

OBJECTORS  
LETTERS  
AND  
CORRESPONDENCE

# Lombard

## PARK DISTRICT



227 W. Parkside Avenue, Lombard, IL 60148  
p: (630) 627-1281 f: (630) 627-1286  
www.lombardparks.com

October 10, 2012

Village of Lombard  
Attn: William Heniff, Community Development  
255 E. Wilson Avenue  
Lombard, IL 60148

Dear Mr. Heniff,

Recently, the Lombard Park District entered into an agreement with Hitchcock Design Group to assist us in our comprehensive master planning process. This process will include a resident survey, needs assessment, focus groups, stakeholder meetings and more to the point of this correspondence, a Park, Open Space and Facilities Inventory. In light of the recent open space discussions at the Plan Commission and Village Board regarding Ken Loch Golf Course, I think it may be in the best interest of the residents to defer this conversation until after the Park District analysis is completed, currently anticipated for next April.

Obviously, the Park District feels very strongly that open space is a precious commodity in Lombard and it is something worth the time necessary to evaluate. I would like to make sure you understand our evaluation process is not a knee jerk reaction to the Ken Loch issue but has been discussed by the Park District Board for the past three years and has been on the Park District's approved budget the last two years.

In the spirit of intergovernmental cooperation, during our analysis should information come to light that would be of significant interest to the Village I will be happy to provide that data to you.

Sincerely,

Paul W. Friedrichs  
Executive Director

cc. Village Manager Hulseberg  
Park District President Janice Mills



# Lombard

PARK DISTRICT



p: f:

October 31, 2012

Village of Lombard  
Attn: David Hulseberg, Village Manager  
255 E. Wilson Street  
Lombard, IL 60148

Village Manger Hulseberg,

At their October 23, 2012 Regular Board meeting, the Lombard Park District Board of Park Commissioners discussed the Ken-Loch property issue for the first time. It was the unanimous consensus of the Board that every attempt should be made in order for the property to remain Open Space.

Unfortunately the true "value" of parks, nature preserves, open spaces and natural areas are all too often overlooked and easily dismissed. The economic impacts of nature-based tourism, increase in property values, environmental benefits and the social/health benefits associated with these types of facilities are extremely important.

Please let this correspondence be notice of the Park District's strong desire and willingness to do what we can to assist the Village's efforts to preserve this open space.

Sincerely,

Paul W. Friedrichs  
Executive Director



## Downer, Janet

---

**From:** Richard Bunza <glen130@ameritech.net>  
**Sent:** Thursday, November 08, 2012 8:05 AM  
**To:** Downer, Janet  
**Subject:** Ken Loch Golf Course

Village Commission of Lombard,  
The Ken Loch golf source (30.91 acres) on Finley Road in unincorporated DuPage County is under Lombard Village control. The Loch family is interested in selling the golf course. It is adjacent to Lombard Park district land. Please consider keeping it as **open land**. Our area **south** of Roosevelt Road is **saturated** with condos, town homes, and office buildings and Yorktown Shopping Center and hotels. Our area certainly does **not** need any more multi-family housing or office buildings. I am concerned that upscale single family homes will not sell either in this very bad economy. We have another very nice area of new upscale homes that are **not** selling at this time. So we do not need more housing. We already have huge developments of multi-family dwellings. From what I can see, it will be another four years of bad economy. I am sure there will be a negotiation between DuPage County and Lombard regarding this land parcel. Please vote and negotiate for **OPEN LAND PARK AREA** to be considered. Do not develop this land except for park district. We have had enough saturation south of Roosevelt Road.

June and Richard Bunza  
2s130 Glen Avenue  
Lombard, IL 60148  
unincorporated DuPage County Butterfield East subdivision

**Downer, Janet**

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**From:** jmichaels79@comcast.net  
**Sent:** Thursday, November 08, 2012 10:37 PM  
**To:** Downer, Janet  
**Subject:** Ken Loch Golf Course

Members of the Lombard Plan Commission

Village of Lombard

Nov. 8, 2012

Ladies and Gentlemen,

I am unable to attend the next meeting Nov. 19, but I would like to share my views concerning future development of the Ken Loch Golf Course.

I urge members of the Lombard Plan Commission and Village Board to preserve the property as open space in any consideration of amending the comprehensive plan or annexing the 31-acre site.

The golf course already is prone to significant flooding, particularly the fourth hole that runs along the northwest side of the property. Any future development would significantly impact the homes east of the property with additional storm water runoff.

Under no circumstances should streets east of the golf course be extended west to connect with Finley Road as through streets. Such a configuration would subject homeowners along 17<sup>th</sup> Street, 17<sup>th</sup> Place, 18<sup>th</sup> Street and 19<sup>th</sup> Street to unnecessary and dangerous traffic.

Thank you for your careful consideration of this significant matter, which would negatively impact Lombard for years to come. Once open space is lost to development, it's gone forever.

Sincerely,

Jane Michaels

90 W. 19<sup>th</sup> St.

Lombard, IL 60149

(630) 916-1232

## Downer, Janet

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**From:** Kimberly Samuelson <kimberly\_samuelson@att.net>  
**Sent:** Sunday, November 11, 2012 12:55 PM  
**To:** Downer, Janet  
**Subject:** Ken Loch's

Dear Lombard Plan Commission,

I am writing in regards to the Ken Loch's Golf Course property. I am in favor of keeping this open space. I live at Cove Landing Condos next door. My unit faces the golf course. Half my building faces the golf course. There are many homes all around the golf course that have this wonderful view. I am very concerned about selling this property to a developer. First of all, is the value of our homes. As we all know, we have all taken a big hit on your market value. One plus I have to offer on my unit is the beautiful view. If you take that away from me and hundreds of Lombard residents and build apartment building, town houses or commercial buildings not only will you take away from our view but you will also be hurting the values of our homes. Instead of building new homes I ask that the village help protect the value of current homes and help current Lombard residents.

