



PINNACLE ON MEYERS BOT 24-01 AND PC 24-07

BOARD OF TRUSTEES ANNEXATION AGREEMENT PUBLIC HEARING
AUGUST 29, 2024



AERIAL PHOTO OF DEVELOPMENT PROPERTY

1956



2021



EXISTING CONDITIONS



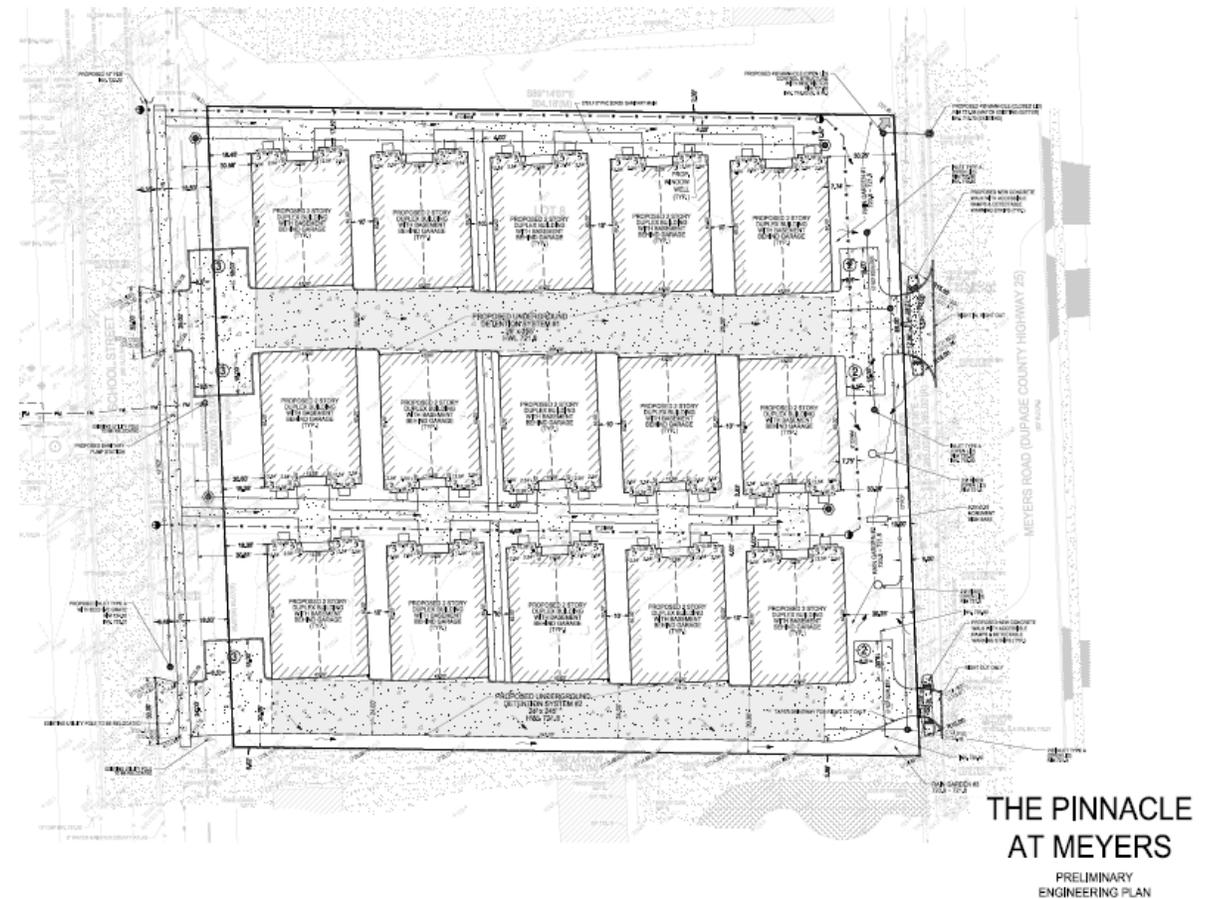
Views from School Street



View from Meyers Road

2024 PROPERTY HISTORY

- **February 2024** petition to DuPage County for zoning for duplex/townhomes with workforce housing component
 - **30 units on 2 acres (15 du/acre)**
 - Driveways extending length of project
 - Limited parking on-site
- Village staff sent letter to County ZBA asking questions and raising concerns about the project



PINNACLE ON MEYERS

- BOT 24-01: Annexation Agreement and Annexation
- PC 24-07: Zoning Entitlements (a component of the annexation agreement)
 - Comprehensive Plan amendment (Estate Residential to Low Density Residential)
 - Rezone development property to the R2 Single-Family District
 - Establish new planned development with companion conditional uses, deviations & variations
 - Plan Commission recommended approval (of zoning actions only) on June 17, 2024



ANNEXATION AGREEMENT

- Under the authority of the Village Board
- Public hearing required
- Annexation agreements must be approved by a super majority of the Village Board (five out of seven members)

ANNEXATION AGREEMENT

- A negotiated agreement between the Village and the owner of the property being annexed
- Sets the rights and responsibilities of the Village and the property owner
- Ensures developer will construct required public improvements
- Details the zoning entitlements the Village will grant upon annexation

Space above reserved for Recorder's use

ANNEXATION AGREEMENT DATED SEPTEMBER ____, 2024
FOR
PINNACLE ON MEYERS

Parcel Nos.: 06-21-102-011, 06-21-102-012, 06-21-102-013, 06-21-102-014, 06-21-102-028

Common Addresses 1312, 1320 and 1300 S. Meyers Rd., Lombard, DuPage County, Illinois

Previously-Annexed Parcel: 1308 S. Meyers Road, Lombard, DuPage County, Illinois
Parcel No. 06-21-102-010

Gap Strip: PIN 06-21-102-999 (part south of north lot line of 1308 S. Meyers Road)

