


## MEMORANDUM

**TO:** LOMBARD PLAN COMMISSION

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

**MEETING DATE:** June 17, 2024

**SUBJECT:** **Public Participation**

At the June 3, 2024, Plan Commission meeting, the Plan Commissioners conducted a public hearing on PC 24-07 (1308-1330 S. Meyers Road – Pinnacle). At the June 3 meeting, Commissioners heard testimony from the petitioner, members of the public, and staff. With all written and oral public comments taken at the June 3 meeting and with the petitioner having completed their presentation, the Plan Commission closed the public hearing portion of the proceedings and continued proceedings for PC 24-07 to the June 17, 2024, meeting of the Plan Commission. At the June 17 meeting, the Plan Commission will resume proceedings on PC 24-07 with Plan Commissioner questions and discussion. Per the adopted Lombard Plan Commission Public Hearing Procedures, further testimony or questions from the petitioner or the public will only be allowed at the discretion of any of the members of the Plan Commission.

In the time between the June 3 and June 17 Plan Commission meetings, staff has continued to receive written correspondence on PC 24-07 from members of the public. This correspondence is being forwarded to the Plan Commission as general correspondence under the public participation portion of the June 17 Plan Commission meeting agenda. This correspondence is provided to the Plan Commission for general reference and should not be relied upon by the Plan Commission in making their recommendation on PC 24-07.

## Papke, Anna

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**From:** Adam Johnson <  
**Sent:** Monday, June 10, 2024 10:02 AM  
**To:** Heniff, William; Papke, Anna  
**Subject:** PC 24-07 1308-1330 S. Meyers Road – Pinnacle - Please Deny

PC 24-07 1308-1330 S. Meyers Road – Pinnacle

I, Adam Johnson, 18w720 13<sup>th</sup> Street, Lombard IL, request that Village of Lombard officials, deny PC 24-07: 1308-1330 S. Meyers Road - The Pinnacle at Meyers as submitted to the Lombard Plan Commission on June 3, 2024.

1. The development negatively impacts the community it is being placed in because it is too dense and the wrong type of housing. Current code only allows 4 units per acre. The current norm for this area is single family housing on large lots. Many new single family homes along Meyers road have been built or rehabbed in the last 5 years within ½ mile of the property. They have large lots and maintain current density codes.
2. The increase in cars from the development will make the Elementary school on 14<sup>th</sup> street unsafe for children. Student busses from Willowbrook high school also get dropped off on school street. The neighborhood already deals with increased congestion on school and 14<sup>th</sup> street from Roosevelt cross through traffic. This will only make it worse.
3. If the development has a security entrance on Meyers and School street the cars entering will be delayed until gate opens which will cause a backup on those two streets. This will cause unsafe traffic conditions surrounding the school and Meyers road.
4. Increased noise from the overly dense design will negatively impact the people and animals in the area.

Peace,  
Adam Johnson



## Papke, Anna

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**From:** Bob D-W  
**Sent:** Monday, June 10, 2024 10:09 AM  
**To:** Heniff, William; Papke, Anna  
**Subject:** PC 24-07 1308-1330 S. Meyers Road – Pinnacle

I, Bob Daniel-Wayman of 619 Rochdal Cir, Lombard IL , request that Village of Lombard officials, DENY PC 24-07: 1308-1330 S. Meyers Road - The Pinnacle at Meyers as submitted to the Lombard Plan Commission on June 3, 2024.

While I am not opposed to building homes in this area, but this development as currently proposed is completely inappropriate for the location.

- The density and height of this development **is not in alignment with Lombard's current Estate Residential zoning**. This property is immediately adjacent to other residential neighborhoods and a school. There is no reason to change this zoning. Many of the other issues derive directly from the density. Lowering the density to four homes per acre as the Estate Residential zoning would require would be in keeping with the surrounding neighborhood.
- As currently proposed the traffic from this development presents a danger to school children, neighbors, and residences. School Street is narrow and does not have sidewalks. There are already issues with motorists speeding down School Street to cut around the light at Myers and Roosevelt. Adding additional cars and traffic pattern complexity will only exacerbate the issues. All of this traffic will also present risks to children at the adjacent school. **The current proposal is inadequate and dangerous when it comes to traffic.**
- With the density and height outside of Estate Residential zoning, there will be significant **noise issues** for the neighboring residences. Roof-mounted A/C units and party decks are currently positioned in a way that will maximize this impact. Relocating the A/C units and reorienting the rooftop decks can reduce these impacts but were left out of the current proposal. also of note, this is a missed opportunity to include heat pumps for heating and cooling which will lower operating costs for the owners and reduce the development's environmental impact at little to no additional cost.
- **The plans for parking and snow removal are inadequate.** In order to squeeze in the inappropriate density the developers have not made sufficient provision for overflow parking which will invariably end up in the surrounding neighborhood which is not set up for it. In addition, there is nowhere for snow to be removed to which will result in a nightmare for the homeowners.