I am also concerned about traffic. Between Cove Landing and the apartments next door we have a lot of cars cutting through each others properties. We have an increase in the number of children too. Adding more residential or commercial properties will create a traffic problem and make it more dangerous.

Thank you for your time.

Kimberly Samuelson  
2015 S. Finley Rd. #1006  
Lombard

## Downer, Janet

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**From:** Denise Blank <dmbblank1@gmail.com>  
**Sent:** Monday, November 12, 2012 1:06 PM  
**To:** Downer, Janet  
**Subject:** for Plan Commission re PC 12-18 discussion  
**Attachments:** DBlank\_LTR\_LombardPlanComm\_KenLoch-PC12-18.pdf

Dear Plan Commission:

Attached please find my letter, submitted for the discussion on PC 12-18 regarding recommendations on the Ken Loch site. I am in support of the village staff recommendation that this site remain open space for the surrounding neighborhood; details supporting my support are contained in the attached letter.

Should you have difficulties opening this PDF format, please let me know, as I can easily drop off hardcopy to the village offices.

Thank you!

DENISE BLANK

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(c) 312.504.7573  
[dmbblank1@gmail.com](mailto:dmbblank1@gmail.com)

## DENISE BLANK

312.504.7573

285 W. 20<sup>th</sup> Street

Lombard, IL 60148-6224

dmblank1@gmail.com

November 12, 2012

Plan Commission  
Village of Lombard  
Department of Community Development  
255 E. Wilson Avenue  
Lombard, Illinois 60148

re: PC 12-18

Dear Plan Commission:

I am writing as a resident of Lombard, who lives very close to the Ken Loch site. I support the Village staff in their recommendation that the property in question continue to be used as open green space.

The neighborhood that is bounded by Roosevelt Road, Highland Avenue, 22<sup>nd</sup> Street and Finley Road is an isolated area of Lombard. By this, I mean that its boundaries are all four-lane (or more), major thoroughfares, which are dangerous for pedestrians and bicyclists, children and adults, to cross. Other open recreation spaces, such as the Prairie Path, various forest preserve land and larger Lombard parks, are not easily accessed without auto travel. For this reason, it is gratifying to have open spaces within the confines of our neighborhood. The areas of Four Seasons Park and Ken Loch are safely accessible green spaces for the residents of this neighborhood. To delete any part of those open green spaces, and potentially to add more residents as the county designation allows, would be detrimental to the existing neighborhood. It would likely create a situation where the green space left could be too small for the number of residents, leading to overuse and deterioration (and/or increased maintenance costs).

Additionally, I urge the Plan Commission to consider their recommendation on the Ken Loch site in view of other planned developments in this neighborhood, which are on the commission's docket. Namely, I refer to PC 12-19, which is adjacent to my property and within a half mile of Ken Loch and Four Seasons. If that case for residential development is granted, there is even more need to retain the Ken Loch site as open, green space for the residents of this bounded neighborhood (and could be an attraction for the new residence planned for the site in PC 12-19).

Thank you for soliciting the opinions of the residents directly affected by the Ken Loch site. Your work on behalf of us, and the village of Lombard is appreciated. Once again, I support the village staff recommendation to continue utilizing the Ken Loch site (with potential future enhancement) as an open, green space, and that future annexation should only come with the maintenance of the site as an open space.

Sincerely,



Denise M. Blank



November 12, 2012

Village of Lombard Plan Commission

255 East Wilson Avenue

Lombard, IL 60148

Dear Plan Commission and Village of Lombard Board,

On behalf of the Cove Landing Building One Condominium Association, Cove Landing Two Condominium Association, and Cove Landing Homeowners Association Board of Directors, we would like to take this opportunity to comment upon the proposed plans for the Ken Loch site.

Our three associations are comprised of 292 condominium units and hundreds of Lombard residents. Many of these owners have had the pleasure of viewing the golf course since the building's construction in 1974. On behalf of these residents, we would like the Plan Commission to make a recommendation to the Village Board to keep this as open green space with possible enhancements to the area. It has been noted that the Village staff also recommends this plan and since we are the closest adjacent neighbors to this area we would like our comments to be given major consideration to any future plans.

The reduction of green open space would be a detriment to the Village of Lombard and its residents. Please consider this as a formal protest to any residential and commercial development of this area. Our residents will be holding a meeting of its members to further discuss this site and welcome any Village representatives to contact our Board Members.

Please feel free to contact our managing agent for any updates or questions relating to this matter.

Jeanette Catellier CMCA, AMS, PCAM

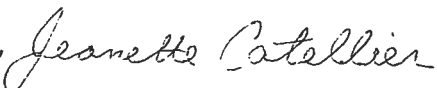
c/o Vanguard Community Management

50 E. Commerce Drive

Schaumburg, IL 60173

847-490-3833 or via email [jcatellier@vanguardcommunity.com](mailto:jcatellier@vanguardcommunity.com)

We thank you in advance for your consideration on this matter.

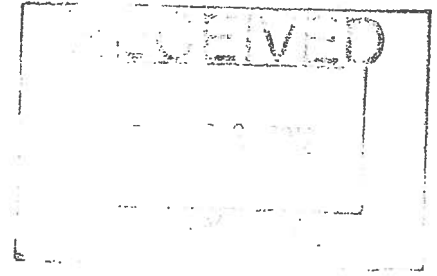
Sincerely, 

Cove Landing One Condominium Association

Cove Landing Two Condominium Association

Cove Landing Homeowners Association

December 26, 2012



Village of Lombard

Community Development Department

255 E. Wilson

Lombard, IL 60148-3969

I have previously emailed you regarding the parcel of land on the south side of Lombard known as KenLoc golf course. (not sure if it went through since there seems to be errors on your web page). It has come to my attention that there is a conflict of interest among those voting on the fate of this open land. It is possible that a decision has already been made privately. I do hope this is not true. We who live south of Roosevelt Road do not need any more half empty office buildings, half finished high end homes, town homes, condos, apartments, or **empty** retail space. We are inundated! I think we should try to get people to purchase the many foreclosed homes in our area first. Now the K-Mart is closing leaving a very large parcel of land empty. Once the KenLoc land is paved, it is gone forever. Our schools do not need any more overcrowding. We do not need any more traffic. We already have so called high end apartments in back of the Home Depot store. That is really a joke. The best solution is to add that parcel of land to the park adjacent to it. I have also written to the DuPage board since the land is unincorporated. I am not sure why Lombard has jurisdiction over it. Please forget the campaign funds and make a **sincere** effort to vote for the best use of this parcel of land – **open park space never to**

