

**VILLAGE OF LOMBARD
REQUEST FOR BOARD OF TRUSTEES ACTION
For Inclusion on Board Agenda**

Resolution or Ordinance (Blue) Waiver of First Requested
 Recommendations of Boards, Commissions & Committees (Green)
 Other Business (Pink)

TO : PRESIDENT AND BOARD OF TRUSTEES

FROM: Scott R. Niehaus, Village Manager

DATE : September 3, 2024 **(BOT) Date:** September 5, 2024

SUBJECT: **PC 24-07 1308 - 1330 S Meyers Road, Pinnacle Single Family Residential Development**

SUBMITTED BY: William J Heniff, Director of Community Development

BACKGROUND/POLICY IMPLICATIONS:
 Your Plan Commission transmits for your consideration its recommendation regarding the above-referenced petition. The petitioner, requests that the Village take the following actions on the subject property (1308-1330 S. Meyers Road), located within the Village of Lombard R1 Single-Family Residence District (1308 S. Meyers Road) and the DuPage County R-3 Single Family Residence District (1312-1330 S. Meyers Road) (cumulatively the “subject properties”):

1. An ordinance granting approval of a Comprehensive Plan Map amendment to designate the subject property Low Density Residential;
2. An ordinance granting approval of a zoning map amendment to rezone the subject property from the R0 Single-Family Residence District and the R1 Single-Family Residence District to the R2 Single-Family Residence District; and
3. An ordinance granting approval of a new planned development with companion conditional use, deviations and variations; and approval of a preliminary plat of subdivision.


Fiscal Impact/Funding Source:
 Review (as necessary)

Finance Director _____	Date _____
Village Manager _____	Date _____



MEMORANDUM

TO: Scott R. Niehaus, Village Manager

FROM: William J. Heniff, AICP, Director of Community Development 

MEETING DATE: September 5, 2024

SUBJECT: **PC 24-07: 1308-1330 S. Meyers Road, Pinnacle Single-Family Residential Development**

Please find the following items for Village Board consideration as part of the September 5, 2024, Village Board meeting:

1. An ordinance granting approval of a Comprehensive Plan Map amendment to designate the subject property Low Density Residential;
2. An ordinance granting approval of a zoning map amendment to rezone the subject property from the R0 Single-Family Residence District and the R1 Single-Family Residence District to the R2 Single-Family Residence District; and
3. An ordinance granting approval of a new planned development with companion conditional use, deviations and variations; and approval of a preliminary plat of subdivision.

NOTE: The Plan Commission referral letter and IDRC report for PC 24-07 were previously provided to the Village Board with the materials associated with the annexation agreement, for which the Village Board conducted a public hearing on August 29, 2024 (BOT 24-01).

The Plan Commission recommended approval of PC 24-07 by a vote of 5-0. Please place PC 24-07 on the September 5, 2024, Board of Trustees agenda for a first reading under Items for Separate Action.

ORDINANCE NO. _____

**AN ORDINANCE AMENDING ORDINANCE NUMBER 6947,
ADOPTED MAY 15, 2014, AMENDING THE COMPREHENSIVE PLAN
FOR THE VILLAGE OF LOMBARD, ILLINOIS**

**(PC 24-07: 1308-1330 S. Meyers Road, Pinnacle Single-Family Residential
Development)**

(See also Ordinance No.(s)_____)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted Ordinance 6947, the Lombard Comprehensive Plan; and,

WHEREAS, an application has heretofore been filed requesting a Comprehensive Plan amendment for the property located at 1308-1330 S. Meyers Road, and described in Section 2 hereto, from Estate Residential to Low Density Residential and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on June 3, 2024 and June 17, 2024, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the Comprehensive Plan amendment described herein; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

NOW, THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS as follows:

SECTION 1: That Ordinance 6947, otherwise known as the Comprehensive Plan of the Village of Lombard, Illinois, be and is hereby amended for the property legally described in Section 2 below from Estate Residential to Low Density Residential.

SECTION 2: This ordinance is limited and restricted to the properties generally located at 1308-1330 S. Meyers Road, Lombard, Illinois, and legally described as follows:

Ordinance No. _____

Re: PC 24-07

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PARCEL ONE

(1312 S. MEYERS ROAD, PERMANENT INDEX NOS. 06-21-102-011, -012, -013)
LOT 8, 9, AND 10 IN DIECKE'S DIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 1924 AS DOCUMENT 179881, IN DUPAGE COUNTY, ILLINOIS.

