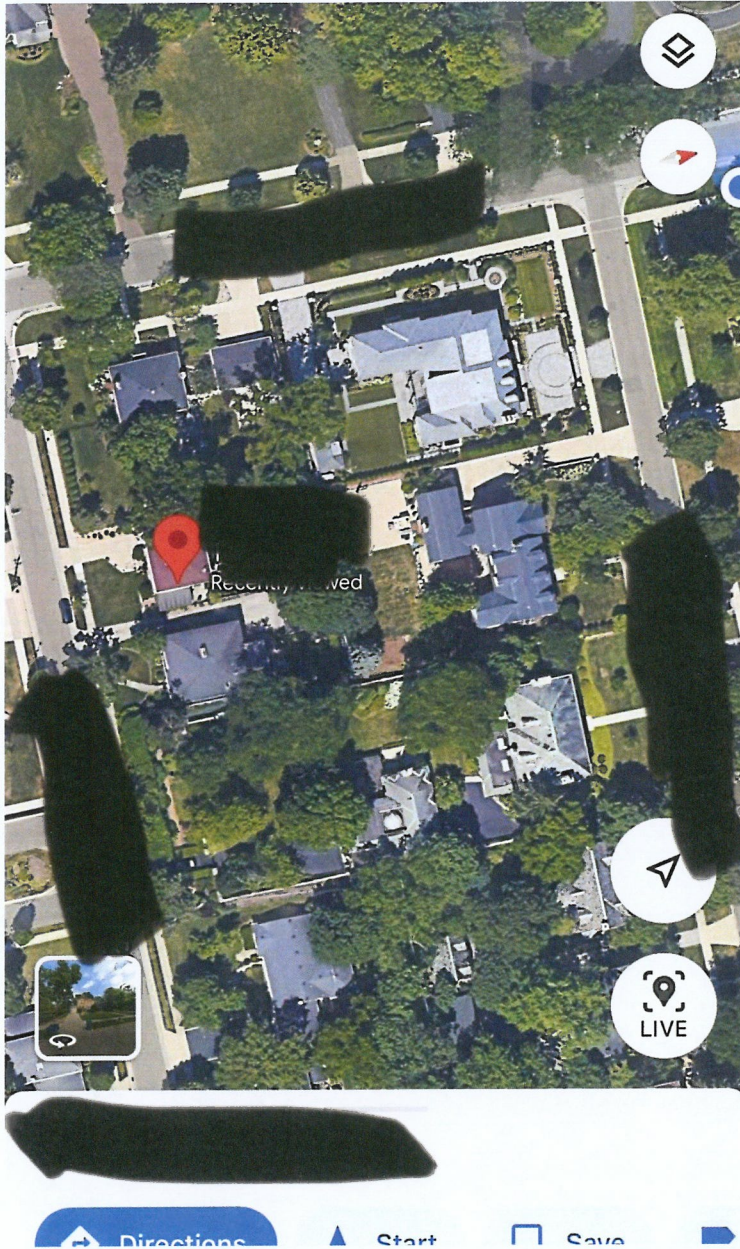
Neighbor directly to the West of subject property and Subject property driveway showing the amount of distance between subject house and neighbor to the west house.



Subject house behind the red car. Notice all the mature trees and green space in the neighborhood, and the distance between neighbors' homes.



House on the left is directly north of subject house, and house on the right is approximately 40 feet high museum like house referenced by Daniel in August 29 meeting. Subject's house is to the right of the parkway tree in middle of photo left of the Chimney attached to the museum style house. Loads of space between all the homes here. Lots of mature-old trees. Note the inviting short fence around the museum style home and a welcoming gate for a single residence. There is less of a traffic jam (accident) potential for a single residence gate than a 24-residence gated community with access on busy streets.