**be built on!**

*June Bunza*  
June Bunza

OPEN SPACE PLAN  
COMPONENT  
OF THE  
COMPREHENSIVE  
PLAN  
ADOPTED IN 2010

# Open Space Plan - Comprehensive Plan Update

Village of Lombard  
Department of Community Development

June 2010



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## Introduction

The purpose of the Open Space Plan is to develop a detailed inventory of open space parcels in the Village of Lombard, identify issues impacting open space, and promote best practices in open space acquisition and stewardship. Open space is an important quality of life concern because it provides recreational opportunities, aids in stormwater management and water quality, and adds to the overall suburban character of the Village.

The Plan identifies who is involved with open space, what open space currently exists, and which factors affect open space. The Plan also singles out key open space parcels and makes recommendations regarding the potential usage and/or development of those parcels.

## Goals

The goal of the Open Space Plan is to ensure that open space is preserved within the Village. Parts of this goal include incorporating open space objectives as part of the development process, as well as considering specific properties for open space acquisition and preservation.

## Stakeholders and roles

Open space stakeholders fall into six general categories, each of which has a different role: the Village, Park Districts, DuPage County, DuPage County Forest Preserve District, schools, and homeowners associations.

### *Village of Lombard*

The Village owns 95 acres of property, much of which is occupied by municipal facilities. The Village also owns a number of detention ponds.

The pond at the Village hall offers stormwater detention, and it is also stocked for fishing.



### *Park Districts*

There are four Park Districts that own property within the Village: Butterfield, Glen Ellyn, Lombard, and York Center. Together, they manage 154 acres of land within the Village limits.

### *DuPage County*

DuPage County has a dual role as both a property owner and a regulatory agency. The county owns and manages the Illinois Prairie Path and Great Western Trail, and they also have regulatory role regarding stormwater.

### *DuPage County Forest Preserve District*

The Forest Preserve District is another large property owner, with over 88 acres of open space within the Village limits. The Forest Preserve also owns a significant amount of property within unincorporated Lombard.

### *Private Property Owners*

Homeowners associations and other private property owners are charged with the ownership and maintenance of approximately 250 detention ponds throughout the Village.

### *Schools*

Lombard's 16 schools, both public and private, are open space stewards. While the provision of open space is not necessarily their mission, they nevertheless are motivated to maintain a significant amount of open space in order to provide outdoor recreational areas for their students. These recreation areas range from open fields to football fields and tennis courts.



Cross country runners at Glenbard East make use of the school's expansive grounds.

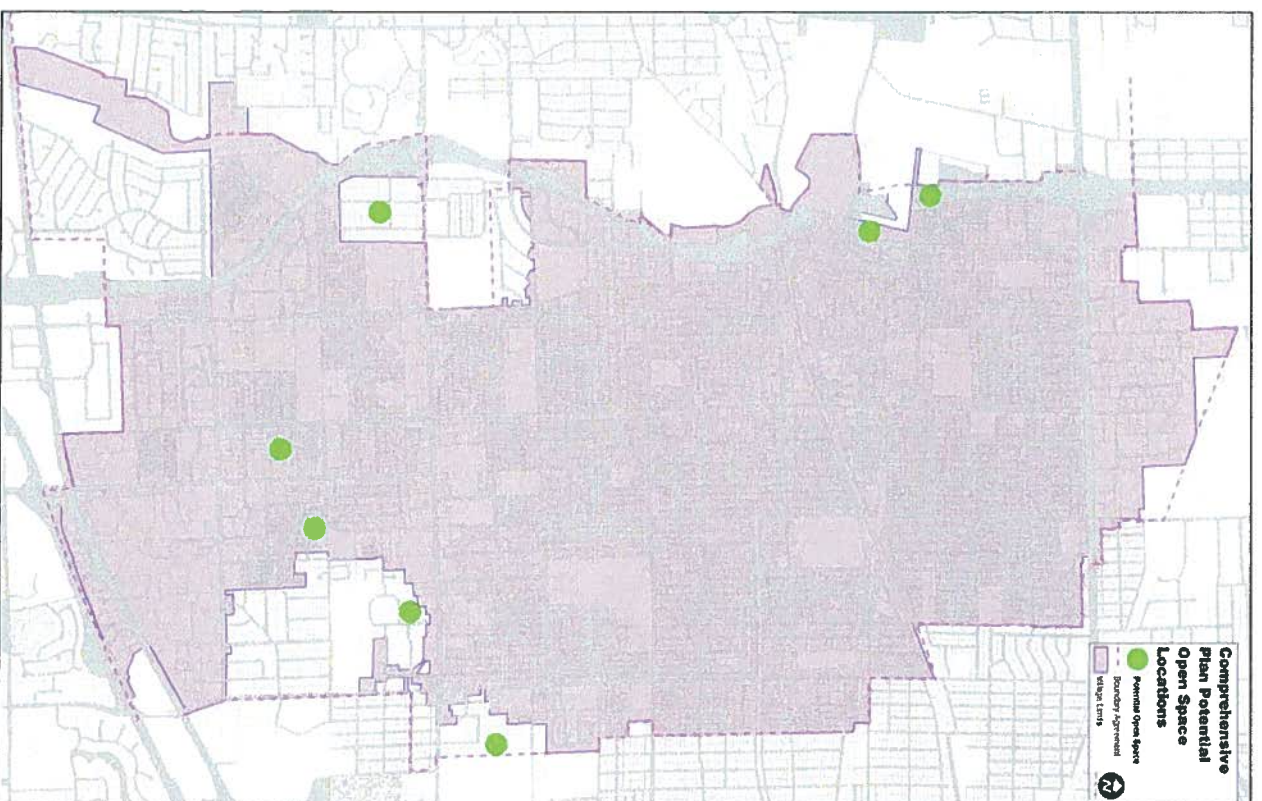
## Existing policies

### Comprehensive Plan

The Village's Comprehensive Plan, adopted in 1998, has a few sections that pertain to open space and related issues. It notes that Lombard provides nearly 11 acres of parkland per 1,000 residents, which exceeds the National Park and recreation Association's standards of 10 acres per 1,000 residents. However, the plan also noted that some areas of the community are underserved and notes a number of new potential neighborhood parks locations. These parks, which are envisioned to be owned by the Park District, are recommended to be at least one-half acre.

