

VILLAGE OF LOMBARD

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

ITEMIZATION OF RELIEF

AFSAR DEVELOPERS, LLC (“Applicant”) respectfully seeks the following approvals in relation to its effort to develop twenty-four (24) 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 annexation agreement.
2. Adoption of an ordinance annexing territory (1312, 1320, 1330 South Meyers Road) and approving a plat of annexation pursuant to 65 ILCS 5/7-1-1 *et seq.*
3. Under Section 152.05 of the Village Code, an amendment to the Village of Lombard Comprehensive Plan pertaining to newly annexed territories or perimeter territories, specifically at Page 23 (before the introduction of the five residential area designations), to insert: “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.”
4. Under Section 155.103(E) of the Zoning Ordinance, an amendment to the Lombard Zoning Map to designate the subject property (1308, 1312, 1320, 1330 South Meyers Road) as R2 - Single Family Residential with a planned development designation when necessary to reflect the planned development.
5. 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. A planned development to allow for 24 single-family detached residences under Sections 155.407(C)(5) and 155.503, with the following exceptions:
 - i. Authorization from the Village Board under Section 155.509 for development with a density of 6.14 dwelling units per acre (106% of the R2 density allowed under Section 155.407(D)) with the areas of the lots and Outlot A as depicted in the Planned Development Site Plan;
 - ii. From Section 155.210 and Section 155.210(A)(2)(b) to allow an above-ground utility cabinet before the principal building and allow the cabinet in front of the south and east walls of the building on Lot 6;

and the following deviations:

- iii. From Section 153.232(B), which limits sign height to 4 feet, to allow each subdivision sign at a height of 6 feet;
- iv. From Section 155.205(A)(1)(c), which limits the height of fencing to either 6 feet or 4 feet depending on location, to allow a 6-foot solid fencing along the entire north and west lot lines of the subject property and to allow 6-foot solid fencing where indicated in the Planned Development Fence Plan along the east and south lines;
- v. Under Section 155.711 in order to allow innovative landscaping provided that Applicant comply with the Landscape Plan 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;
- vi. From Section 155.407(E), which requires a minimum lot width of 60 feet, to allow individual lot widths less than 60 feet as depicted in the Planned Development Site Plan;
- vii. 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 20 feet on Lots 1-6 and 24 feet on Lots 7, 11-12, 15, 17-18, and 21-23 as provided for in the Planned Development Site Plan and proposed preliminary plat of subdivision, provided that no building shall be closer to the south line of the Planned Development than 22 feet;
- viii. 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 1 foot on Lot 7 and Lot 24, as provided for in the Planned Development Site Plan;
- ix. From Section 155.407(F)(3) of the Zoning Ordinance, which requires an interior side yard of 6 feet, in order to allow interior side yards of 3 feet (eaves of 2 feet not closer than 1 foot from the lot line) on all lots, as provided for in the Planned Development Site Plan;
- x. 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 1-24, and on Outlot A as provided for in the Planned Development Site Plan provided that the area of the rear patio, private rooftop open space and green open space shall be at least 55% of the lot area on Lots 1-24;

- xi. From Article XI, Sections 155.705 through 155.712, of the Zoning Ordinance, several provisions of which do not have application to the project, in order to allow relief from the right-of-way planting requirements, foundation landscaping requirements and to allow changes to private lot landscaping that meets the intent of the landscape plan with approval of the Director of Community Development, all in support of an innovative landscape plan and this relief shall be interpreted to require continued compliance with Landscape Plan even in areas where Applicant provides more landscaping than is required by Article XI of the Zoning Ordinance;
 - xii. From Section 155.212, Table 2.1 in order to allow the patio on Lot 7 within 3 feet of the lot line and the patio on each of Lots 1-24 within 25 feet of the rear lot line.
- 6. Approval of a preliminary plat of subdivision under Section 154.203(D) for the development, and authorization of the following variations from the Subdivision Regulations:
 - a. From Section 154.304(D)(2) and Section 154.306(D)(2) in order to allow improvements to the School Street and 14th Street rights-of-way depicted in the preliminary engineering plan, Planned Development Site Plan and Landscape Plan, as determined upon hearing and decision; and
 - b. From Section 154.304(D)(3), Section 154.306(D)(3) and Section 154.309 in order to allow improvements to the Meyers Road right-of-way depicted in the preliminary engineering plan, Planned Development Site Plan and Landscape Plan, as determined upon hearing and decision;
 - c. From Section 154.407(A), Section 154.503(D), Section in order to continue the existing widths of all abutting rights-of-way and pavement widths thereof;
 - d. From Section 154.506(D) in order to permit 24 lots with frontage on the private streets within the subdivision;
 - e. From Section 154.510 and Section 150.301 in order to permit the driveways onto Meyers Road and onto 14th Street as depicted in the preliminary engineering plans and Planned Development Site Plan provided that the gate shall remain operable to allow entry by all vehicles without access control so as not to stack vehicles over the sidewalk or cause backing movements;
 - f. Such other variations from Chapter 154, including those which exclude final landscape treatment from public improvements required to be completed prior to the initiation of the final ten percent (10%) of units but only to the extent required on lots that have not been certified for occupancy, as deemed necessary and appropriate.

7. Execution of a public improvement and utility connection agreement in conjunction with the development and a change in the Facility Planning Area (the Property lies within the Facility Planning Area for the Flagg Creek Water Reclamation District and Applicant seeks an amendment to the Facility Planning Area to being the Property within the Glenbard Water Reclamation District.
8. Anticipated conditions:
 - a. Applicant will carry out development in accordance with the following plans:
 - i. Planned Development Site Plan prepared by Ridgeline Consultants, Ltd., with a last revision date of ____;
 - ii. Planned Development Fence Plan prepared by Ridgeline Consultants, Ltd., with a last revision date of ____;
 - iii. Elevations prepared by JAKL-BRANDEIS ARCHITECTS, LTD. with a last revision date of ____;
 - iv. Landscape Plan, including tree preservation plan, prepared by Gary R. Weber & Associates, with a last revision date of ____; and
 - v. Preliminary Engineering Plan prepared by Ridgeline Consultants, Ltd., with a last revision date of ____.
 - b. Applicant shall allow the Village Attorney to review the final draft of the DECLARATION OF COVENANTS, CONDITIONS AND RESTRICTIONS OF RECORD FOR THE PINNACLE AT MEYERS HOMEOWNERS ASSOCIATION to be certain that the Village's interests are adequately set forth in and protected by the declaration prior to recording of the declaration.
 - c. Applicant will offer a variety of front elevations and roof designs and it will stagger the homes as shown in the plan approved by the Village.
 - d. Applicant, and the association once it has control of Outlot A, will repair, restore, replant and replace landscaping and irrigate at least the landscaping on the street side of all fences and entry gates.
 - e. The Village and all fire, paramedic and police services shall have uniform access through the vehicular and pedestrian gates in the development and no parking in the private streets except under a special event permit issued by the Village for HOA events.
 - f. Applicant shall collaborate with the Village to allow for the planting of parkway trees, including on the west side of School Street, and Applicant shall comply

with its private commitments to plant private trees where indicated in their private agreement.

- g. Landscaping shown on private lots, between the development fence and the east lot line of Lot 7-15 and between the development fence and the west lot line of Lot 15-24 can be altered by the owner of the respective lots or by the association provided that the association authorize such change and obtain a permit therefor from the Village following confirmation that the alteration remains within the intent of the Landscape Plan as to these particular areas.