This development would be appropriate in Chicago but not plopped down in Lombard. Please send this development back for further revision. Denying this proposal is a real opportunity for Lombard to demonstrate thoughtful appropriate development and be a good neighbor.

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Bob Daniel-Wayman





## Papke, Anna

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**From:** Cree Sochor <  
**Sent:** Monday, June 10, 2024 11:34 AM  
**To:** Heniff, William; Papke, Anna

*Dear Mr. Heniff and Ms. Papke,*

*We, David and Cree Clegg, 1310 S. School Street, request that Village of Lombard officials, **DENY** PC 24-07: 1308-1330 S. Meyers Road - The Pinnacle at Meyers as submitted to the Lombard Plan Commission on June 3, 2024.*

**Density:** Decrease the number of homes in the Pinnacle to Four units per acre for a total of 16 which is in line with Lombard's current Estate Residential zoning for this property (Per William Heniff's Letter to County regarding this development) and makes it fit better with the surrounding neighborhood.

**Traffic:** Eliminate the gates to this community so traffic can more easily clear Meyers Road and 14<sup>th</sup> Street when they are entering the Pinnacle so that other traffic flowing south bound on Meyers or going East Bound on 14<sup>th</sup> from Meyers is not slamming on the brakes for our Pinnacle neighbors who are slow moving into the Pinnacle entrance due to waiting for a gate to register their presence. This is a safety hazard.

**Parking:** If number of homes was decreased to fit Lombard's current Estate Residential zoning of four units per acre, there would be space on the Pinnacle Property to provide guest parking for many of it's visitors. Decreasing the number of homes would decrease the amount of traffic on our surrounding streets which do not have sidewalks keeping it more safe for Pinnacle members and other pedestrian traffic to walk our streets.

**Noise from Air Conditioners:** Moving the air conditioners to the ground allows for the Pinnacle residents to enjoy the quietness on their rooftop decks. Moving the air conditioners to inside the development – between the individual homes would cut down the noise for each of the Pinnacle residents as well as the surrounding community members. All that excess noise should be more contained in the property instead of radiating out on all four sides into the surrounding communities.

**Noise from Rooftop decks:** Move the Roof Top Rear Decks on the Pinnacle properties to be inside the Pinnacle Community so that when there are multiple large gatherings on the big rooftop decks, that noise is contained within the Pinnacle development and not adversely disturbing surrounding neighbors. All that excess noise should be more contained in the property instead of radiating out on all four sides into the surrounding communities.

Please note, the majority of the surrounding community does not want the rooftop decks on this property because the current roof top deck on said property is a noise disturbance to neighbors and that is only one rooftop deck.

**Light:** Any streetlights installed should be low and subdued in keeping with the current quiet lighting in the neighborhood. Please note: The majority of community members currently living in this neighborhood do not want any more street lights in this neighborhood as it changes the rural feel of the community. At the June 3<sup>rd</sup> meeting Lombard employees were suggesting that this neighborhood is unsafe because of lighting. We current residents of this community beg to differ. This is a totally safe community and we all know how to walk our streets safely. Show us the facts indicating the number of incidents prior to June 3<sup>rd</sup> for the past 20 years in which a pedestrian has been injured on our streets. Prove to us that our



streets are not safe before you waste tax payer money on lighting your tax payers who live directly next to this property do not want.

In conclusion, we are adamantly against the development as proposed.

Thank you for taking our concerns to heart.

Sincerely,

David and Cree Clegg

My name is Tom Rottmann. I live at 1400 S. Meyers Road. My property is located immediately to the south of the proposed development. I am in unincorporated DuPage County. I share many of the same concerns as those residents living next to the Development with regards to traffic, noise, density, privacy, construction, etc., as I expressed at the prior Plan Commission Meeting. The concerns of the area will be ignored. I indicated at that meeting that my home will now be in a position where it will be surrounded on three sides by Lombard. Apart from the construction and ongoing operations of Lombard's pump house bordering my western property line, and now with this development, my wife and I have lived at this address peacefully for over 35 years. Prior to this residence, we were both born, raised, and lived within the corporate boundaries of the Village of Lombard. Our experience with the village has and continues to lead us to resist becoming Lombard residents ever again. With regards to annexation into the Village of Lombard, I would like to state a paragraph from page 40 of Lombard's current Comprehensive Plan, as it relates to my specific address.

Page 40 in part: ***MEYERS ROAD PROPERTIES: The properties at 1400 and 1500 S. Meyers Road should be voluntarily annexed, provided that they connect to the public water system, at their expense.***

The key word here is voluntarily, i.e., not forced. I do not believe my property has any value to Lombard and becoming Lombard residents certainly has no value to us. As such, at least honor your commitment to not forcibly annex 1400 S. Meyers Road into the Village of Lombard.