Since the approval of the Comprehensive Plan, there have been a number of open space-related accomplishments and changes within the Village. Among these are:

- Recreational Facilities
  - Acquisition and construction of the Spray Park at 201 W. St. Charles Road;
  - Construction of the Crescent Tot Lot;
  - Installation of lighting and amenities along the Illinois Prairie Path;
  - Construction of Paradise Bay Water Park;
  - Funding secured and Phase 1 engineering completed for the proposed Great Western Trail bridge over Grace Street, the Union Pacific Railroad tracks, and St. Charles Road;
- Development Regulations
  - Acquisition of properties for flood control;
  - Inventory and inspection of private detention ponds;
- Village Policy Decisions
  - Implementation of the rain barrel reimbursement program;
  - Relocation of the Lombard Park District maintenance garage from downtown Lombard to Sunset Knoll;
  - Annexation of Western Acres golf course; and
  - Adoption of the Lilac Bikeway.



## Park Districts

The properties within Lombard's ultimate boundaries fall within six different park districts, four of which offer parks and facilities to Lombard residents: Lombard, Glen Ellyn, Butterfield, and York Center.

Addison Park District has two unincorporated Forest Preserve properties bordering the Canadian National Railroad, and Oak Brook Park District has a vacant parcel and parking lot off Technology Drive. Due to their limited coverage, they and their facilities will not be covered in this report.

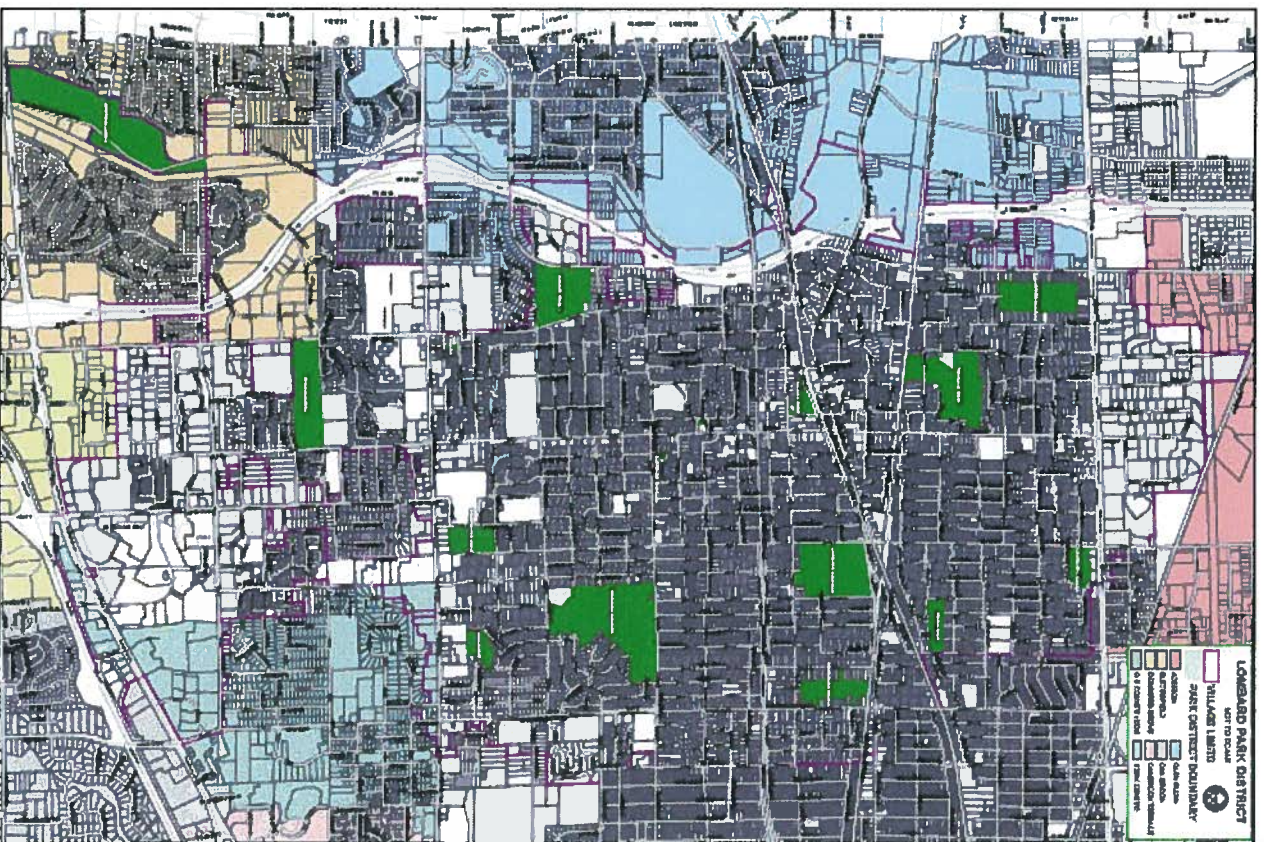
## Lombard

The Lombard Park District adopted a 2004-2009 Comprehensive Plan that will be updated for 2010-2015. The 2004-2009 plan included completed projects such as the Water Spray Park, Crescent Avenue playground, and Paradise Bay Water Park. In addition to a strong focus on the Park District's operational issues, the plan stated an intention to "work with the Village to provide playgrounds and open space opportunities in areas of the community that are not currently served or restricted by traffic/train or natural obstacles."

