

## Papke, Anna

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**From:** Heniff, William  
**Sent:** Tuesday, September 3, 2024 10:56 AM  
**To:** Papke, Anna  
**Subject:** FW: Meyers Rd. proposed development



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**From:** Melissa SCHMITZ <  
**Sent:** Tuesday, September 3, 2024 10:51 AM  
**To:** Giagnorio, Keith <GiagnorioK@villageoflombard.org>; Niehaus, Scott <NiehausS@villageoflombard.org>; Aranas, Nicole <AranasN@villageoflombard.org>; Brezinski, Elizabeth <BrezinskiE@villageoflombard.org>; LaVaque, Brian <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>; Community Development <DevelopmentC@villageoflombard.org>; Heniff, William <HeniffW@villageoflombard.org>  
**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  
630-728-3160

On 08/07/2024 9:04 AM CDT Melissa SCHMITZ <[REDACTED]> wrote:

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