## Papke, Anna

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**From:** ---  
**Sent:** Monday, June 10, 2024 4:57 PM  
**To:** Heniff, William; Papke, Anna  
**Subject:** PC 24-07 1308-1330 S. Meyers Road - Pinnacle

Dear Ms. Papke and Mr. Heniff,

I hope this letter finds you well. This note is in regards to the proposed Pinnacle at Meyers project. I, Lila Wasserman-Gouveia, 18W684 E. 13<sup>th</sup>. Street, Lombard, IL 60148, request that Village of Lombard officials, **DENY** PC 24-07: 1308-1330 S. Meyers Road - The Pinnacle at Meyers as submitted to the Lombard Plan Commission on June 3, 2024.

My concerns are based on the density of homes in the proposal, the height of the buildings, traffic issues, and the noise and sound pollution that will affect surrounding neighbors.

**DENSITY:** This project is too dense. Lombard's current zoning on this property is for up to 4 units per acre per William Heniff's (Community Development Director, Village of Lombard) letter to DuPage County dated February 22, 2024). The current proposal is for 6 homes per acre. This development would be much taller (38 feet high) and denser than any other housing along Meyers Road and those adjacent to this property with only six feet between houses. The developer mentioned existing businesses along Meyers Road as justification for the variations requested by the developer. However, the fire department building, the day care center, the church, and the funeral home all have design elements that make them blend into the surrounding residential neighborhoods. None of these businesses are as tall as the homes proposed in this project. All issues regarding this development would be improved by reducing the number of homes in the project.

**PARKING:** Inadequate parking for 24 homes with 6-7 bedrooms. There is room for only 6 cars per house with no community parking on these four acres. Excess cars from residents & guests of this development will be parked on School (21 feet wide), 13<sup>th</sup> (21 feet wide) and 14<sup>th</sup> (27 feet wide) streets, all of which have no sidewalks except for the short stretch by York Center School on 14<sup>th</sup> Street going to Meyers Road. Our streets are our sidewalks in this rural feeling community. However, with the density of 24 homes, there will be no street parking in front of the 24 homes for guests to park. The only street parking adjacent to this property is on School Street. All other parking will be in front of other neighbors' yards throughout our (the YCC) community.

**TRAFFIC:** Increased congestion on narrow School Street (21 feet wide) and 14<sup>th</sup> (27 feet wide) Streets, which provide the only entrances and exits for the entire community west of this proposed development which includes York Center School.

**NOISE:** Outdoor gathering areas on this property are the 24 open roof top decks and 24 patios on the ground and 4 of the 24 third story decks border neighbors' properties. Also, per the "Architectural Plans" presented at the June 3<sup>rd</sup> meeting by the Developer's team, there are three rooftop air conditioners per house on the open deck that faces the neighbors to the North, East, West, and South. The air conditioners will create noise all summer long. I am particularly concerned about noise made on the third and fourth stories of the homes because this sound will travel farther into the surrounding neighborhoods than noise created at ground level.



**LIGHT:** All the added lights from three story houses and open roof tops, and added street lights will light up neighboring homes and properties. The YCC community was intentionally designed with fewer streetlights to preserve the rural feel, reduce light pollution, and to support wildlife in the area. In addition, all the headlights exiting this property on Meyers will aim to the east side of Meyers to the residents directly across from the Pinnacle driveway – going into neighbors windows on the east side of Meyers.

Some suggestions for reducing the impact of the Pinnacle at Meyers project for surrounding neighbors follow.

**Density:** Decrease the number of homes in the Pinnacle to Four units per acre for a total of 16 which is in line with Lombard's current Estate Residential zoning for this property (Per William Heniff's Letter to County regarding this development). This number of homes would make the site better fit in with the surrounding neighborhood.

**Traffic:** Eliminate the gates to this community so traffic can more easily clear Meyers Road and 14<sup>th</sup> Street when they are entering the Pinnacle. Other traffic flowing south bound on Meyers or going West Bound on 14<sup>th</sup> from Meyers could be slowed or stopped waiting for our Pinnacle neighbors who must wait for a gate to register their presence and open – a potential safety hazard.

**Parking:** If number of homes was decreased to fit Lombard's current Estate Residential zoning of four units per acre, there would be space on the Pinnacle Property to provide guest parking for many of its visitors. Decreasing the number of homes would decrease the amount of traffic on our surrounding streets which do not have sidewalks keeping it more safe for Pinnacle members and other pedestrian traffic to walk our streets.

**Noise from Air Conditioners:** Moving the air conditioners to the ground allows for the Pinnacle residents to enjoy the quietness on their rooftop decks. Moving the air conditioners to inside the development – between the individual homes would cut down the noise for each of the Pinnacle residents as well as the surrounding community members. All that excess noise should be more contained in the property instead of radiating out on all four sides into the surrounding communities.

