



DUPAGE COUNTY

Building Division

Zoning & Planning Division

Environmental Division

BUILDING & ZONING DEPARTMENT

630-407-6700 fax: 630-407-6702

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DU PAGE COUNTY ZONING BOARD OF APPEALS JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187/ 630-407-6700

Zoning Petition ZONING-24-000002 The Pinnacle at Meyers

The DuPage County Zoning Board of Appeals will conduct the following public hearing:

PUBLIC HEARING: 6:00 p.m. THURSDAY, FEBRUARY 22, 2024, 2ND FLOOR CAFETERIA, JACK T. KNUEPFER ADMINISTRATION BUILDING 421 NORTH COUNTY FARM ROAD WHEATON, ILLINOIS 60187

PETITIONER: OWNER: MARY HOWES, 1312 S. MEYERS ROAD, LOMBARD, IL 60148 / MARY HOWES, C/O RICHARD L. INSKEEP, 100 S. YORK RD., SUITE 200, ELMHURST, ILLINOIS 60126 / SHAHAN & ASMA AMIN AHMAD, 1330 S MEYERS ROAD, LOMBARD, IL 60148 / SHAHAN & ASMA AMIN AHMAD, 249 SEABURY ROAD, BOLINGBROOK, IL 60440 / PETITIONER: AFSAR DEVELOPERS LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, 201 EAST ARMY TRAIL ROAD, SUITE 204, BLOOMINGDALE, ILLINOIS 60108, MEMBERS: (1) AIK LIVING TRUST (AHMED S. IRFAN KHAN, SOLE BENEFICIARY); (2) SAK LIVING TRUST (SALMAN A. KHAN, SOLE BENEFICIARY); AND (3) HS LIVING TRUST (HASAN SYED, SOLE BENEFICIARY). ALL BENEFICIARIES CAN BE REACHED AT 201 EAST ARMY TRAIL ROAD, SUITE 204, BLOOMINGDALE, ILLINOIS 60108 OR THROUGH THE ATTORNEY IDENTIFIED BELOW / AGENT: MARK W. DANIEL, DANIEL LAW OFFICE, P.C., DANIEL LAW OFFICE, P.C., 17W733 BUTTERFIELD ROAD, SUITE F, OAKBROOK TERRACE, ILLINOIS 60187.

REQUEST: Under Section 37-1414.2(C) and Section 1414.3 of the DuPage County Zoning Ordinance, a Conditional Use for a residential planned development to allow thirty (30) single-family attached townhomes, with the designation of certain units as workforce housing and in reliance on the following planned development variations under Section 37-1414.3(A)(5):

- 1. From Sections 37-703.4 and 37-1414.3(B)(7) which requires an east front yard of 30 feet in order to allow an east front yard of nine (9) feet solely for the purpose of allowing vehicle parking and provided that the buildings remain not less than 30 feet from the east lot line abutting Meyers Road;
2. From Sections 37-703.4 and 37-1414.3(B)(7) which require a west front yard of 30 feet in order to allow a west front yard of one (1) foot solely for the purpose of allowing vehicle parking and provided that the buildings remain not less than 30 feet from the west lot line abutting School Street;
3. From Sections 37-703.4 and 37-1414.3(B)(7) which require a north interior side yard of 20 feet in order to allow a north interior side yard of seventeen (17) feet;
4. From Sections 37-703.4 and 37-1414.3(B)(7) which require a south interior side yard of 20 feet in order to allow a south interior side yard of six (6) feet solely for the purpose of allowing a driveway and underground detention system and provided that the buildings remain not less than 20 feet from the south lot line;
5. From Section 37-703.4 which may require a west rear yard of 25 feet in order to allow a west rear yard of zero (0) feet solely for the purpose of allowing parking, an underground detention system and buildings, provided that the buildings shall remain not less that eighteen (18) feet east of the west lot line and 30 feet east of School Street;
6. From Sections 37-700.4(B), 37-703.4(C), 37-703.7, 37-1202.1(B)(4) and 37-1414.3(B)(9) which limit the use of yards and which permits the use of 20% of the regulatory yards to be used for limited purposes, in order to allow the use of regulatory yards as set forth in Items 1-5 of this legal notice for the purposes and subject to the conditions therein stated;
7. From Sections 37-703.4 and 37-1414.3(B)(4) which impose a maximum floor area of 0.25 in order to allow a floor area ratio of 1.20 (103,170 SF), such ratio based upon the area of Parcel 1 described below;
8. From Section 37-1414.3(B)(6) which requires open space of 30% in a residential planned development in order to allow 28.5% open space (or such other percentage as determined following staff and parallel agency review, hearing and meeting), such percentage based upon the area of Parcel 1 described below;



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- 9. From Sections 37-419, including 37-419.2(F)(1), which provides for the minimum landscaping required for yards, including transition yards, in order to allow the development according to the landscape plan provided with the application as adjusted during the hearing and meeting process; and
- 10. Such other planned development variations as may be identified or develop during the hearing and meeting process in relation to the project.

**ADDRESS OR GENERAL LOCATION:** 1312 S. MEYERS ROAD, LOMBARD, IL 60148, INCLUDING THAT STRIP OF LAND ADJACENT TO SCHOOL STREET, ALSO KNOWN AS 1330 S. MEYERS ROAD, LOMBARD, IL 60148

**LEGAL DESCRIPTION:**

PARCEL 1: LOT 8, 9 AND 10 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, IN DUPAGE COUNTY, ILLINOIS.

PARCEL 2: THE PORTION OF THE FOLLOWING LAND ADJACENT TO AND DIRECTLY WEST OF LOT 8, 9 AND 10 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, IN DUPAGE COUNTY, ILLINOIS: LOT A IN THE 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 SECOND 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 SECOND 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 OH 16.40 FEET (5.00 METERS) TO THE POINT OF BEGINNING, ALL IN DUPAGE COUNTY, ILLINOIS.

**Respectfully Submitted,  
ROBERT J. KARTHOLL, CHAIRMAN,  
DUPAGE COUNTY ZONING BOARD OF APPEALS**

Notice of this hearing is being sent to property owners within 300 feet of the subject property and as one of them you are invited to attend the meeting and comment on the petition. A reduced scaled sketch or drawing of the petitioner's request is included for your review. If you have any questions or require a full-scale version of the site plan, please contact the Zoning Division at (630) 407-6700.

**Please be advised that access to the 421 JACK T. KNUEPFER ADMINISTRATION BUILDING is limited to the main entrance located in the center on the east side of the building.**



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