PARCEL TWO

(1320 S. MEYERS ROAD, PERMANENT INDEX NO. 06-21-102-014)
LOT 11 IN DIECKE'S DIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 1924 AS DOCUMENT 179881, IN DUPAGE COUNTY, ILLINOIS.

PARCEL THREE

(1330 S. MEYERS ROAD, PERMANENT INDEX NO. 06-21-102-028)
LOT A IN WEST YORK CENTER COMMUNITY CO-OPERATIVE, INC. SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1947 AS DOCUMENT 521197 AND CERTIFICATE OF CORRECTION FILED DECEMBER 17, 1947 AS DOCUMENT 536351, IN DUPAGE COUNTY, ILLINOIS.

EXCEPT THE FOLLOWING: THAT PART OF LOT A IN WEST YORK CENTER COMMUNITY CO-OPERATIVE, INC. SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1947 AS DOCUMENT 521197 AND CERTIFICATE OF CORRECTION FILED DECEMBER 17, 1947 AS DOCUMENT 536351, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT A AFORESAID AND RUNNING THENCE NORTH 00 DEGREES 01 MINUTES 21 SECONDS EAST ALONG THE EAST LINE OF SAID LOT A , A DISTANCE OF 16.40 FEET (5.00 METERS); THENCE SOUTH 46 DEGREES 33 MINUTES 12 SECONDS WEST, 22.57 FEET (6.88 METERS) TO A POINT ON THE SOUTH LINE OF LOT A AFORESAID; THENCE SOUTH 86 DEGREES 54 MINUTES 56 SECONDS EAST ALONG SAID SOUTH LINE OF LOT A , A DISTANCE OF 16.40 FEET (5.00 METERS) TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

Ordinance No. _____

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PARCEL FOUR

(1308 S. MEYERS ROAD, PERMANENT INDEX NO. 06-21-102-010)

LOT 7 IN DIECKE'S DIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 1924 AS DOCUMENT 179881, IN DUPAGE COUNTY, ILLINOIS.

PARCEL FIVE

(SOUTH PORTION OF GAP STRIP, PART OF PERMANENT INDEX NO. 06-21-102-999)

THAT PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: A TRACT OF LAND BOUNDED ON THE NORTH BY THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 7 IN DEICKE'S DIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 1924 AS DOCUMENT 179881, BOUNDED ON THE EAST BY THE WEST LINE OF SAID DIECKE'S DIVISION, BOUNDED ON THE SOUTH BY THE NORTH LINE OF LOT A IN WEST YORK CENTER COMMUNITY CO-OPERATIVE, INC. SUBDIVISION, ACCORDING TO THE PLAT RECORDED MAY 17, 1947 AS DOCUMENT NO. R1947-521197 (CERTIFICATE OF CORRECTION RECORDED DECEMBER 17, 1947 AS DOCUMENT NO. R1947-536351), SAID NORTH LINE ASLO BEING THE NORTH LINE AND ITS WESTERLY EXTENSION OF LOT 12 IN SAID DEICKE'S DIVISION AND BOUNDED ON THE WEST BY THE EAST LINE OF THE WEST THIRTY (30) ACRES OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS MUNUMENTED AND OCCUPIED, SAID EAST LINE ALSO BEING THE EAST LINE OF SCHOOL STREET AS MONUMENTED AND OCCUPIED.

COMMONLY KNOWN AS SAID STRIP OF LAND (ADDRESS UNASIGNED) BEING APPROXIMATELY TWELVE (12) FEET WIDE AND A PART OF LAND ASSIGNED PERMANENT INDEX NO. 06-21-102-999 THAT IS SITUATED SOUTH OF THE NORTH LOT LINE OF 1308 S. MEYERS ROAD (DIECKE'S LOT 7, PIN 06-21-102-010) EXTENDED WEST.

SECTION 3: That the official comprehensive plan map of the Village of Lombard be changed in conformance with the provisions of this ordinance.

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

Ordinance No. _____

Re: PC 24-07

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Passed on first reading this _____ day of _____, 2024.

Passed on second reading this _____ day of _____, 2024, pursuant to a roll call vote as follows:

Ayes: _____

Nays: _____

Absent: _____

Approved this _____, day of _____, 2024.

Keith T. Giagnorio, Village President

ATTEST:

Elizabeth Brezinski, Village Clerk

Published in pamphlet from this _____ day of _____, 2024.