**Noise from Rooftop decks:** Move the Roof Top Rear Decks on the Pinnacle properties to be inside the Pinnacle Community so that when there are multiple large gatherings on the big rooftop decks, that noise is contained within the Pinnacle development and not adversely disturbing surrounding neighbors. All that excess noise should be more contained in the property instead of radiating out on all four sides into the surrounding communities.

Please note, the majority of the surrounding community does not want the rooftop decks on this property because of experience with the current roof top deck on said property. The noise produced by the one current roof top deck is a disturbance to neighbors. We have a quiet community and would very much like to preserve our neighborhood's rural feel.

**Light:** Any streetlights installed should be low and subdued in keeping with the current quiet lighting in the neighborhood. Please note: The majority of community members currently living in this neighborhood do not want any more street lights in this neighborhood as it changes the rural feel of the community. We feel safe in our community with the lighting as is and are unaware of adverse effects due to the current lighting.

If this project was proposed next to your home, would you think any differently? Also, just because it is legal to build these homes does not mean it is the right thing to do. Please consider reducing the density of homes in this project. Thank you very much for your attention to these issues.

Sincerely,  
Lila Wasserman-Gouveia



## Papke, Anna

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**From:** Brett Gouveia  
**Sent:** Monday, June 10, 2024 5:06 PM  
**To:** Papke, Anna; Heniff, William  
**Subject:** PC 24-07 1308-1330 S. Meyers Road – Pinnacle

Lombard Plan Commission,

I, Brett Gouveia at 18W684 13<sup>th</sup> St, Lombard, IL 60148, request that Village of Lombard officials, Deny PC 24-07: 1308-1330 S. Meyers Road - The Pinnacle at Meyers as submitted to the Lombard Plan Commission on June 3, 2024.

I would like to address just one concern of many for the neighbors surrounding “The Pinnacle at Meyers”. That is the issue of noise.

The decks are 28 feet in the air and all facing out toward the single family homes surrounding this development. In addition to sound projecting from the high decks there will also be added noise generated from air conditioning units located on top of each unit. In addition, if you combine the sound from several parties on these high decks to the air conditioning noise, the noise level will increase further. I believe this will be a problem for the single family homes surrounding the development. The combining of several sound sources is very different from the chart the developer presented which assumed a single source of sound, which is unrealistic.

One option to reducing the noise level would be to face the decks in toward the middle of the development? Of course another option would be to reduce the density and have the decks at ground level. Both of these options would greatly reduce the possibility of noise interfering with the surrounding neighbors lives.

Thank you for your time, Brett Gouveia

## Papke, Anna

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**From:** Linda Polacek <[lpolacek@lombard.il.us](mailto:lpolacek@lombard.il.us)>  
**Sent:** Monday, June 10, 2024 5:18 PM  
**To:** Heniff, William; Papke, Anna  
**Subject:** PC 24-07 1308-1330 S. Meyers Road – Pinnacle

Linda Polacek

1219 S. Addison Ave.  
Lombard, IL

June 10, 2024

Village of Lombard Officials  
Lombard Plan Commission  
Village Hall  
255 E. Wilson Avenue  
Lombard, IL 60148

Dear Village of Lombard Officials,

I am writing to express my concerns regarding PC 24-07: 1308-1330 S. Meyers Road - The Pinnacle at Meyers, as submitted to the Lombard Plan Commission on June 3, 2024. While I understand that development is an inevitable aspect of our community's growth, I believe that modifications to the current design would make this project more palatable to the residents of Lombard.

Firstly, the density of the proposed development should be reduced. Decreasing the number of homes to four units per acre, for a total of 16 units, would align with Lombard's current Estate Residential zoning for this property, as noted in William Heniff's letter to the County regarding this development. This adjustment would help the Pinnacle fit better with the surrounding neighborhood and maintain the character of our community.

Additionally, traffic flow improvements are necessary. Eliminating the gates to the community would allow traffic to clear Meyers Road and 14th Street more efficiently when entering the Pinnacle. Moreover, moving the south exit from the Pinnacle onto 14th Street to the south end of School Street, near the old highway department's driveway, would alleviate congestion on 14th Street. This change would prevent potential accidents from vehicles entering 14th Street from Meyers Road and having to suddenly brake for Pinnacle residents. It would also prevent headlights from disturbing the homes of surrounding community members.

Parking and noise concerns also need to be addressed. Reducing the number of homes would create space for guest parking on the Pinnacle property, decreasing traffic on our streets and enhancing pedestrian safety. Additionally, relocating air conditioners to the ground and between individual homes would reduce noise for both Pinnacle residents and the surrounding community. Moving the largest rooftop decks to the interior of the Pinnacle community would also help contain noise from large



gatherings. Streetlights installed should be low and subdued to maintain the current quiet lighting in the neighborhood.

Relocating the south exit to the north side of the old Township Garage on School Street would prevent headlights from shining into surrounding homes. Streetlights installed should be low and subdued to maintain the current quiet ambiance of the neighborhood.