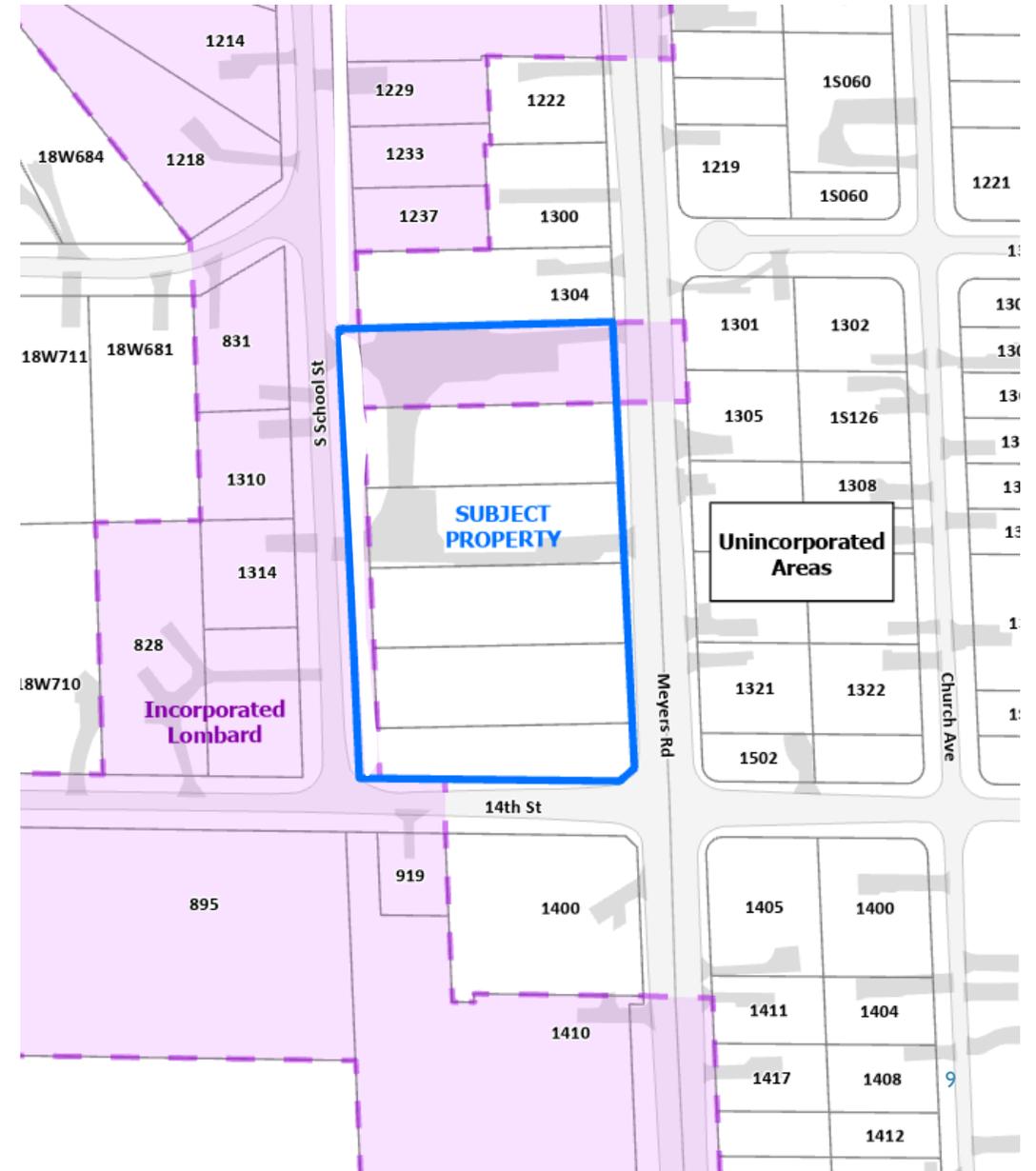
AFTER RECORDING RETURN TO:
Village of Lombard
Department of Community Development
255 E. Wilson Avenue
Lombard, IL 60148

ANNEXATION AGREEMENT – PINNACLE ON MEYERS

- Draft agreement, reviewed by Village staff, Village Attorney, and petitioner (owner/developer)
- Village will rezone property and approve zoning entitlements per PC 24-07
- Developer will install public improvements (sidewalks, streetlights, underground utilities), and develop the site in accordance with the submitted plans (Exhibits D-1 through D-4)
- Public Improvement Agreement (Exhibit H): Detailed framework for development of site (specs, timing, etc.)
- Recapture Agreement (Exhibit J): Mechanism for developer to be reimbursed if adjacent properties tie into new utility lines in the future

ANNEXATION AGREEMENT

- Notices of public hearing on annexation agreement sent to York Township and York Center Fire Protection District, per State Statutes
- Voluntary informational letters sent to all property owners who received Plan Commission public hearing notice (i.e., York Center Co-op and
- Annexation agreement and annexation would need to be approved via Ordinance (not on agenda this evening)