Elizabeth Brezinski, Village Clerk

ORDINANCE NO. _____

AN ORDINANCE APPROVING A MAP AMENDMENT (REZONING) TO THE LOMBARD ZONING ORDINANCE TITLE 15, CHAPTER 155 OF THE CODE OF LOMBARD, ILLINOIS

(PC 24-07: 1308-1330 S. Meyers Road, Pinnacle Single-Family Residential Development)

(See also Ordinance No.(s) _____)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, an application has heretofore been filed requesting a map amendment for the purpose of rezoning the property located at 1308 S. Meyers Road, and described in Section 2 hereto, from R1 Single-Family Residence District to R2 Single-Family Residence District; and,

WHEREAS, an application has heretofore been filed requesting a map amendment for the purpose of rezoning the property located at 1312-1330 S. Meyers Road, and described in Section 2 hereto, from R0 Single-Family Residence District to R2 Single-Family Residence District; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on June 3, 2024 and June 17, 2024, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the rezoning described herein; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

NOW, THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS as follows:

SECTION 1: That Title 15, Chapter 155 of the Code of Lombard, Illinois, otherwise known as the Lombard Zoning Ordinance, be and is hereby amended so as to rezone the property described in Section 2 below to R2 Single-Family Residence District.

SECTION 2: This ordinance is limited and restricted to the property generally located at 1308-1330 S. Meyers Road, Lombard, Illinois, and legally described as follows:

PARCEL ONE

(1312 S. MEYERS ROAD, PERMANENT INDEX NOS. 06-21-102-011, -012, -013)
LOT 8, 9, AND 10 IN DIECKE'S DIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 1924 AS DOCUMENT 179881, IN DUPAGE COUNTY, ILLINOIS.

PARCEL TWO

(1320 S. MEYERS ROAD, PERMANENT INDEX NO. 06-21-102-014)
LOT 11 IN DIECKE'S DIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 1924 AS DOCUMENT 179881, IN DUPAGE COUNTY, ILLINOIS.

PARCEL THREE

(1330 S. MEYERS ROAD, PERMANENT INDEX NO. 06-21-102-028)
LOT A IN WEST YORK CENTER COMMUNITY CO-OPERATIVE, INC. SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1947 AS DOCUMENT 521197 AND CERTIFICATE OF CORRECTION FILED DECEMBER 17, 1947 AS DOCUMENT 536351, IN DUPAGE COUNTY, ILLINOIS.
EXCEPT THE FOLLOWING: THAT PART OF LOT A IN WEST YORK CENTER COMMUNITY CO-OPERATIVE, INC. SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1947 AS DOCUMENT 521197 AND CERTIFICATE OF CORRECTION FILED DECEMBER 17, 1947 AS DOCUMENT 536351, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT A AFORESAID AND RUNNING THENCE NORTH 00 DEGREES

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01 MINUTES 21 SECONDS EAST ALONG THE EAST LINE OF SAID LOT A , A DISTANCE OF 16.40 FEET (5.00 METERS); THENCE SOUTH 46 DEGREES 33 MINUTES 12 SECONDS WEST, 22.57 FEET (6.88 METERS) TO A POINT ON THE SOUTH LINE OF LOT A AFORESAID; THENCE SOUTH 86 DEGREES 54 MINUTES 56 SECONDS EAST ALONG SAID SOUTH LINE OF LOT A , A DISTANCE OF 16.40 FEET (5.00 METERS) TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

PARCEL FOUR

(1308 S. MEYERS ROAD, PERMANENT INDEX NO. 06-21-102-010)

LOT 7 IN DIECKE'S DIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 1924 AS DOCUMENT 179881, IN DUPAGE COUNTY, ILLINOIS.

PARCEL FIVE

(SOUTH PORTION OF GAP STRIP, PART OF PERMANENT INDEX NO. 06-21-102-999)

THAT PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: A TRACT OF LAND BOUNDED ON THE NORTH BY THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 7 IN DIECKE'S DIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 1924 AS DOCUMENT 179881, BOUNDED ON THE EAST BY THE WEST LINE OF SAID DIECKE'S DIVISION, BOUNDED ON THE SOUTH BY THE NORTH LINE OF LOT A IN WEST YORK CENTER COMMUNITY CO-OPERATIVE, INC. SUBDIVISION, ACCORDING TO THE PLAT RECORDED MAY 17, 1947 AS DOCUMENT NO. R1947-521197 (CERTIFICATE OF CORRECTION RECORDED DECEMBER 17, 1947 AS DOCUMENT NO. R1947-536351), SAID NORTH LINE ALSO BEING THE NORTH LINE AND ITS WESTERLY EXTENSION OF LOT 12 IN SAID DIECKE'S DIVISION AND BOUNDED ON THE WEST BY THE EAST LINE OF THE WEST THIRTY (30) ACRES OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AS MONUMENTED AND OCCUPIED, SAID EAST LINE ALSO BEING THE EAST LINE OF SCHOOL STREET AS MONUMENTED AND OCCUPIED.