The proposed development, as it stands, presents the following negative impacts on our community:

- **Density:** The project is too dense, with a proposal of six homes per acre, significantly higher than the current zoning of four units per acre. The tall structures (38 feet high) and close proximity of homes (six feet apart) are inconsistent with the surrounding housing.
- **Traffic:** Increased congestion on narrow School Street and 14th Street, the only entrances and exits for the community west of the development, poses safety concerns.
- **Parking:** The development lacks adequate parking for 24 homes with 6-7 bedrooms each. Excess cars from residents and guests would overflow onto School, 13th, and 14th streets, affecting the neighboring community's parking availability.
- **Noise:** The 24 rooftop decks and patios, along with multiple air conditioners, would generate significant noise, affecting surrounding neighbors on all four sides of the property.
- **Light:** Additional lights from the three-story houses, open rooftops, and streetlights would disrupt the neighboring homes, particularly affecting those directly across from the development on 14th Street and Meyers Road.
- **Snow:** There is no designated area for snow storage from the roads, driveways, and sidewalks, which could lead to further logistical challenges.

Given these considerations, I urge the Village of Lombard officials to deny the current proposal and work with the developers to implement the suggested modifications. Every community member's voice matters, and I believe these modifications would significantly improve the impact of the Pinnacle development on our neighborhood. Thank you for considering my concerns and for your commitment to making this development more bearable for all residents.

Sincerely,

Linda Polacek  
1219 S. Addison Ave.  
Lombard, IL

## Papke, Anna

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**From:** Karen Lease <  
**Sent:** Monday, June 10, 2024 7:53 PM  
**To:** Papke, Anna  
**Subject:** PC 24-07 1308-1330 S. Meyers Road – Pinnacle

**DENSITY:** This project is too dense. Lombard's current zoning on this property is for up to 4 units per acre per William Heniff's (Community Development Director, Village of Lombard) letter to DuPage County dated February 22, 2024). The current proposal is for 6 homes per acre. This development would be much taller (38 feet high) and denser than any other housing along Meyers Road and those adjacent to this property. With only six feet between houses. A person can stand inside their home and reach across this 6-foot space between homes and touch a person in the home next-door.

- **TRAFFIC:** Increased congestion on narrow School Street (21 feet wide) and 14 th (27 feet wide) Streets, which provide the only entrances and exits for the entire community west of this proposed development which includes York Center School. The only safe exit is on 14 th Street.

- **PARKING:** Inadequate parking for 24 homes with 6-7 bedrooms. There is room for only 6 cars per house with no community parking on these four acres. Excess cars from residents & guests of this development will be parked on School (21 feet wide), 13 th (21 feet wide) and 14 th (27 feet wide) streets, all of which have no sidewalks except for the short stretch by York Center School on 14 th Street going to Meyers Road. Our streets are our sidewalks in this rural feeling community. The Developer's attorney showed plenty of available parking on our streets on Memorial Day in his June 3 presentation showing our residents guests parking on the street in front of their homes. What he didn't present is the lack of street parking in front of all these 24 homes for their guests to park. The only street parking adjacent to this property is on School Street. All other parking will be in front of other neighbors' yards throughout our (the YCC) community.

- **NOISE:** Outdoor gathering areas on this property are the 24 open roof top decks and 24 patios on the ground and 4 of the 24

third story decks border – ALL OF THESE FACING Surrounding NEIGHBORS to the Pinnacle Property. That is noise from 52 outdoor gathering areas adjacent to surrounding properties:

- o To the North - (12 outdoor entertainment areas),
- o East side of Meyers Road (21 outdoor entertainment areas),



- o South of 14 th Street (6 outdoor entertainment areas), and
- o West side of School Street (21 outdoor entertainment areas).

Per the “Architectural Plans” presented at the June 3 rd meeting by the Developer’s team, there are three rooftop air conditioners per house on the open deck that faces the neighbors to the North, East, West, and South. Mr. Daniel (the Developer’s Attorney) failed to reference (perhaps he strategically left them out) this statistically significant noise disturbance of these air conditioners in his Noise Level analysis at the June 3 rd Plan Commission meeting at Lombard Village Hall. Air conditioners are a constant summer noise that all the surrounding neighbors will be exposed to constantly.

- Neighbors North of the Pinnacle will be exposed to:

18 Air Conditioners

- East side of Meyers Road will be exposed to: 30 air conditioners

- South of 14 th Street will be exposed to: 6 air conditioners

- West side of School Street will be exposed to: 30 air conditioners.

- LIGHT: All the added lights from three story houses and open roof tops, and added street lights will light up neighboring homes and properties. In addition, all the headlights exiting this property on Meyers will aim to the east side of Meyers to the residents directly across from the Pinnacle driveway – going into neighbors windows on east side of Meyers.

- SNOW: There is no place on this proposed property for snow storage that has been removed from the two huge roads and driveways, and all the sidewalks.