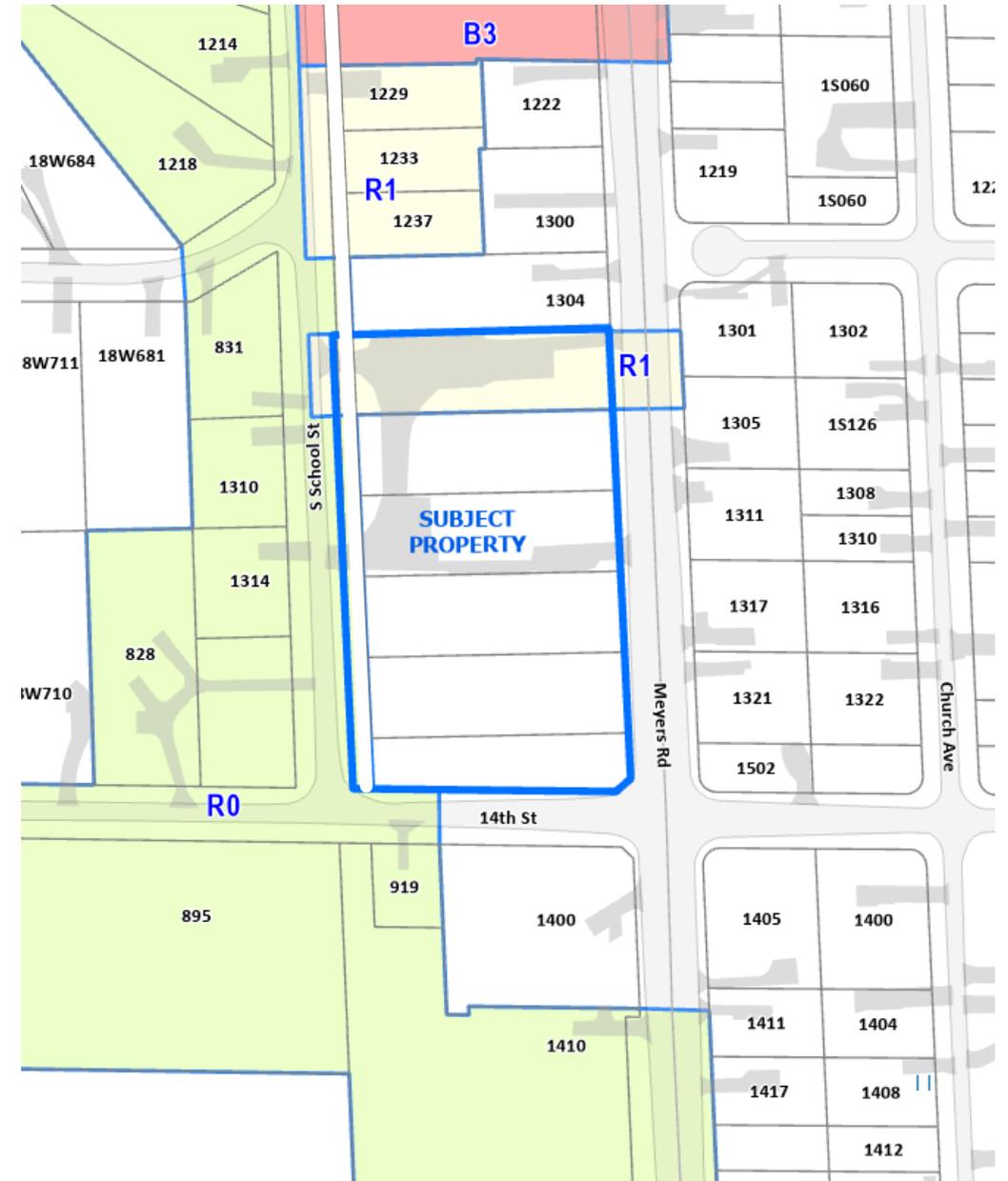
COMPREHENSIVE PLAN

- Policy document and not a regulatory document.
- Identified for Estate Residential (net density <4 du/acre)
- Petitioner requests Comp. Plan designation of Low Density Residential net density <6 du/acre).



ZONING ENTITLEMENTS: REZONING

- Property annexed to the Village assigned default R0 Single-Family Residence District zoning
- 1308 S. Meyers already incorporated, zoned R1
- Petitioner requests rezoning to R2 Single-Family Residence District
 - 24-lot single-family home subdivision with interior private drive aisle, perimeter open space owned by HOA
- Most single-family residential properties in Village are zoned R2



ZONING ENTITLEMENTS: PLANNED DEVELOPMENT

■ **Planned Development**

- Zoning mechanism to provide for development that is in the public interest but that the underlying zoning would not otherwise allow
- Development provides a benefit to the public in exchange for flexibility on bulk requirements
- Flexibility → variations and deviations
- Many examples of SF planned developments with deviations/variations
 - Norbury Crossings
 - Yorkshire Woods
 - Park and Grove (Park Place of Lombard)

PINNACLE ON MEYERS – ILLUSTRATIVE PLAN



REQUESTED CONDITIONAL USES, DEVIATIONS & VARIATIONS

Conditional Use

- Building height

Deviations/Variations from the Zoning Ordinance

- Lot area and lot width
 - Front and rear yard setbacks
 - Open space
- Fencing, landscaping, utility cabinet placement

Variations from the Subdivision Ordinance

- Public improvements in Village and County rights-of-way
- Lots fronting on private drive
- Driveway connections to 14th Street and Meyers Road
- Gap strip reconciliation

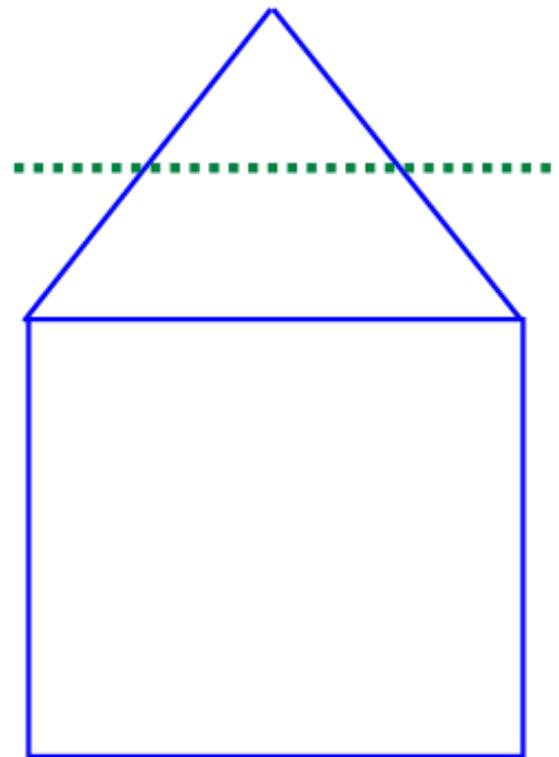
Deviation from the Sign Ordinance

- Height of residential subdivision signs on 14th Street and Meyers Road

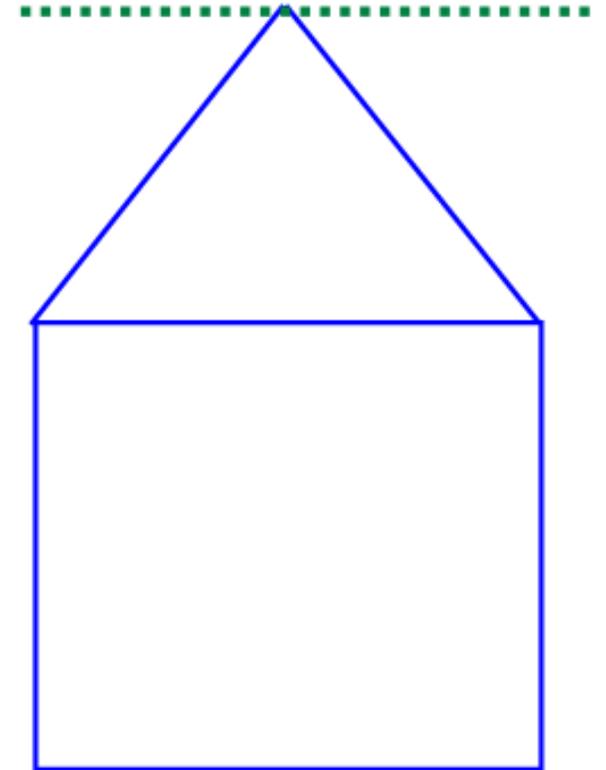
These groups of entitlements largely result of project design features: lots fronting on internal private drive, common ownership of landscape perimeter areas.