The new plan, to be developed in 2010, will include planned projects such as a skate park at Madison Meadow, piers and a playground at Four Seasons Park, a gazebo and observation deck at Broadview Slough, and a variety of improvements to Sunset Knoll.



Lombard Park District's Paradise Bay Water Park was named the number one facility in the state for 2009 at the Illinois State Convention for Parks and Recreation.





## Glen Ellyn

Approximately 134 Lombard homes are within the Glen Ellyn Park District's jurisdiction, encompassing the area north of the Great Western trail and west of Columbine Avenue plus the west half of the Flowerfield subdivision. However, Glen Ellyn has neither any parks nor recreational facilities in the Village nor any plans to construct such amenities. Glen Ellyn does require a cash or land donation (equivalent to 5.5 acres of land per 1,000 residents, or roughly \$3,500 per home<sup>1</sup>) for all new construction. However, as a non-home rule community, the Village does not assess a park district impact fee for new development activity.

## York Center

York Center Park District covers the southeast corner of the Village, south of Roosevelt and east of Fairfield. Much of this area is unincorporated, but more than half of the land is within the Village's ultimate boundaries. Their newest park is Knolls Community Park at 1416 S. Meyers Road (formerly the Waste Management property).

## Butterfield

Butterfield Park District covers the southwest corner of the Village, south of 16th Street and west of Finley. As with York Center, much of the land (with the exception of the Foxworth subdivision) is currently unincorporated but within the Village's ultimate boundaries. Butterfield constructed a new recreational and aquatic facility in 2002 at 21W730 Butterfield Road.

## DuPage County

DuPage County adopted a Regional Bikeway Plan that was updated in 2008. This countywide plan calls for a 10-year implementation of 307 miles of new bikeways that would link communities, recreational facilities, and employment centers. Proposed improvements though Lombard include the East Branch DuPage River Greenway Trail as well as a Meyers Road connection for the I-88 Central DuPage Bikeway. The plan also includes the Great Western Trail bridge over the busy crossing at St. Charles Road and the Union Pacific Railroad. Engineering for the bridge is underway, with construction anticipated for 2013. The 2003 Proposed Improvement Plan for the Existing DuPage County Trail System includes the Great Western Trail Grace Street Bridge, which will be a new grade separation that will allow

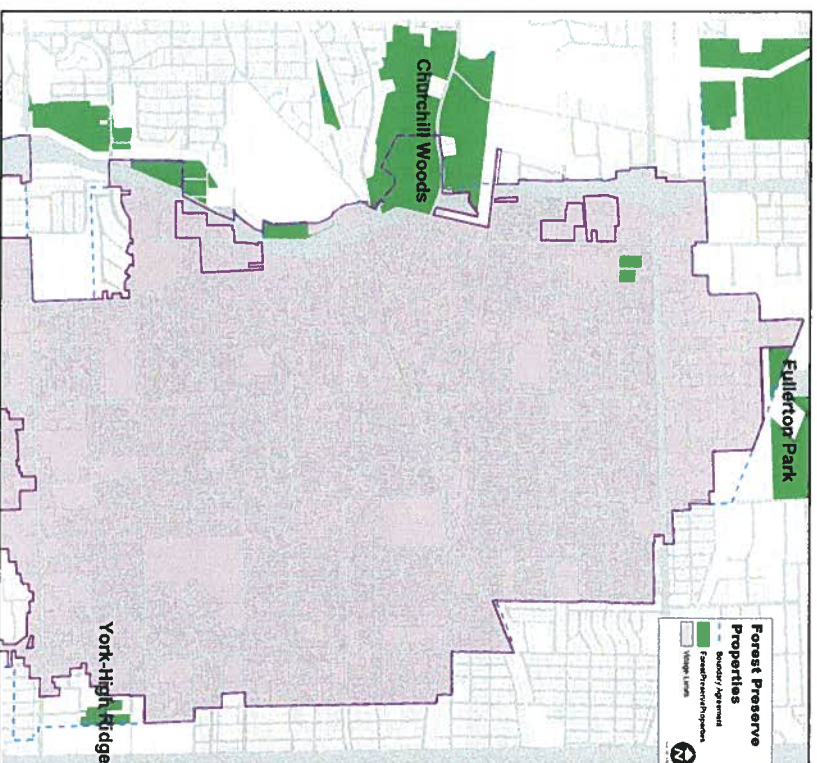
<sup>1</sup> Based upon Glen Ellyn Park District's fair market value of \$260,000 per acre of unimproved land and Lombard's 2005-2007 average household size of 2.45 persons.

the Great Western Trail to bridge Grace Street, the Union Pacific Railroad and St. Charles Road. The estimated cost of this project \$5.1 million.

In 2010, the County is working to remove the Churchill Woods Dam. This project is to improve dissolved oxygen levels, which was identified as a regulatory impairment for the DuPage River per the Total Maximum Daily Load program of the Clean Water Act. Subsequent to the dam removal there will be a resulting improvement in the river's habitat and spawning.

## DuPage County Forest Preserve District

The Forest Preserve District does not have any sort of short-term or long-term facilities or acquisition plans as projects are undertaken on a case-by-case and funds-available basis, but there is comprehensive online information about their existing properties in and around Lombard.



## Existing recreational facilities

### Public facilities

#### Forest Preserve

The Forest Preserve District has one property (Broadview Slough) within Village limits and two forest preserves in unincorporated Lombard: Fullerton Park and York/High Ridge. Broadview Slough and York/High Ridge are undeveloped natural areas that are open to the public but offer no public parking. Fullerton Park is a 185-acre preserve that has approximately 12 percent of its area within Lombard's ultimate jurisdiction. Purchased for storm water retention in 1974, the preserve includes a model helicopter field and picnic tables.

#### Lombard Park District

The Lombard Park District has 16 parks within Village limits, ranging in size from the quarter-acre Water Spray Park to Madison Meadow's 86-acres.