Thank you for your consideration.

Karen Lease

## Papke, Anna

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**From:** Anna Papke  
**Sent:** Monday, June 10, 2024 10:08 PM  
**To:** Papke, Anna; Heniff, William  
**Subject:** PC 24-071308-1330 S. Meyers Road-Pinnacle

Dear Lombard Plan Commission:

It is primarily as a result of the issues I discuss in this letter that I, Doris Dornberger, 19W020 13<sup>th</sup> St., Lombard, IL 60148, request that the Village of Lombard officials, DENY PC 24-07: 1308-1330 S. Meyers Road—The Pinnacle at Meyers as submitted to the Lombard Plan Commission on June 3, 2024.

I have attended the neighborhood meeting and the first Plan Commission meeting on the Pinnacle On Meyers project. I am pleased that there will be some new homes and homeowners in this area between Meyers and School Streets but feel the density of these units is inappropriate for this current area of limited homes and businesses.

These homes are described as having 5 to 7 bedrooms in each home. We must anticipate that there will be a significant increase in population based on 24 houses with this many bedrooms. Adding people means adding cars. The developer has now planned for 2 garage spots and 4 outdoor parking spots for each house, which is another indication the developer anticipates a significant influx of people from his project.

With so many people added to a 4-acre area, concerns about noise, lighting, parking, and traffic follow. We were told that each unit can have an outward facing rooftop deck. There will be 3 air conditioners for each home, with placement currently planned on the roof. Those two factors alone can result in ongoing excessive noise to surrounding communities in warm months. Rotating the decks so they face toward the interior of the buildings should deflect a significant amount of sound. Putting the air conditioning units on the ground between the homes will decrease noise to surrounding areas.

There are multiple traffic issues, only a few of which I will address. This is planned to be a gated community, so each car must wait until the car is recognized by the technology system and then the gate is raised. This means multiple cars can be waiting to get in or out of the enclosed development. Entrance to these units will only be on Meyers and 14<sup>th</sup> St. All people living in our community of 79 homes can only enter and leave via 14<sup>th</sup> Street and School St. During the week, traffic currently backs up in various spots at School and Roosevelt, 14<sup>th</sup> and School, 14<sup>th</sup> and Meyers, 14<sup>th</sup> Street by the school and sometimes at 13<sup>th</sup> and School. I am concerned for the safety of both vehicular and foot traffic in these areas if the number of adults, children, and cars increases as much as it could. This could become even worse in these same areas if people living in or visiting the development need to park on our streets, something that I think could happen often.

Lombard is considering multiple variations of their own zoning rules and regulations to accommodate this proposed development. If you stay with your current zoning ordinances of 4 homes per acre and reduce the number of units to comply with your own regulation, the problems with noise, traffic, lighting, etc. will also markedly decrease. Perhaps the developer could even spread out the homes so they would be the same size but not so tall. Telling the developer to build according to your current requirements, makes this proposed development much more bearable and will look much more appropriate in the community in which the developer wants to place it.

Thank you for your consideration of these concerns and ways to make this proposal more viable for Lombard.

Regards,





## Papke, Anna

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**From:** Anne Garcia <[REDACTED]>  
**Sent:** Tuesday, June 11, 2024 1:04 AM  
**To:** Heniff, William; Papke, Anna  
**Subject:** PC 24-07 1308-1330 S. Meyers Road – Pinnacle  
**Attachments:** Pinnacle at Meyers letter 061124.pdf

Dear Mr. Heniff and Ms. Papke,

The attached PDF is my perspective on understanding some of the key evidence provided in the petition for the Pinnacle at Meyers Development presented on June 3 to the Plan Commission. Please incorporate this PDF into the packet presented to the Plan Commission to assist them in their analysis of the evidence provided.

Thank you.

Best Regards,

Anne Garcia



Anne Garcia's comments regarding PC 24-07 1308-1330 S. Meyers Road – Pinnacle at Meyers

I, Anne Garcia, a resident of the York Center Community located just west of the proposed Pinnacle development, request that the Village of Lombard officials, **DENY PC 24-07: 1308-1330 S. Meyers Road - The Pinnacle at Meyers** as submitted to the Lombard Plan Commission on June 3, 2024.

I understand that development is inevitable. However, the current design does not fit this neighborhood, which is a rural area with large lots for single family homes. This dense development presents multiple negative effects for current community members. Compliance with the Village of Lombard's Comprehensive Plan and modifications to the current petition could eliminate many negative effects.

**DENSITY & LOMBARD'S COMPREHENSIVE PLAN:** The developer's request for residential density of 6 dwellings per acre significantly exceeds the Village of Lombard's designation. **Decreasing the number of homes in the Pinnacle to 3 units per acre for a total of 12 is in line with Lombard's current Estate Residential zoning for this property which is "less than 4 dwelling units per acre"** per William Heniff's Letter dated February 22, 2024, to DuPage County on behalf of the Village of Lombard regarding this development.