CONDITIONAL USE: HEIGHT

- Height in R2, permitted: 30', 2.5 stories
- Height in R2, conditional use: 45', 3.5 stories
- Petitioner's request: conditional use to allow peak heights of up to 38'; variable rooflines
- Peak height vs. mean height



Permitted height measured to mean between eaves and peak; peak height can exceed 30'



Petitioner's request for 38' measured to peak of roof; accounts for variable rooflines

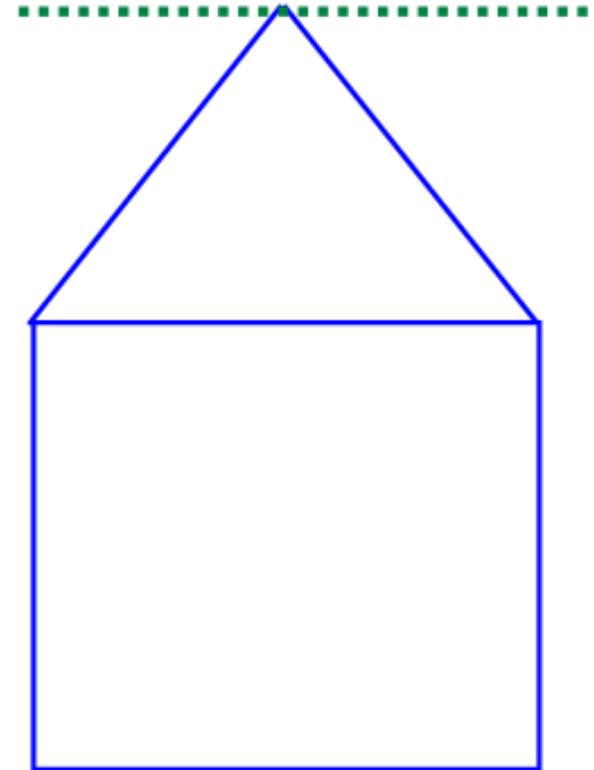
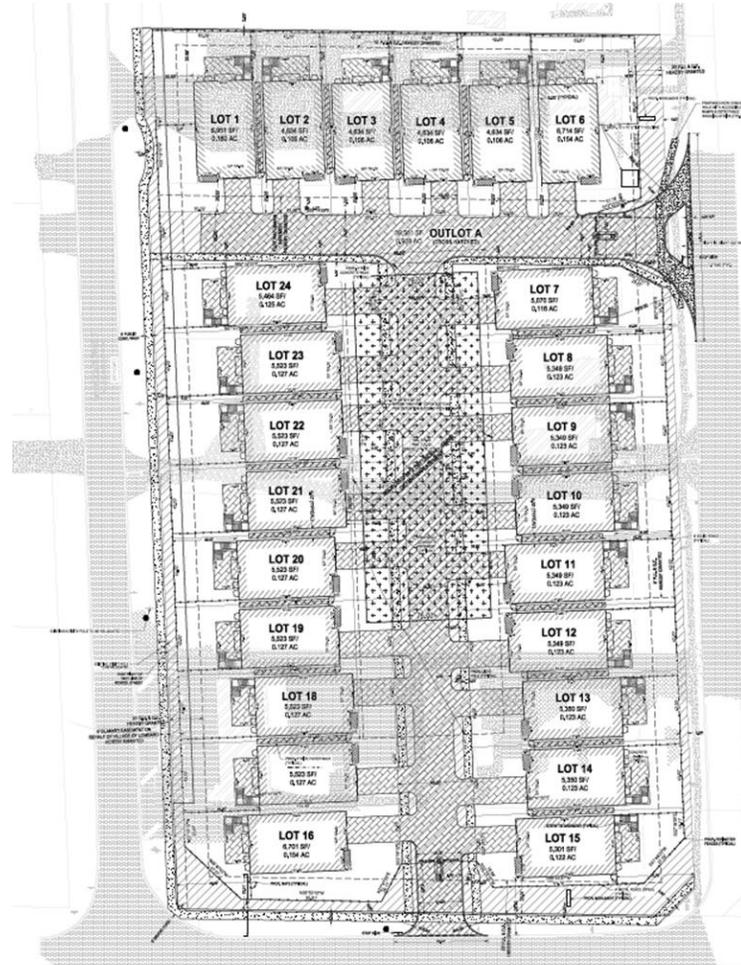
CONDITIONAL USE: HEIGHT ILLUSTRATIVE CONCEPTS



CONDITIONAL USE: HEIGHT

Distance from west walls of proposed houses to buildable area of lots west side of School Street:

- Pinnacle Setbacks: 30' to 53'
- School St. ROW: 66'
- School St. front yard: $\geq 30'$
- **TOTAL:** $\geq 132'$ to $149'$



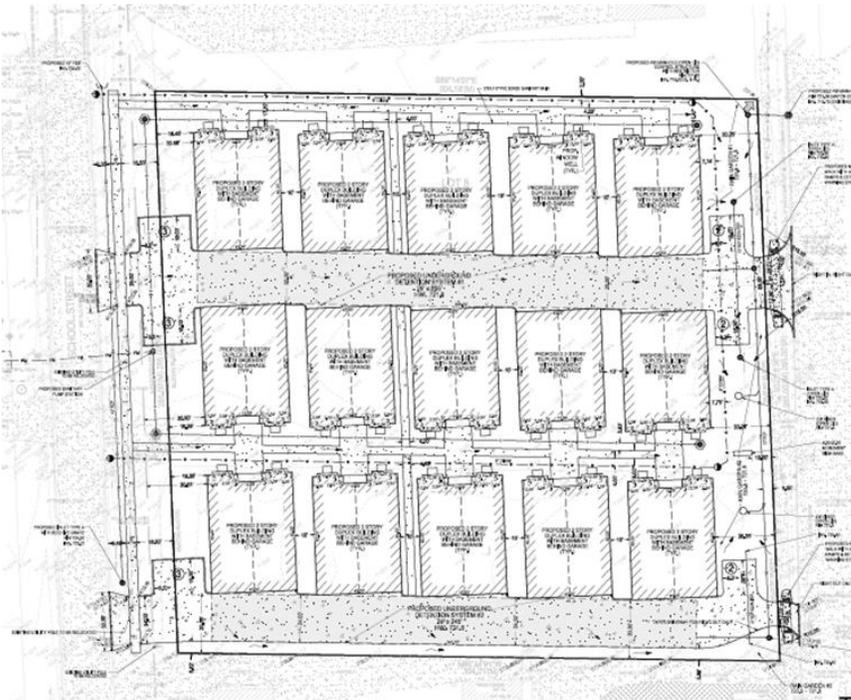
Petitioner's request for 38' measured to peak of roof; accounts for variable rooflines

COMPANION RELIEF REQUEST – NEIGHBORHOOD COMPATIBILITY (CONCERNS RAISED THROUGH PLAN DEVELOPMENT PROCESS)