COMMONLY KNOWN AS SAID STRIP OF LAND (ADDRESS UNASSIGNED) BEING APPROXIMATELY TWELVE (12) FEET WIDE AND A PART OF LAND ASSIGNED PERMANENT INDEX NO. 06-21-102-999 THAT IS SITUATED SOUTH OF THE NORTH LOT LINE OF 1308 S. MEYERS ROAD (DIECKE'S LOT 7, PIN 06-21-102-010) EXTENDED WEST.

Ordinance No. _____

Re: PC 24-07

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SECTION 3: That the official zoning map of the Village of Lombard be changed in conformance with the provisions of this ordinance.

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval and publication in pamphlet form as provided by law.

Passed on first reading this _____ day of _____, 2024.

Passed on second reading this _____ day of _____, 2024, pursuant to a roll call vote as follows:

Ayes: _____

Nayes: _____

Absent: _____

Approved this _____, day of _____, 2024.

Keith T. Giagnorio, Village President

ATTEST:

Elizabeth Brezinski, Village Clerk

Published in pamphlet from this _____ day of _____, 2024.

Elizabeth Brezinski, Village Clerk

ORDINANCE NO. _____

**AN ORDINANCE GRANTING APPROVAL OF A PLANNED
DEVELOPMENT WITH COMPANION CONDITIONAL USE AND
DEVIATIONS AND VARIATIONS FROM THE LOMBARD CODE OF
ORDINANCES AND GRANTING APPROVAL OF A PRELIMINARY
PLAT OF SUBDIVISION**

**(PC 24-07: 1308-1330 S. Meyers Road, Pinnacle Single-Family Residential
Development)**

(See also Ordinance No(s). _____)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Zoning Ordinance, otherwise known as Title 15, Chapter 155 of the Code of Lombard, Illinois; and,

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted the Lombard Sign Ordinance, otherwise known as Title 15, Chapter 153 of the Code of Lombard, Illinois; and,

WHEREAS, an application has heretofore been filed requesting approval of a planned development with companion conditional use and deviations and variations from the Lombard Zoning Ordinance (Title 15, Chapter 155 of the Village Code), the Lombard Subdivisions and Development Ordinance (Title 15, Chapter 154 of the Village Code), and the Lombard Sign Ordinance (Title 15, Chapter 153 of the Village Code), as set forth in Section 1 below; and,

WHEREAS, a public hearing on such application has been conducted by the Village of Lombard Plan Commission on June 3, 2024, and June 17, 2024, pursuant to appropriate and legal notice; and,

WHEREAS, the Plan Commission has filed its recommendations with the President and Board of Trustees recommending approval of the planned development with companion conditional use, deviations and variations described herein; and,

WHEREAS, the President and Board of Trustees approve and adopt the findings and recommendations of the Plan Commission and incorporate such findings and recommendations herein by reference as if they were fully set forth herein;

NOW, THEREFORE BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF LOMBARD, DU PAGE COUNTY, ILLINOIS, as follows:

SECTION 1: That a planned development with companion conditional use and deviations and variations from the Lombard Code of Ordinances, as set forth below is hereby granted for the Subject Property legally described in Section 2, subject to the conditions set forth in Section 3:

1. Pursuant to Section 155.407(C) of Village Code, establish a new planned development for the subject properties to provide for development of 24 detached single-family residences, including relief from the following standards, as set forth more fully as follows:
 - a. Pursuant to Section 155.407(G)(2) of Village Code, approve a conditional use for building height not to exceed 38 feet or three stories;
 - b. Approve the following deviations and variations from Chapter 155 of Village Code (the Zoning Ordinance):
 - i. Pursuant to Section 155.407(D), a deviation in order to allow a development with a density of 6.14 dwelling units per acre where a density of 5.8 dwelling units per acre is allowed within the areas of Lots 1-24 and Outlot A as depicted in the Planned Development Site Plan (this will allow 24 dwelling units where 22.7 dwelling units are allowed, or 106% of the allowed density in the R2 District);
 - ii. Pursuant to Section 155.407(E), which requires a minimum lot width of 60 feet, deviations in order to allow individual lot widths less than 60 feet as depicted in the Planned Development Site Plan;
 - iii. Pursuant to Section 155.407(F)(1)(a)(iv), which requires a front yard of 30 feet, deviations in order to allow front yards of 20 feet on Lots 1-6 and 24 feet on Lots 7-24, as provided for in the Planned Development Site Plan and proposed preliminary plat of subdivision;
 - iv. Pursuant to Section 155.407(F)(2), which requires a corner side yard of 20 feet, deviations in order to allow corner side yards of one (1) foot on Lot 7 and Lot 24, as provided for in the Planned Development Site Plan;
 - v. Pursuant to Section 155.407(F)(3), which requires an interior side yard of six (6) feet, deviations in order to allow interior side yards of three (3) feet (eaves of two (2) feet not closer than one (1) foot from

- the lot line) on all lots, as provided for in the Planned Development Site Plan;
- vi. Pursuant to Sections 155.510(A)(1) and Section 155.407(H), deviations in order to allow open space to be calculated across all parcels in the planned development rather than on a parcel-by-parcel basis, and to allow a development with 39% open space where 50% open space is required;
 - vii. Pursuant to Section 155.210 and 155.210(A)(2)(b), a variation in order 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;
 - viii. Pursuant to Section 155.205(A)(1)(c), a variation in order to allow, as shown in the Landscape Plan and Planned Development Fence Plan, a 6-foot fence on Outlot A at all locations (a portion of the north fence extends along the abutting front yard to the north) except near the Meyers Road and 14th Street driveways where a 4-foot fence is depicted;
 - ix. Pursuant to Section 155.711, variations in order to allow innovative landscaping per the submitted Landscape Plan;
- c. Approve the following variations from Chapter 154 of Village Code (the Subdivisions and Development Ordinance):
- i. Pursuant to Section 154.304(D)(2) and Section 154.306(D)(2), variations in order to allow public 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;
 - ii. Pursuant to Section 154.304(D)(3), Section 154.306(D)(3) and Section 154.309, variations 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;
 - iii. Pursuant to Section 154.407(A) and Section 154.503(D), variations in order to continue the existing widths of all abutting rights-of-way and pavement widths thereof;
 - iv. Pursuant to Section 154.506(D), variations in order to permit 24 lots with frontage on the private streets within the subdivision;
 - v. Pursuant to Section 154.510 and Section 150.301, variations 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;
- vi. 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;
- d. Approve the following deviation from Chapter 153 of Village Code (the Sign Ordinance):
- i. Pursuant to Section 153.232(B), a deviation in order to allow each subdivision sign at a height of six (6) feet, where a height of four (4) feet is permitted; and
2. Approve a preliminary plat of subdivision pursuant to Section 154.203(D).

SECTION 2: That this ordinance is limited and restricted to the subject property generally located at 1308-1330 S. Meyers Road, Lombard, Illinois, and legally described as follows:

PARCEL ONE

(1312 S. MEYERS ROAD, PERMANENT INDEX NOS. 06-21-102-011, -012, -013)
LOT 8, 9, AND 10 IN DIECKE'S DIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 1924 AS DOCUMENT 179881, IN DUPAGE COUNTY, ILLINOIS.

PARCEL TWO

(1320 S. MEYERS ROAD, PERMANENT INDEX NO. 06-21-102-014)
LOT 11 IN DIECKE'S DIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 1924 AS DOCUMENT 179881, IN DUPAGE COUNTY, ILLINOIS.

PARCEL THREE

(1330 S. MEYERS ROAD, PERMANENT INDEX NO. 06-21-102-028)
LOT A IN WEST YORK CENTER COMMUNITY CO-OPERATIVE, INC. SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1947 AS DOCUMENT 521197 AND

Ordinance No. _____

Re: PC 24-07

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CERTIFICATE OF CORRECTION FILED DECEMBER 17, 1947 AS DOCUMENT 536351, IN DUPAGE COUNTY, ILLINOIS.