Recreational facilities include Sunset Knoll Recreation Center and Fitness Center, Paradise Bay Water Park, Western Acres Golf Course, Lagoon Center, Lombard Community Building, and the Log Cabin.

Lombard Park District's sprinkler park offers an oasis for kids in downtown Lombard.



#### York Center Park District

York Center has two parks within unincorporated Lombard, Grammercy Park and Knolls Park.



York Center Park District's 0.5-acre Grammercy Park provides a playground and picnic area.

#### Butterfield Park District

Butterfield has one park within the Village limits (Brentwood Park) and two within unincorporated Lombard (Kensington and Hoffman parks).

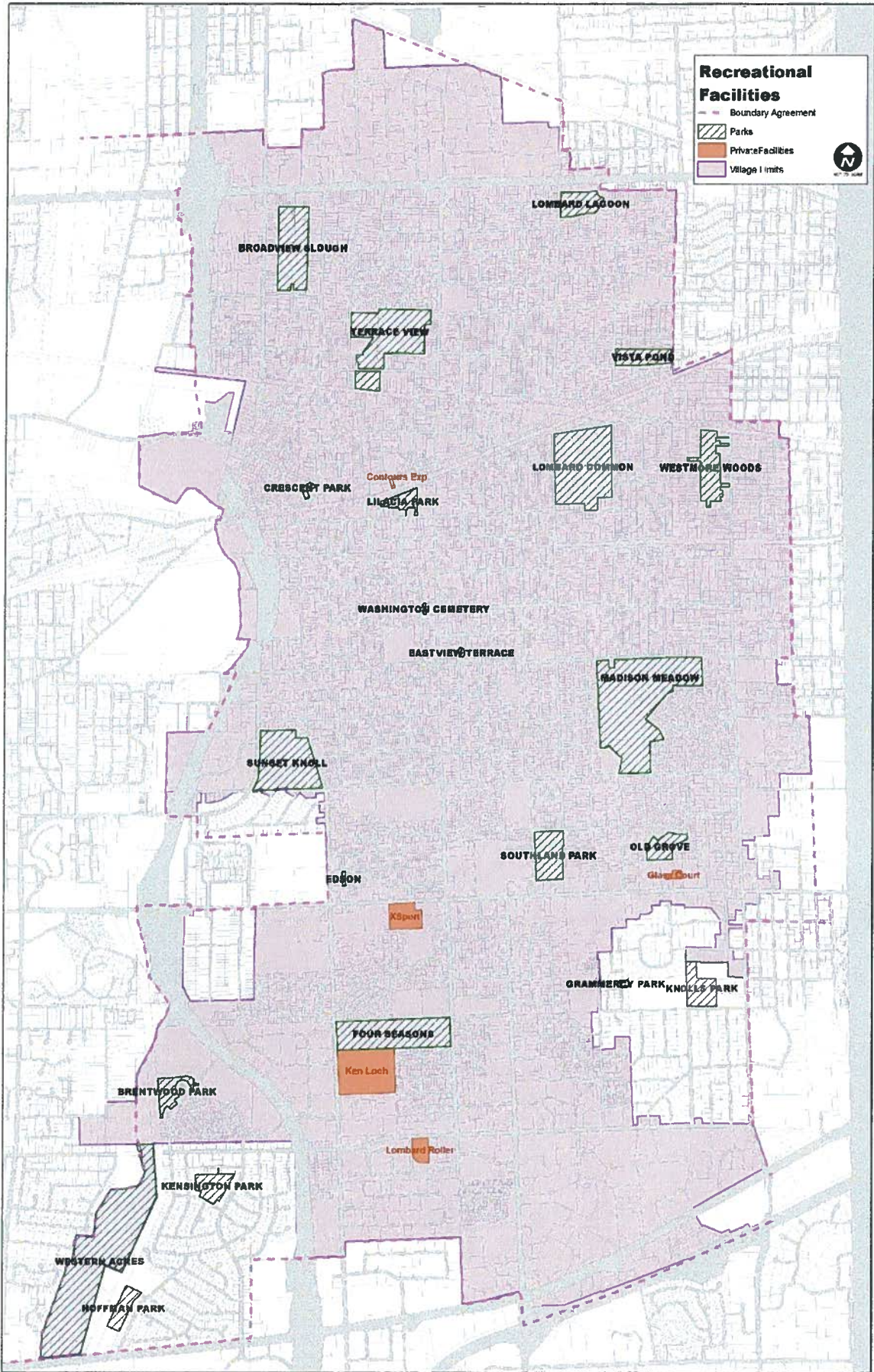
### Private facilities

#### Indoor

Lombard has three private indoor fitness centers: Class Court Swim and Fitness Club, XSport, and Contours Express. Lombard Roller Rink offers another indoor recreational option. Additional fitness class activities are offered through several private businesses.

#### Outdoor

Ken-Loch Golf Links is a short nine-hole golf course that is open to the public. Built in 1963, the facility offers a putting green and chipping area. The green fee of under \$20 includes unlimited replays.



## **Multi-use trails**

The Village of Lombard is fortunate to have access to two established regional recreational trails – the Illinois Prairie Path and the Great Western Trail. There are also a number of regional trails currently being planned and implemented throughout the region, a few of which would traverse through Lombard. In order to take advantage of these regional trail systems, the 1998 Comprehensive Plan recommends that the Village develop a local trail system that links the two regional trails. Also, the local trail system should establish links between key activity centers, including: community facilities, high density residential concentrations and commercial and employment centers. From this recommendation, the Lilac Bike Way was created.

## **Existing Trails**

### **Illinois Prairie Path**

The Illinois Prairie Path spans approximately 61 miles in Cook, DuPage and Kane Counties in northeastern Illinois. A former right-of-way for the old Chicago Aurora & Elgin electric railroad, it was the first U.S. rail-to-trail conversion in the nation in the 1960's. Today, the Illinois Prairie Path is a multi-use nature trail, enjoyed by the public for non-motorized recreational use.