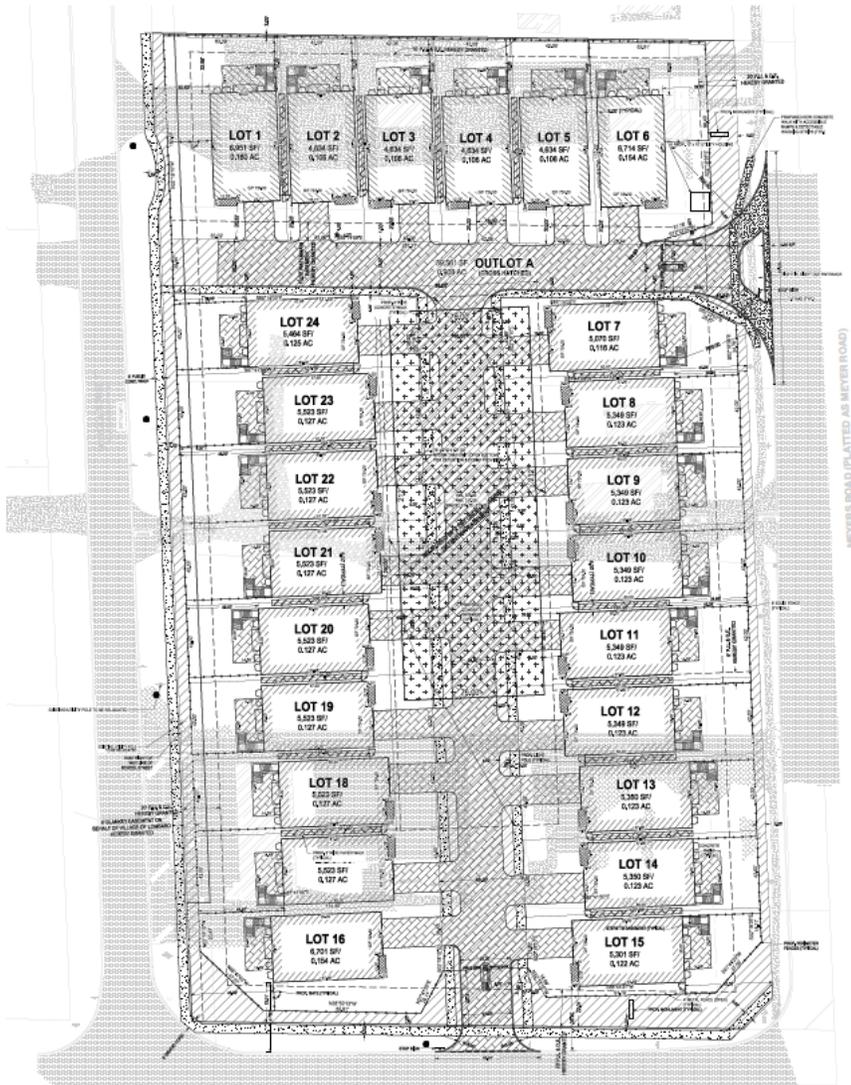
- Single family versus duplex/townhomes
- Lower density (from 15 du/acre in County proposal to 6.1 du/acre in petition)
- Increased landscaping beyond code requirements
- Peripheral green space & fencing
- Eliminate curb cuts on School Street
- Exceeding Village minimum parking standards for homes
- Additional screening for proposed roof decks
- Varying designs and footprints
- Final engineering items
 - Keep semi-rural street design for School and 14th Street
 - Eliminate dead end sidewalk on School
 - Address 14th Street pedestrian crossing

To address these comments, additional relief is being requested with listed deviations (in green text under requested actions)

COMPARISON OF 2024 COUNTY AND VILLAGE SUBMITTALS



County Submittal: 30 units on 2 acres



Village Submittal: 24 units on 3.9 acres

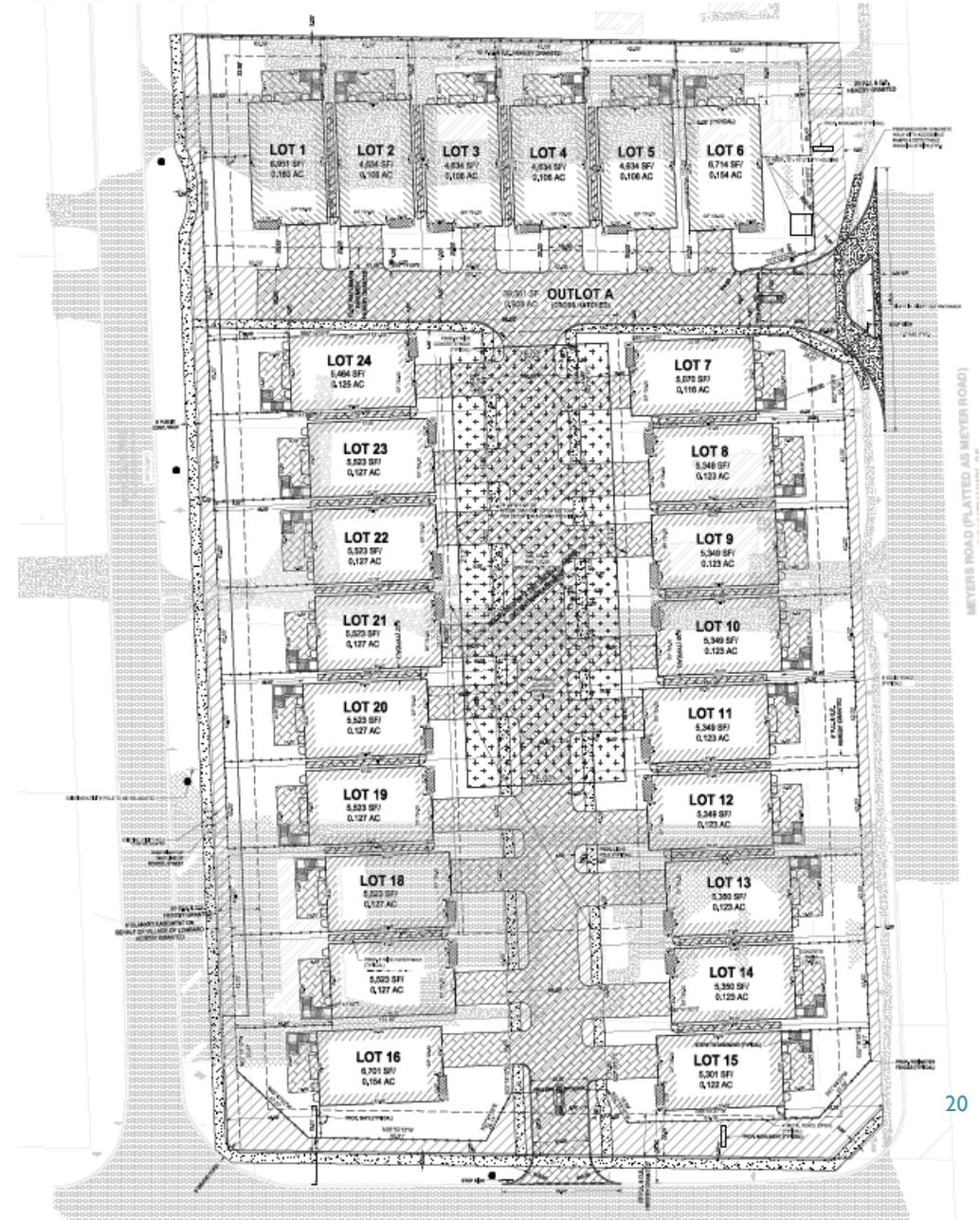
DEVIATIONS & VARIATIONS FROM THE ZONING ORDINANCE