EXCEPT THE FOLLOWING: THAT PART OF LOT A IN WEST YORK CENTER COMMUNITY CO-OPERATIVE, INC. SUBDIVISION, BEING A SUBDIVISION OF PART OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, AND PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED MAY 17, 1947 AS DOCUMENT 521197 AND CERTIFICATE OF CORRECTION FILED DECEMBER 17, 1947 AS DOCUMENT 536351, MORE PARTICULARLY DESCRIBED AS FOLLOWS: BEGINNING AT THE SOUTHEAST CORNER OF LOT A AFORESAID AND RUNNING THENCE NORTH 00 DEGREES 01 MINUTES 21 SECONDS EAST ALONG THE EAST LINE OF SAID LOT A , A DISTANCE OF 16.40 FEET (5.00 METERS); THENCE SOUTH 46 DEGREES 33 MINUTES 12 SECONDS WEST, 22.57 FEET (6.88 METERS) TO A POINT ON THE SOUTH LINE OF LOT A AFORESAID; THENCE SOUTH 86 DEGREES 54 MINUTES 56 SECONDS EAST ALONG SAID SOUTH LINE OF LOT A , A DISTANCE OF 16.40 FEET (5.00 METERS) TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

PARCEL FOUR

(PARCEL 1308 S. MEYERS ROAD, PERMANENT INDEX NO. 06-21-102-010)

LOT 7 IN DIECKE'S DIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 1924 AS DOCUMENT 179881, IN DUPAGE COUNTY, ILLINOIS.

PARCEL FIVE

(SOUTH PORTION OF GAP STRIP, PART OF PERMANENT INDEX NO. 06-21-102-999)

THAT PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN DUPAGE COUNTY, ILLINOIS, DESCRIBED AS FOLLOWS: A TRACT OF LAND BOUNDED ON THE NORTH BY THE WESTERLY EXTENSION OF THE NORTH LINE OF LOT 7 IN DIECKE'S DIVISION OF PART OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN, ACCORDING TO THE PLAT THEREOF RECORDED JULY 9, 1924 AS DOCUMENT 179881, BOUNDED ON THE EAST BY THE WEST LINE OF SAID DIECKE'S DIVISION, BOUNDED ON THE SOUTH BY THE NORTH LINE OF LOT A IN WEST YORK CENTER COMMUNITY CO-OPERATIVE, INC. SUBDIVISION, ACCORDING TO THE PLAT RECORDED MAY 17, 1947 AS DOCUMENT NO. R1947-521197 (CERTIFICATE OF CORRECTION RECORDED DECEMBER 17, 1947 AS DOCUMENT NO. R1947-536351), SAID NORTH LINE ASLO BEING THE NORTH LINE AND ITS WESTERLY EXTENSION OF LOT 12 IN SAID DIECKE'S DIVISION AND BOUNDED ON THE WEST BY THE EAST LINE OF THE WEST THIRTY (30) ACRES OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 21, TOWNSHIP 39 NORTH, RANGE 11, EAST OF THE THIRD PRINCIPAL MERIDIAN,

AS MUNUMENTED AND OCCUPIED, SAID EAST LINE ALSO BEING THE EAST LINE OF SCHOOL STREET AS MONUMENTED AND OCCUPIED.

COMMONLY KNOWN AS SAID STRIP OF LAND (ADDRESS UNASIGNED) BEING APPROXIMATELY TWELVE (12) FEET WIDE AND A PART OF LAND ASSIGNED PERMANENT INDEX NO. 06-21-102-999 THAT IS SITUATED SOUTH OF THE NORTH LOT LINE OF 1308 S. MEYERS ROAD (DIECKE'S LOT 7, PIN 06-21-102-010) EXTENDED WEST.

SECTION 3: This Ordinance is approved subject to compliance with the following conditions:

1. That the petitioner shall satisfactorily address all comments noted within the Inter-Departmental Review Committee Report;
2. That the petitioner shall develop the site in accordance with the plans submitted as part of this petition and referenced in the Inter-Departmental Review Committee Report, except as they may be changed to conform to Village Code;
3. That the petitioner shall apply for and receive building permits for the proposed improvements; and
4. That this approval shall be subject to the commencement time provisions as set forth within Section 155.103(F)(11).

SECTION 4: This ordinance shall be in full force and effect from and after its passage, approval, and publication in pamphlet form as provided by law.

Passed on first reading this _____ day of _____, 2024.

Passed on second reading this _____ day of _____, 2024, pursuant to a roll call vote as follows:

Ayes: _____

Nays: _____

Absent: _____

Approved by me this _____ day of _____, 2024.

Ordinance No. _____
Re: PC 24-07
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Keith T. Giagnorio, Village President

ATTEST:

Elizabeth Brezinski, Village Clerk

Published in pamphlet from this _____ day of _____, 2024.

Elizabeth Brezinski, Village Clerk