### **Great Western Trail**

The Great Western Trail consists of three non-contiguous sections of an abandoned Chicago Great Western Railway corridor in Kane County, DuPage County and a section in Iowa that have been converted into biking and hiking trails. The Eastern Segment of the Great Western Trail, located in DuPage County, covers 12 miles of the former Great Western right-of-way from the Illinois Prairie Path's Elgin Branch in West Chicago east to the main stem of the Prairie Path in Villa Park.

### **Local Trails**

In addition to the bike paths found in one of the many parks located throughout the Village, there are three existing local bikeways on the south end of town, extending along 22<sup>nd</sup> Street, on Finley between 22<sup>nd</sup> and Roosevelt, and along Elizabeth connecting 22<sup>nd</sup> Street with Four Seasons Park. Other local bikeways are planned to connect the Illinois Prairie Path and Great Western Trail with local parks and other amenities.

## **Proposed Trails**

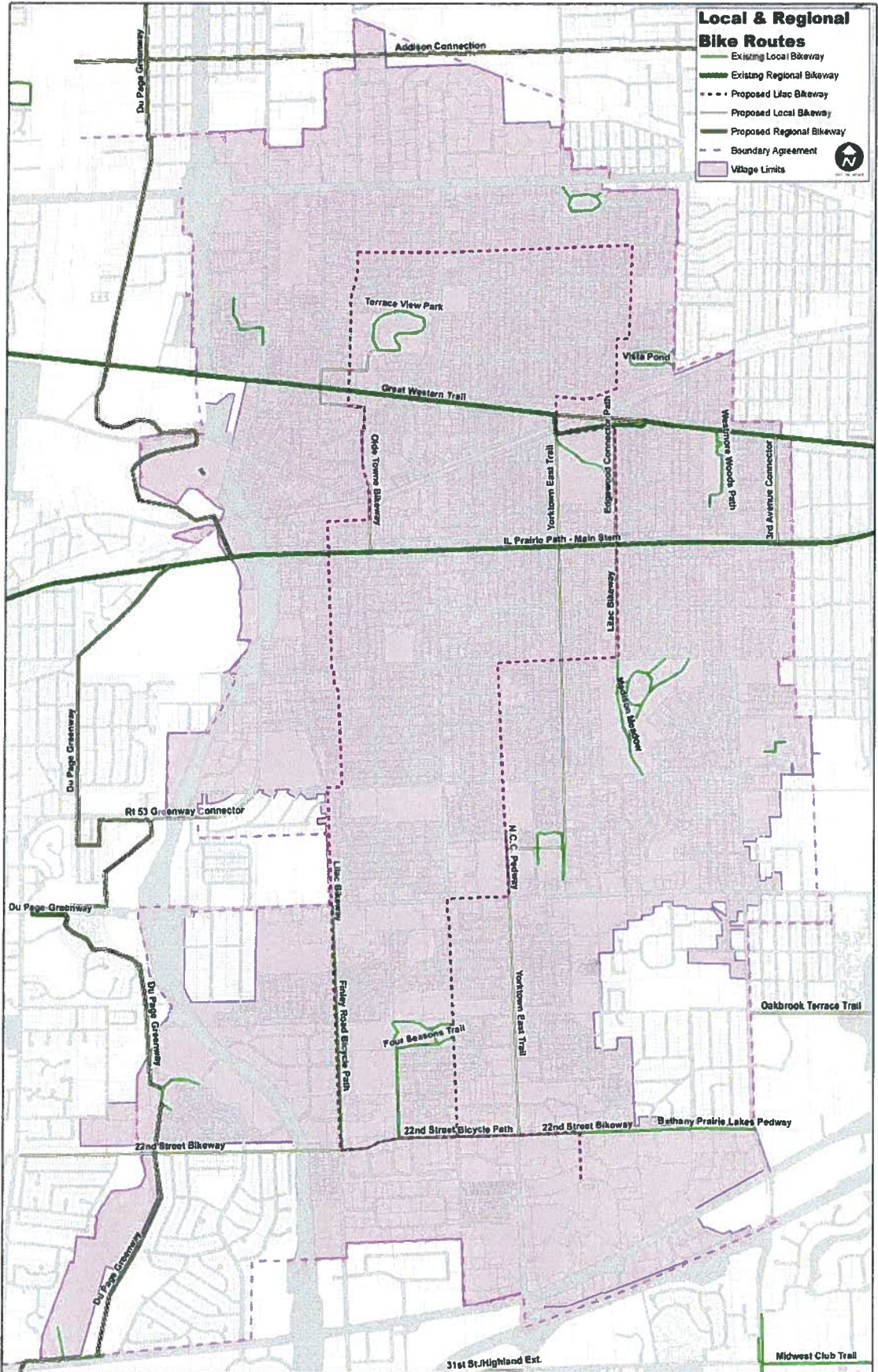
### **Proposed Regional Trails**

The DuPage Greenway would be a major regional trail along the East Branch of the DuPage River, hugging Lombard's western boundary. The East Branch DuPage River Greenway Trail is a multi-jurisdictional project being implemented by affected communities, park districts, the DuPage County Forest Preserve District, and the DuPage County Division of Transportation. The goal of the trail is to link the North Central DuPage Regional Trail on the north with the Illinois Prairie Path, Great Western Trail, and the future Southern DuPage County Regional Trail to the south.

This trail, using a combination of off-road and on-road bikeways, will tie together the 10 forest preserves, including Churchill Woods. Through the Churchill Woods segment, the Great Western Trail and Illinois Prairie Path would become linked at the western border of Lombard. The trail will provide easy access to over 420,000 residents in central DuPage County, 29 local parks, 18 schools including College of DuPage and Benedictine University, and other destinations such as the Morton Arboretum. The trail also provides non-motorized access to employment centers, downtown areas, train stations, and other commute destinations. Communities with easy access to this new trail will include Bloomingdale, Addison, Glendale Heights, Glen Ellyn, Lombard, Wheaton, Lisle, Woodridge, and Bolingbrook. Currently, the trail is different phases of planning and implementation with the corresponding municipalities.