Lot area deviations

- Lot area range: 4,600 to 6,900 square feet
- Gross density: 6.14 du/acre (24 units/3.9 acres)
- Density permitted by right in R2: 5.8 du/acre (22.6 units)
- Density in planned developments can exceed underlying density by up to 40%

Lot width deviations

- Lot width range: 38-63 feet



DEVIATIONS & VARIATIONS FROM THE ZONING ORDINANCE

- Setback deviations
 - Front yard setbacks: 20-24 feet (30' req.)
 - Interior side yard setbacks: 3 feet (6' req.)

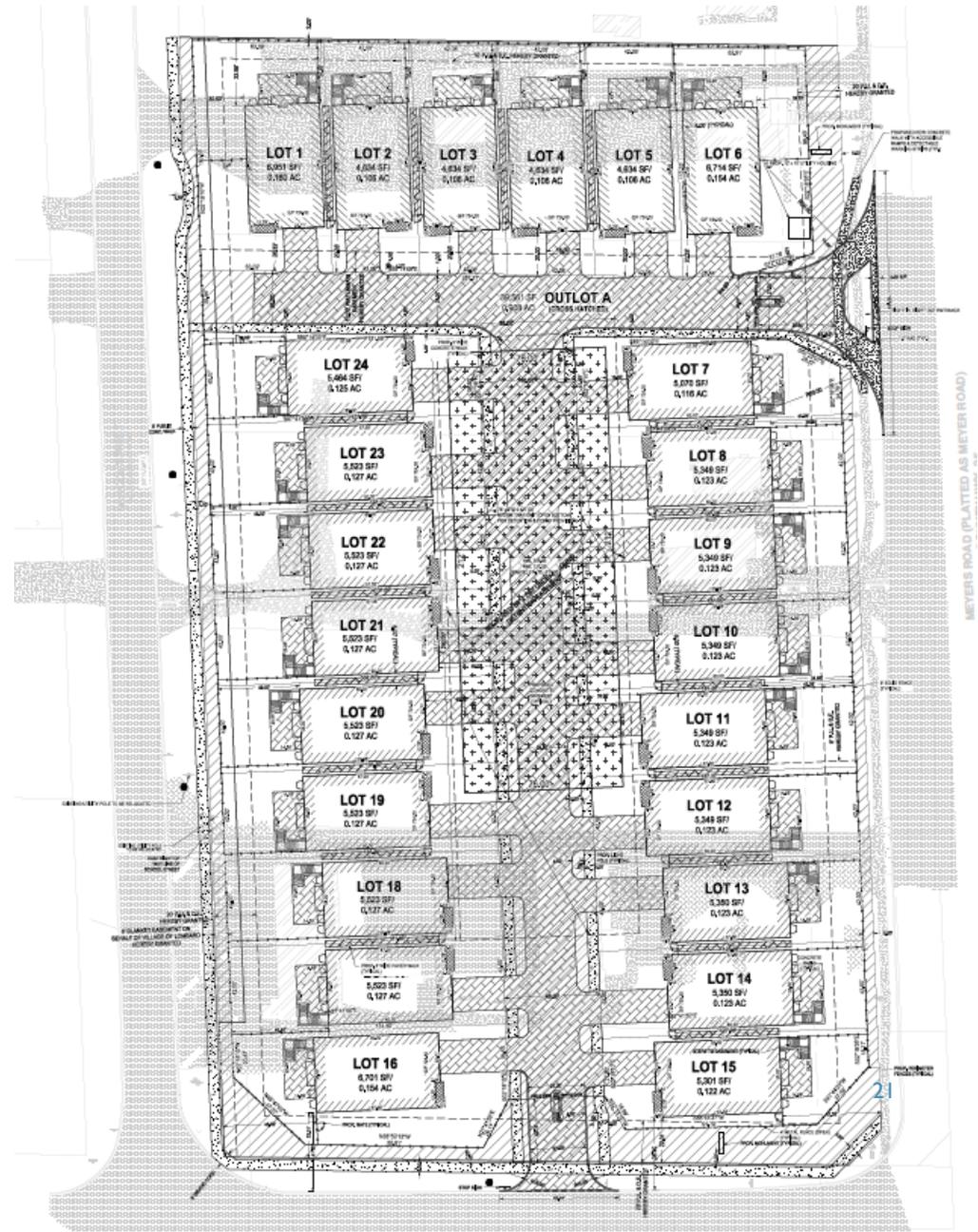
All perimeter setbacks meet or exceed requirements

Houses will be sprinklered

(YC resident: undulating footprints)

- Open space deviation
 - 39% open space proposed
 - 50% required
 - Interior drive reduces open space

(YC resident: more greenspace on development perimeter)



DEVIATIONS & VARIATIONS FROM THE ZONING ORDINANCE

- Fence variation
 - 6-foot-high fence around perimeter

Enhance privacy and screening for neighbors
- Landscaping
 - Deviations/variations to allow landscaping as proposed

