

Mark W. Daniel, Esq.
mark@thedaniellawoffice.com

17W733 Butterfield Road, Unit F
Oakbrook Terrace, IL 60181
(630) 833-3311
Fax: (630) 833-3511

Daniel Law Office, P.C.

May 8, 2024

Hon. Keith T. Giagnorio, Village President &
Members of the Board of Trustees
Members of the Plan Commission
c/o Anna Papke, AICP, City Planner, Community Development
VILLAGE OF LOMBARD
255 East Wilson Avenue
Lombard, Illinois 60148

Re: 1308, 1312, 1320, 1330 S. Meyers Road, Lombard, DuPage County, Illinois
Permanent Index Nos. 06-21-102-010 to -014, -028 *Pinnacle on Meyers*
Annexation, R2 Zoning, Planned Development, Conditional Use, FPA Change

Dear President Giagnorio and Members of the Board of Trustees and Plan Commission:

I represent AFSAR DEVELOPERS, LLC, an Illinois limited liability company that includes Lombard residents, which is the owner of 1312 and 1330 S. Meyers and remains a contract purchaser of 1308 and 1320 S. Meyers Road. You may be aware that AFSAR proposed 30 single family units (attached in fifteen buildings) at 1312 S. Meyers Road under County jurisdiction and a plan to provide workforce housing that would reserve 20% of the units for persons within 80-120% of the area median income. With objections at the County came a decision to forego workforce housing at this location and proceed with single-family development.

In my thirty years of experience, I have not seen a client have me review a project so extensively with neighbors or prepare so many zoning analyses as it considered input from various neighbors while also keeping in mind Lombard's concerns for finding an appropriate density balance. The project now involves single-family homes intended to serve a community that does not necessarily wish to have the larger lots and maintenance activities. The 24 homes will replace nearly four acres of longstanding nonconforming use in a block that presently has four distinct zoning districts. Although workforce housing could not be pursued at this location, the project merits approval and I look forward to seeing you in the coming weeks.

I am enclosing the following items (unless otherwise noted):

1. (001) The Village's form application for zoning relief (15 copies);
2. (002) Legal description;
3. (003) Title insurance policies and commitments for the property
4. (004) Last deeds for the properties;

Hon. Keith T. Giagnorio, Village President &
Members of the Board of Trustees
Members of the Plan Commission
Village of Lombard

May 8, 2024
Page 2

5. (005) Authorizations and disclosures from the owners;
6. (006) Petitions for annexation (1312, 1320 and 1330 S. Meyers);
7. (007, 008) Parcel map and County GIS aerial photograph;
8. (009) Topographical survey prepared by Ridgeline Consultants;
9. (010S) Proposed plat of annexation;
10. (011) Preliminary Landscape Plan;
11. (012) Preliminary plat of subdivision;
12. (013) Proposed association covenants;
13. (014) Preliminary engineering;
14. (015) Architectural plans (please refrain from circulating interior plans);
15. (016) Elevation and roof options;
16. (017) Planned Development Fence Plan;
17. (018S) Planned Development Site Plan;
18. (019) Itemization of relief;
19. (020) Table of Compliance;
20. (021) Functional open space table;
21. (022) Project narrative;
22. (023) Wetland study)
23. (030) Draft ordinance approving annexation agreement;
24. (031) Proposed annexation agreement;
25. (032) Draft ordinance annexing property;
26. (033) Draft ordinance rezoning property;
27. (038) Historic preservation consultation request;
28. (039) Illinois Dept. of Natural Resources Consultation (EcoCAT);
29. (040) Kane-DuPage application for Land Use Opinion; and
30. Invitation to Neighborhood meeting on May 21, 2024.

We look forward to the presenting this project during the hearing and meeting process. I am available to meet in person or via Zoom (whichever you prefer) to discuss this application.

Yours very truly,

DANIEL LAW OFFICE, P.C.



Mark W. Daniel

Encls.
cc: AFSAR DEVELOPERS LLC