Given that there aren't any other developments of such density in the immediate vicinity of the proposed Pinnacle property, this project would not meet Lombard's Comprehensive Plan provisions.

*Will Lombard's Plan Commission offer a finding on how the proposed development meets the finding of compliance with the Lombard Comprehensive Plan?*

**Three houses per acre would make this development fit better with the surrounding neighborhoods directly North, directly East, directly West and directly South of this proposed development.**

The 24 proposed homes only have six feet between the houses. A person can stand inside their home and reach across this 6-foot space between homes and touch a person in the home next-door.

**TRAFFIC:** Increased congestion on narrow School Street (21 feet wide) and 14<sup>th</sup> (27 feet wide) Streets, which provide the only entrances and exits for the entire community west of this proposed development which includes York Center School. The only safe exit is on 14<sup>th</sup> Street since School Street exits onto Roosevelt Road without a traffic light.

**Eliminate the gates** to this proposed development so traffic can more easily clear Meyers Road and 14<sup>th</sup> Street when they are entering the Pinnacle so that other traffic flowing south bound on Meyers or going East Bound on 14<sup>th</sup> from Meyers is not slamming on the brakes for our Pinnacle neighbors who are slow moving into the Pinnacle entrance due to waiting for a gate to register their presence. This is a safety hazard.

**PARKING:** Inadequate parking for 24 homes with 6-7 bedrooms. There is no community parking on these four acres of the current proposed development. While each resident has room for 6 vehicles in their driveway/garage space, there is no guest/visitor parking on the premises. Excess cars from residents & guests of this development will be parked on School (21 feet wide), 13<sup>th</sup> (21 feet wide) and 14<sup>th</sup> (27 feet wide) streets, all of which have no sidewalks except for the short stretch by York Center School on 14<sup>th</sup> Street going to Meyers Road. Our streets are our sidewalks in this rural feeling community. The Developer's attorney showed plenty of available parking on our streets on Memorial Day in his June 3rd presentation showing our residents' guests parking on the street in front of their homes. What he didn't present is the lack of street parking in front of all these 24 homes for the guests of the Pinnacle to park. The only street parking adjacent to this property is on School Street which is only a few hundred feet. All other parking will be in front of other neighbors' yards throughout our (the YCC) community. While we don't mind neighbors having company and parking on the street, the excessive amount of guest vehicles that an additional 24 homes would add to our little community would make our streets unsafe to walk and add excessive congestion for emergency vehicles, school buses etcetera to navigate.



Anne Garcia's comments regarding PC 24-07 1308-1330 S. Meyers Road – Pinnacle at Meyers

In addition, **according to William Heniff's** letter to the DuPage County "The Lombard Police Department aggressively enforces a 'No Parking' code provision on all public rights-of-way between the hours of 2:00 am and 5:00 am. Given that Meyers Road also does not have parking options, off-site parking will not be available". Therefore, the residents of the Pinnacle should not be utilizing 13<sup>th</sup> Street and 14<sup>th</sup> Street for their guest parking like Mr. Daniel suggests.

If the number of homes was decreased to fit Lombard's current Estate Residential zoning of 3 dwellings per acre, there would be space on the Pinnacle Property to provide guest parking for its visitors.

**Pedestrian traffic:** Decreasing the number of homes would decrease the amount of vehicular traffic on our surrounding streets which do not have sidewalks making it more safe for Pinnacle members and other pedestrians to walk our streets.

## **NOISE:**

**Outdoor gathering areas** on this proposed property there are 24 open roof top decks, 24 patios on the ground, and 4 of the 24 third story decks that ALL FACE NEIGHBORS SURROUNDING the Pinnacle Property. That is **noise from 52 outdoor gathering areas on Pinnacle property are adjacent to surrounding properties:**

- To the North - 12 outdoor entertainment areas
- East side of Meyers Road - 21 outdoor entertainment areas
- South of 14<sup>th</sup> Street - 6 outdoor entertainment areas, and
- West side of School Street - 21 outdoor entertainment areas.

**Move the Roof Top Rear Decks on the Pinnacle properties to be inside the Pinnacle Community** so that when there are multiple large gatherings on the big rooftop decks, that noise is contained within the Pinnacle development and not adversely disturbing surrounding neighbors.

All the potential excess noise given the density and design of these homes should be more contained within the Pinnacle property instead of being allowed to radiate out on all four sides into the surrounding communities.

**Air Conditioners** - Per the "Architectural Plans" presented at the June 3<sup>rd</sup> meeting by the Developer's team, **there are three rooftop air conditioners per house on the open decks that face the neighbors to the North, East, West, and South.** Mr. Daniel (the Developer's Attorney) failed to reference (perhaps he strategically left them out) this significant noise disturbance of these air conditioners in his Noise Level analysis at the June 3<sup>rd</sup> Plan Commission meeting at Lombard Village Hall. *Perhaps a professional noise analysis is warranted given the enormous density of this project and size of these houses?* Air conditioners are a constant summer noise that all the surrounding neighbors will be exposed to constantly.