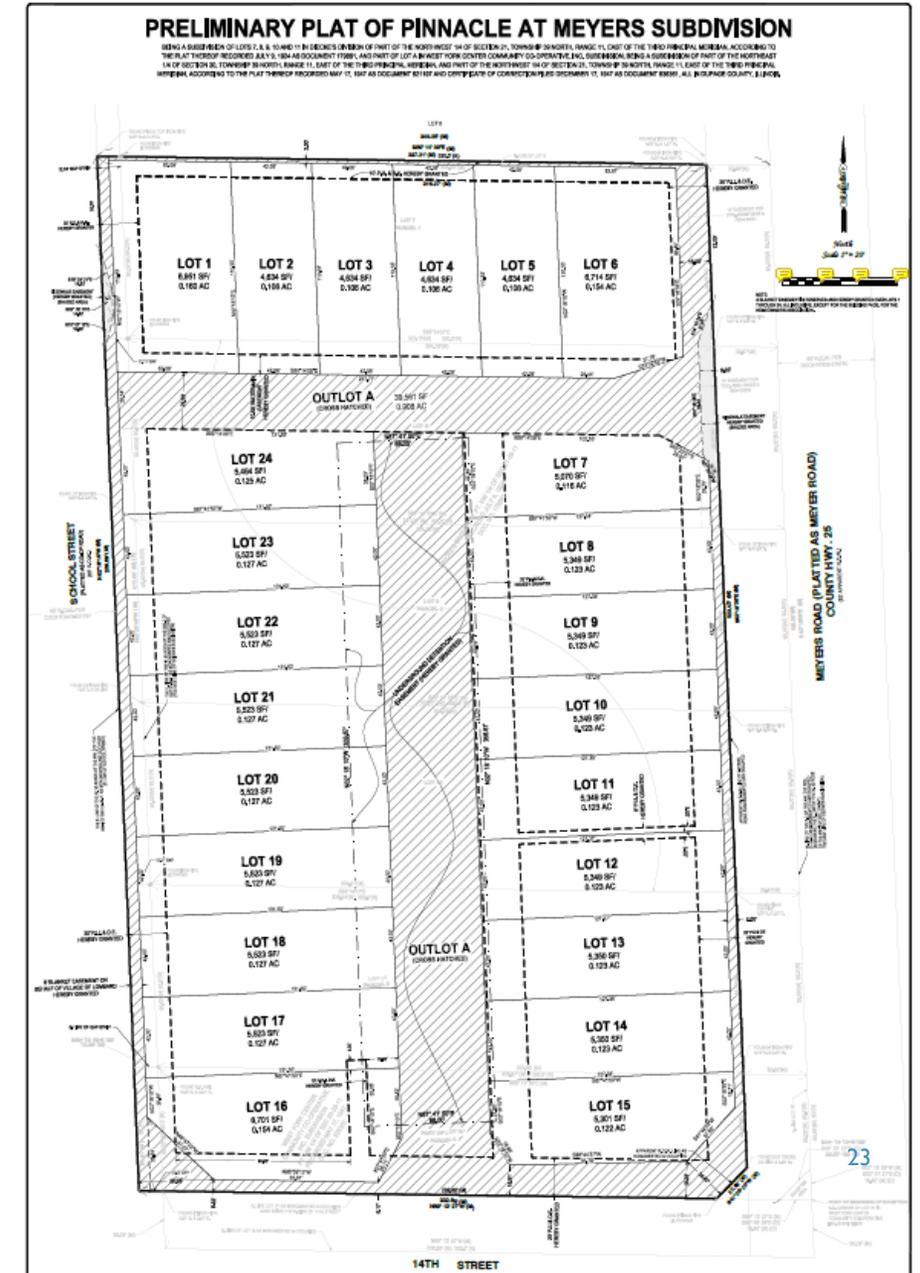
Provide screening around development perimeter
- Utility cabinet placement on Lot 6 (along Meyers Road)



VARIATIONS FROM THE SUBDIVISION ORDINANCE

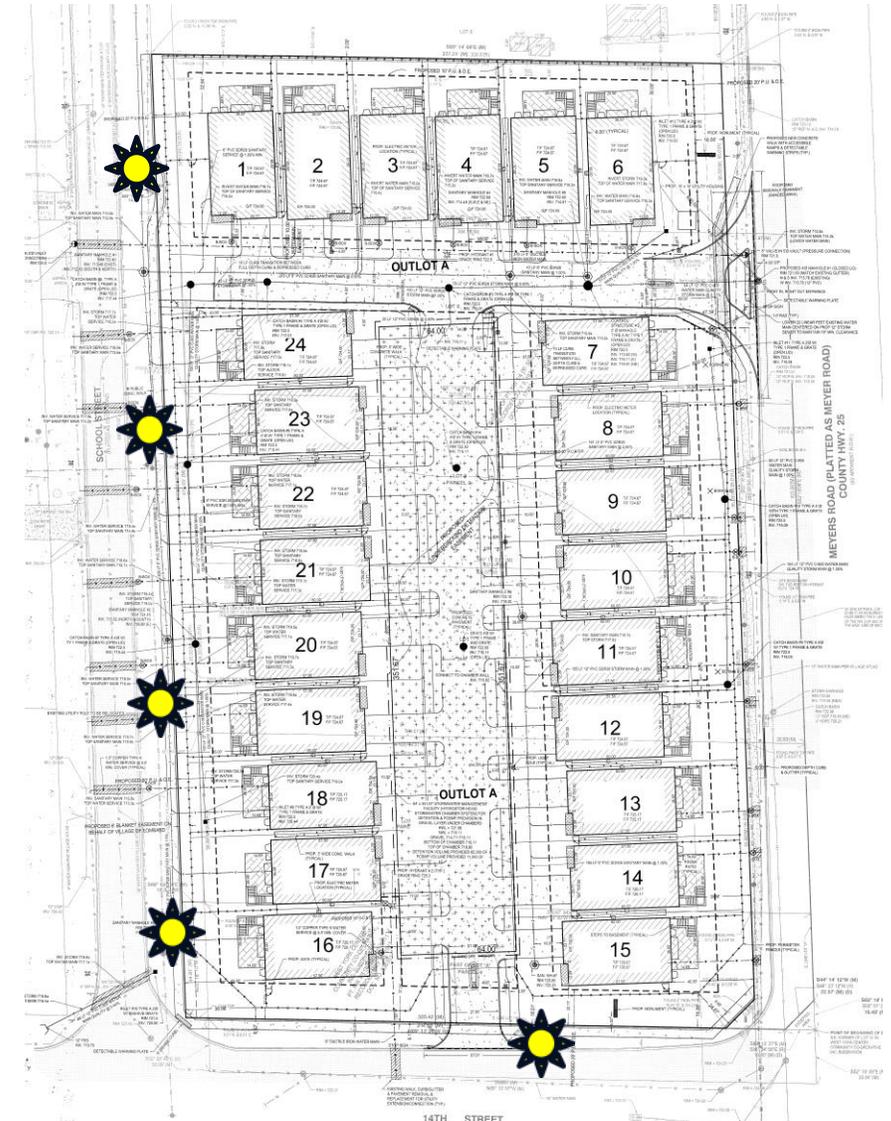
Variations to allow depicted public improvements

- Street width
Memorialize existing conditions on 14th & School Streets (i.e., Village would allow for semi-rural cross-section in lieu of full street reconstruction)
- Variation to permit lots fronting on private drive (in lieu of driveways directly onto School and Meyers)
- Allow curb cuts as proposed (right-in, right out on Meyers; County requirement)
- Timing of final landscape improvements on individual lots (due to project unique design above Village Code requirements)



