

**ORDINANCE 8292
PAMPHLET**

**PC 24-07: 1308-1330 S. MEYERS ROAD – PINNACLE SINGLE-FAMILY
RESIDENTIAL PLANNED DEVELOPMENT**



PUBLISHED IN PAMPHLET FORM THIS 20TH DAY OF SEPTEMBER, 2024, BY
ORDER OF THE CORPORATE AUTHORITIES OF THE VILLAGE OF LOMBARD,
DUPAGE COUNTY, ILLINOIS.

A handwritten signature in black ink, appearing to read "Elizabeth Brezinski", is written over a horizontal line.

Elizabeth Brezinski
Village Clerk

ORDINANCE NO. 8292

**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). 8288, 8289, 8290, 8291)

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; and

WHEREAS, subsequent to the filing of the recommendation of approval by the Plan Commission, the Village Board considered the petition at its September 3, 2024 meeting; and

WHEREAS, following the September 3, 2024 Village Board meeting and in order to address concerns raised as part of public comment and the Village Board's deliberation of the petition, the petitioner filed amended plans to reduce the proposed number of residences from 24 to 22 and increasing the amount of green space proposed for the development; and

WHEREAS, the Village Board finds that the amended plans reduce the required relief for the project and enhances the proposed development.

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 22 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(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;
 - ii. 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 7-22, as provided for in the Planned Development Site Plan and proposed preliminary plat of subdivision;

- iii. 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 22, as provided for in the Planned Development Site Plan;
 - iv. 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 3.5 feet on Lots 1-6 and four (4) feet on Lots 7-22 (with extending not more than two (2) feet towards the lot line on all lots), as provided for in the Planned Development Site Plan;
 - v. 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 45% open space where 50% open space is required;
 - vi. 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;
 - vii. 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;
 - viii. 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 22 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 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 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: 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, as well as subsequent plans submitted by the petitioner and set forth within the Pinnacle Annexation Agreement;
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.

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Passed on first reading this 5th day of September 2024.

Passed on second reading this 19th day of September 2024, pursuant to a roll call vote as follows:

Ayes: Trustee LaVaque, Puccio, Dudek, Militello and Bachner

Nays: Trustee Honig

Absent: None

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Approved by me this 19th day of September 2024.


Keith T. Giagnorio, Village President

ATTEST:


Elizabeth Brezinski, Village Clerk

Published by me in pamphlet form this 20th day of September 2024.


Elizabeth Brezinski, Village Clerk