- **Neighbors North of the Pinnacle will be exposed to: 18 Air Conditioners**
- **East side of Meyers Road will be exposed to: 30 air conditioners**
- **South of 14<sup>th</sup> Street will be exposed to: 6 air conditioners**
- **West side of School Street will be exposed to: 30 air conditioners.**

**Moving the air conditioners to the ground** allows for the Pinnacle residents to enjoy the quietness on their rooftop decks. **Moving the air conditioners inside the development** between the individual homes would cut down the noise for each of the Pinnacle residents as well as the surrounding community members.

All the potential excess noise given the density and design of these homes should be more contained within the Pinnacle property instead of being allowed to radiate out on all four sides into the surrounding communities.



**Please note, most of the surrounding community does not want the rooftop decks on this property because the current roof top deck on said property is a noise disturbance to neighbors and that is only one rooftop deck. This neighborhood is not Wrigleyville. There is not a public event happening on neighboring properties. Having rooftop decks that face all the surrounding properties is invading all these neighbors' privacy.**

**LIGHT:** Most of the community members currently living in this neighborhood do not want any more streetlights in this neighborhood as it changes the rural feel of the community. At the June 3<sup>rd</sup> meeting Lombard employees were suggesting that this neighborhood is unsafe because of lighting. We current residents of this community beg to differ. This is a totally safe community, and we all know how to walk our streets safely even in the dark. Show us the facts indicating the number of incidents prior to June 3<sup>rd</sup> for the past 20 years in which a pedestrian has been injured on our streets. Prove to us that our streets are not safe before you waste taxpayer money on lighting your taxpayers who live directly next to this property do not want.

**SNOW:** There is no place on this proposed property for snow storage that has been removed from the two huge roads and driveways, and all the sidewalks. Decreasing the number of homes to fit Lombard's current zoning for this land would allow for the appropriate amount of green space to hold plowed snow on this property.

**EXIT FROM PINNACLE ONTO 14<sup>th</sup> STREET SHOULD BE MOVED:** This should be moved closer to School Street so it is approximately just to the East of the Lombard Pump house across the street. This move would allow more room for traffic turning onto 14<sup>th</sup> street from Meyers to slow down and stop for traffic entering and exiting from the Pinnacle without affecting flow of traffic on Meyers. In addition, this allows the Pinnacle residents and guests to more easily turn left onto 14<sup>th</sup> Street without encountering backed up traffic at the light prohibiting them from turning onto 14<sup>th</sup>.

Moving the southern exit to School Street is not an option because headlights of the cars entering and exiting the Pinnacle will inevitably shine into a neighbor's living room on the west side of School Street.

**Greenspace:** By moving the Pinnacle's exit on 14<sup>th</sup> Street further west as suggested above and enforcing compliance with the 3 dwellings per acre the over 60-year-old trees in the southeast corner of this property could remain in place creating a beautiful mini-park for Pinnacle residents to gather under and around the **treasured majestic maple tree** on the corner of Meyers Road and 14<sup>th</sup> Street.





**ENVIRONMENTAL IMPACT:** Please consider every aspect of this petition that negatively impacts the environment and require that minimal sustainable building procedures/products are followed/utilized.

**VIOLATIONS:** Most of my neighbors on School Street appear to have received violation notices from the Village of Lombard to improve their properties. In addition, Mr. Daniel has been cutting down the surrounding properties and community both at the February 22<sup>nd</sup>, meeting at DuPage County and at the June 3<sup>rd</sup> meeting at the Village of Lombard. If this developer and Mr. Daniel do not like the surrounding area and how my neighbors choose to live, perhaps their development would be better served in a location where they can control the surrounding character. Dead trees add significant value to wildlife. Just ask the Morton Arboretum who has many dead trees standing on purpose. Manicured lawns are not beneficial to wildlife nor the environment. In our community we value wildlife and the environment.

### **WHAT IS LOMBARD'S ULTIMATE VISION?**

Eliminating these large lots will change the diversity of lot options available to people who want to live on a large lot in Lombard. If Lombard allows rezoning on this property, as well as other large lots in Lombard, eventually there will no longer be large residential lots in Lombard. Is this what Lombard wants – all high density residential lots in the Village?

A more appropriate place to change zoning is on commercial properties like what is being done at Yorktown Mall. These properties are not needed as much as they once were. This allows people who value large lots for one home to continue to live in a rural feeling community within Lombard.

What is Lombard's vision 20 years down the road? Don't let one developer decide this vision for you. Please take the time to analyze Lombard's long-term vision and plan accordingly.

Thank you all for your time in ensuring that all voices are heard regarding this development. We greatly appreciate all you do in keeping Lombard a treasured village to call home.

Best Regards,

Anne Garcia