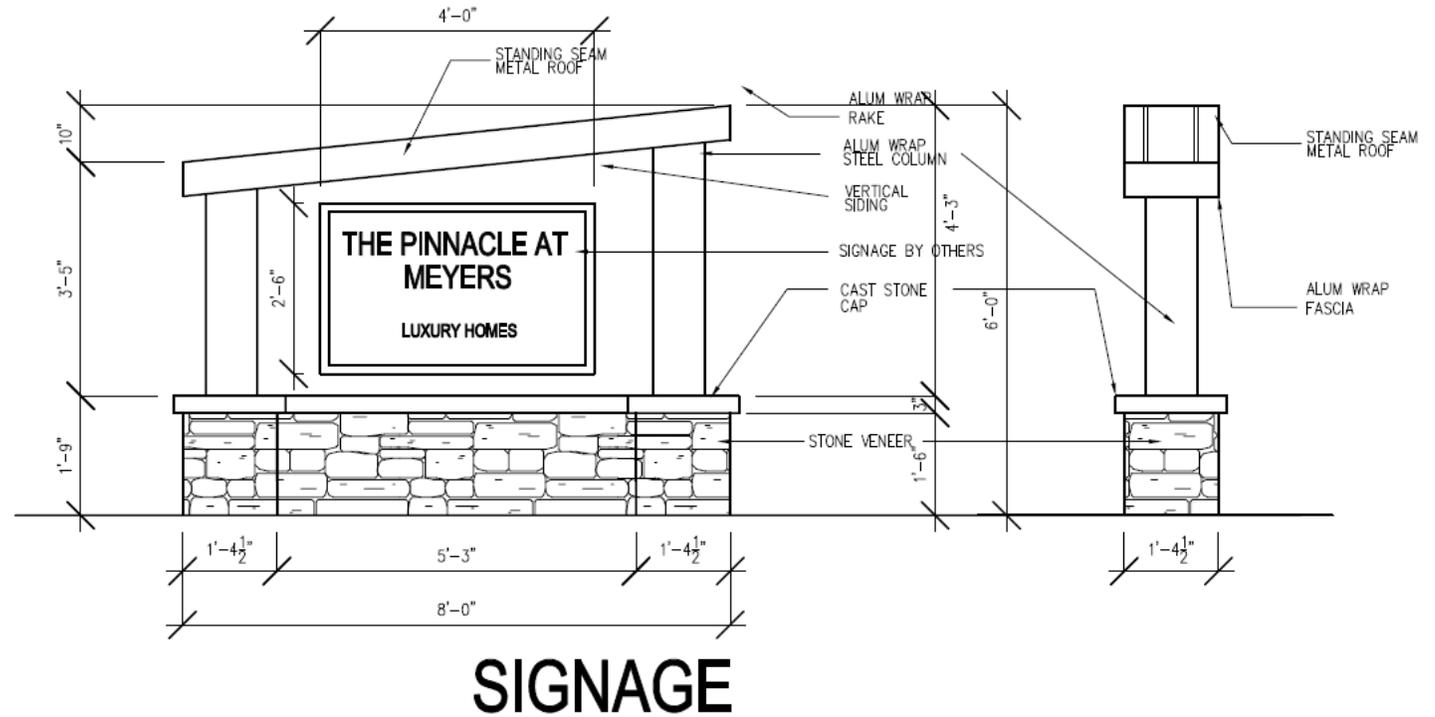
VARIATIONS FROM THE SUBDIVISION ORDINANCE – RIGHT OF WAY STANDARDS

- Village street improvements
 - Street surface to remain as-is and not required to be brought full Village Standard (i.e., ribbon curb, ditch profile)
 - Parkway trees on School Street east side; 14th St. north side; in-fill trees on west side of School Street
- Sidewalk on School Street east side; 14th St. north side (final engineering to address 14th Street crosswalk, “dead-end”)
- Streetlights on Variation to permit lots fronting on private drive (in lieu of driveways directly onto School and Meyers)
- In lieu of streetlights on both sides, developer requested lights on abutting side only
- Police Department supports for public safety purposes



DEVIATION FROM THE SIGN ORDINANCE

- Variation to allow subdivision signs 6 feet high
 - 4 feet permitted
 - Increased height to promote visibility



TRAFFIC AND CIRCULATION

- Two curb cuts
 - 14th Street (Village ROW) and Meyers Road (County ROW, right-in/right-out)
 - Access to individual lots via internal private drive (neighborhood preference)
- Gates at each entrance
 - Setback to allow one vehicle to queue without impeding ROW – automatic gates
- KLOA review of proposed development
 - Development will generate low traffic volume; estimates less than 1% increase in volume of traffic at nearby intersections
 - Roadway system capacity adequate to accommodate added traffic
 - Limited impact on pick-up/drop-off at York Center Elementary School

TRAFFIC AND PARKING (14TH STREET)

While not a part of the petitioner's request, supplemental questions have been raised:

14th Street Parking between Meyers and School Street

- Serves as a primary access road to York Center School, York Center Co-op neighborhood and proposed development
- Under Village control and jurisdiction
- Concerns: increased congestion near school and intersections, and line of sight issues

Remedy: should the project be approved, the Village's Public Safety & Transportation Committee review and offer recommendations to the Village Board to designate No Parking Restrictions/Limitations at such time the private access drive is established (Police Department staff recommendation).

COMMUNICATION EFFORTS

- Developer held neighborhood meeting on May 21, 2024
- Residents within 250' of property notified of Plan Commission public hearing via letter
- Notification letter also sent to an expanded area, including all York Center Co-op neighborhood
- Trustees meeting with residents as requested
- Staff meeting with residents as requested

SPECIAL NOTES

- The Village Board is considering actions to approve a future subdivision
- Actual house architectural plans or design elements **not** under consideration – each house would need to meet code requirements at the time of permit application
- A homeowner's association will be established to address common areas. Associations could also establish further development covenants beyond Village code provisions

NEXT STEPS – POSSIBLE TIMELINE

If approved by Village Board, activities to occur in 2024:

- **Final engineering review and approval** (administrative step and will address items addressed in the IDRC report, conditions of approval, the annexation agreement, and items identified as part of the preliminary engineering efforts)
- **Approval of final plat of subdivision** – October 2024 Village Board anticipated
- **Demolition start** – upon issuance of permits
- **Site engineering start** – upon approval of final engineering
- **First home construction start** – upon issuance of a residential building permit, and completion of stormwater detention vault and associated lines, watermains, sanitary sewer and private roadway binder course

TONIGHT

- **Public hearing only**
- Assuming closure of public hearing tonight, formal consideration slated for the September 5, 2024 Village Board meeting
- Request will be placed on Items for Separate Action

BOARD OF TRUSTEES

FUTURE STEPS TO BE TAKEN

- Consider Plan Commission recommendation of approval and any testimony provided at the annexation agreement public hearing
- Consideration of requests:
 - Annexation agreement
 - Annexation, including plat of annexation
 - Rezoning
 - Planned Development with companion conditional use, deviations and variations
 - Approval of preliminary plat
- Ordinances require two votes for consideration and approval



■ Questions?