Google Maps photo of Daniel’s neighborhood showing what an aerial view of “Residential Living” looks like as defined by Mark Daniel. Look at all those mature trees. Look at all the space between homes. Look at all that greenspace on each resident’s property. How does this compare to the development plan for the Pinnacle at Meyers? Are the two plans comparable? **Facts Matter.**

Note: Mr. Daniel does not live next to a development like the one being proposed here. **Honesty Matters.**

Daniel's neighborhood looks like residential living like our neighborhood currently enjoys: Spacious yards, neighbors building the home of their dreams, lots of green space and mature old trees. Daniel's neighborhood is not the urban living density of the proposed development of the Pinnacle at Meyers. What I have been hearing from community members at these meetings who currently live within a few blocks of the proposed development is that Lombard (Or DuPage) require the development on this land to fit the current quality of life of the surrounding neighborhoods. Provide – Green space, distance between properties, not densely populated. We have quite a few large houses in the neighborhood already. We are not opposed to large houses although aesthetically they don't fit into this architecturally rare neighborhood of passive solar mid-century modern flat roof homes. We are opposed to 24 extremely large homes packed in like sardines in a tiny tin can.

What community members have been saying is that the current proposed development plan is too dense for this neighborhood given the current aesthetics of the neighborhood. This proposed development is also too dense for Mr. Daniel's Elmhurst neighborhood. Note: Daniel and his neighbor to the right live on the smallest lots on the block and even they have two driveway widths space between their houses with old mature trees. Clear cutting four acres of land and cramming in as many houses as possible with six feet between them as proposed by this current development, does not fit into the aesthetics of the neighborhood. Decrease the number of homes by half and keep the old mature trees on this land – Please do your part Lombard in helping maintain the character of this rare gem of a neighborhood with a clear vision. **Context Matters.**

- 6) 2:40:40 of video: Daniel's comment regarding that one of us made it up that someone said they wanted this area to look like Oak Brook. No one made that up. I believe that was a Village of Lombard Plan Commissioner in reference to the new Creekview Proposal for the property next to Pep Boys reminding him of Restoration Hardware in Oak Brook. **Facts Matter.** This

can easily be fact Checked – ask Lombard Plan Commissioners who said it, or watch the meeting videos from the Creekview development.

- 7) 2:41:51 of video: Many of us have referenced putting this development on a Brownfield or current parking lot type location since the developer has minimal interest in green space. Mr. Daniel asserts that this property is a “brownfield.” According to the Illinois Environmental Protection Agency “Brownfields are abandoned or under-utilized industrial and commercial properties with actual or perceived contamination.” Maybe the old highway section meets part of this criteria. But it was an over-utilized property when I drove past it today, September 5, 2024. Most of the land here has never been developed upon. In meetings with DuPage and Lombard community members have referenced the underutilized properties that more clearly match the definition of a brownfield at Yorktown Mall, High Pointe Center, and the former Dania furniture store location. These locations are more suited for such density housing design and limited green space since they have already eliminated all the green space from these properties. All three of these locations offer plenty of parking. This is not a do not build it in my neighborhood rant. This is a ‘put it in an appropriate location’ rant where it won’t alter the feel of the residential neighborhood it is adjacent too. For example: the vacant strip mall of High Point has been mostly vacant for well over ten years and it also borders our community but has a shelter belt separating the high density from the low density housing community. **Facts and Context Matters**
- 8) 2:41:59 of video: Daniel says this subdivision that the current property under consideration is on was never part of the former Co-op. Lot A was part of the Co-op (the entire front edge on School Street and the entire green space south of the old highway garage minus one foot – the entire southern edge on 14th Street). **Facts matter.**
- 9) Around 2:48 of the video: Daniels says that at many of his meetings with neighbors they had neighbors drawing plans, and no one wanted to see a club house, common cookout area, parking lot or any community space

under the trees at the south end of this property. That is a false statement. Daniel limited his discussions with just a few neighbors as I stated at the June 3, 2024, Plan Commission meeting. He only held one meeting open to the community and I gave details of that poorly designed meeting earlier in this letter. I think a community gathering space on the south lot of this property would be gorgeous and maintain the well-established trees and potentially the memorial tree on this land. **Context Matters. Facts Matter. Daniel’s definition of “Neighbors” matters.**

10) 2:58 – Daniel’s references “my assistant” sat out there and watched the traffic. This is his expert traffic planner? The real traffic planners I have heard from laugh at this type of traffic study. By the way – all the booklets Daniel’s passed out at the February 22, 2024, DuPage County Zoning Board of Appeals meeting to help community members understand the initial development were missing the traffic study and all other important details he presented to DuPage. The narrative is altered by who conducts the data gathering and how it is shared or not shared. **REAL DATA collecting with scientific research methods and integrity MATTERS.**

11) Around 3:00:00: Daniel is talking about benefits to the community and talking about planning and lighting. We don’t want lighting because lighting is harmful to wildlife. Wildlife needs darkness. Without wildlife and wild lands, you and I cannot exist. Just because Lombard has current planning standards that are out of date with science and climate change does not make their standards the right thing to do.

Lombard, please update your Planning Standards to be current with science and climate change concerns. Do better in protecting our environment and wildlife and your natural greenspace. Get rid of green invasive lawns that do nothing in supporting a healthy environment. Support Native plantings and native grasses.

- 12) 3:03:50: Daniel’s again mentions they got to current design with “Neighbor participation.” Remember 99% of the time he defines “Neighbors” as TN. He set this up at the DuPage meeting in February.

- 13) At 3:06 Daniel’s tries to make his point regarding people who have asked why the developer doesn’t need to follow the rules. Sometimes rules were meant to be broken. Exactly – we don’t want streetlights added to our neighborhood. They don’t fit the rural feel of our community and would look out of place here and they are harmful to wildlife. Why should breaking the rules only apply to Daniel and his client?

- 14) 3:13 – Daniel’s references there are “Four” parks in the area. He refers to Montini as a public park space. He has done this at numerous meetings. Montini is a private high school, and their property is for their use only. When community members have spoken of greenspace, they aren’t referring to public lands or a private high school. They are referring to the property in question having enough land around the hard scape structures built on it to fit into the surrounding community. We are not asking the developer to develop a community park on his four-acre parcel.

Regarding his reference to Co-Op Community Park (the two-acre park directly south of the Creekview Plaza land) located on both sides of 13th Street being available, the former York Center Community Co-operative (now the York Center Community) intentionally kept this portion of THEIR land as green-park space from the inception of the Co-Op. When we, the York Center Community Co-operative, had to get rid of this land by DuPage County court order, we intentionally gave it to YCPD to maintain it as park land green space.

Having green space on one’s property is the environmentally right thing to do and should be standard in Lombard’s, and DuPage’s planning with only native plants allowed as the non-native plants (all those green lawns of invasive grass species) do not aid our wildlife or our health, or our water resources.

Anne Garcia: Comments Regarding Pinnacle at Meyers Development for Village of Lombard Board of Trustees – September 5, 2024

Lombard, Don't be misguided by narratives taken out of context designed to manipulate your thinking. This is not a court room, so no one is speaking under an oath. **Context matters. Facts Matter.** This is not an easy case to judge. Do your research. Watch all the videos. Think for yourself. Your opinion matters. I appreciate all you do. Thank you.

Papke, Anna

From: Linda Polacek <lpolacek@elmhurst.org>
Sent: Thursday, September 5, 2024 1:58 PM
To: Papke, Anna; Heniff, William
Subject: Pinnacle & Myers

Please be cautious

This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hello,

I will not be able to attend tonight's meeting due to another commitment. Like many others in the community I have given my opinion and thoughts on the matter so I won't repeat what you have already heard from so many of my neighbors.

I would like to make note that Mr. Daniels is pushing for structures in our town that don't align with our community's character, arguing that he deals with similar congestion near his home. But in reality, he lives in a spacious area free from overcrowding. In fact, he fought against a parking lot being built in his own town, simply because it didn't suit the community's preferences. Ironically, that parking lot would have alleviated congestion for a local restaurant. It's hypocritical for him to claim he welcomes construction in a community while actively opposing it in his own neighborhood.

I don't understand how the board can trust someone who has been proven to be dishonest, misleading, and untruthful. Many of the points he raised about the land at Pinnacle & Meyers are simply false or related to issues from the distant past that have no relevance to the proposed construction or annexation.

I believe that the board is honest and sincere, and I truly appreciate the time they've taken to listen and consider the community's wants, concerns, and opinions. I have full confidence that the board will make the right decision on this matter.

Below I have included an article about the construction Mr. Daniel's was against.

Thank you,

Linda Z. Polacek

<https://patch.com/illinois/elmhurst/real-disaster-behind-robertos-attorney>