### **Proposed Lilac Bikeway**

On March 6, 2008 the Village Board of Trustees voted to accept the Ad Hoc Trails and Transportation Safety Committee recommendations to make the necessary improvements in order to establish the Lilac Bike Way. The proposed Lilac Bike Way would traverse the central portion of Lombard - extending north from 22<sup>nd</sup> Street to Sunset Avenue and east to west from Vista Avenue to Finley Road. Per the recommendation of the Comprehensive Plan, the Lilac Bike Way would connect key activity centers by linking such areas as Yorktown, Lombard Commons, the Roosevelt Road Corridor and downtown Lombard. Also, a number of improvements were approved in order to bring the route into a safe usable condition includes: the installation of crosswalks, the widening of sidewalks, the installation sidewalk ramps, additional stop signs and other various right-of-way improvements.



## Development regulations

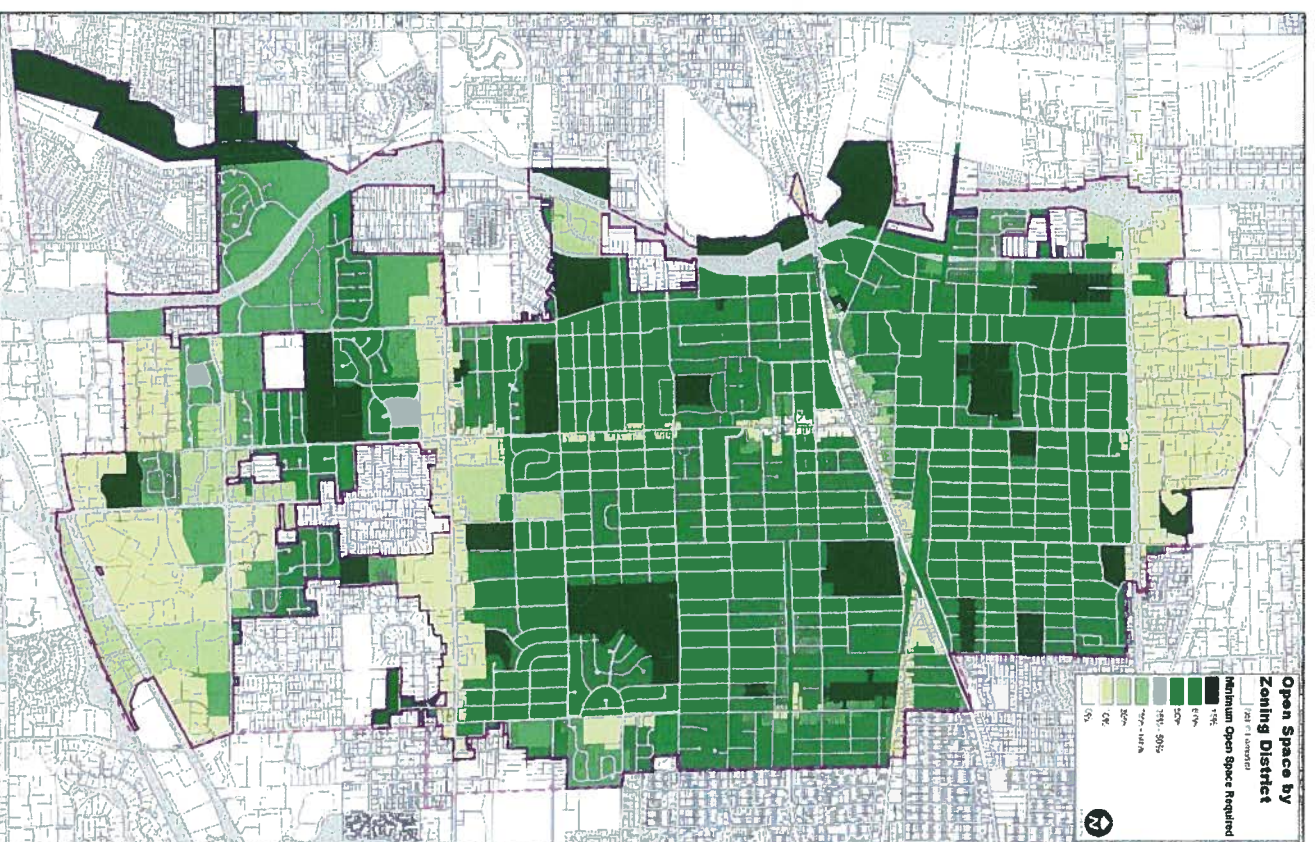
### Zoning

The provision of adequate open space is itself one of the purposes of the Lombard Zoning Ordinance, which also lists a number of open-space related goals, including: adequate drainage, curbing of erosion, reduction of flood damage, environmental enhancement, the provision of public parks, and preventing overcrowding.

The Zoning Ordinance creates and preserves open space through required yards and a minimum required amount of open space on each lot. In the Zoning Ordinance, open space is defined as "is that portion of a lot or property maintained as lawn, garden, field, woods, wetland, or other natural landscape area and is free of buildings, structures and impervious surfaces." This definition prevents structures such as decks, driveways, and patios from being counted as open space. The minimum required open space ranges depending on the intent and use of each zoning district, from zero percent in the Central Business District up to 75% in the Conservation Recreation District. Single-family homes and other R1 and R2-zoned properties, which account for half of Lombard's zoned land area, are required to provide no less than 50 percent open space.

The open space requirement is a somewhat unique method of regulating bulk on a property. With the exception of Oakbrook Terrace, none of Lombard's neighboring communities regulate the amount of total lot coverage (including all buildings, structures, and hard surfaces) throughout the village.

Many communities use alternative methods (such as floor area ratios, lot coverage, building setbacks, or maximum building footprints) to limit the size of buildings on a property. However, requiring a minimum amount of landscaped open space on each property provides direct environmental benefits that other methods cannot. Floor area ratios and similar bulk restrictions often exclude the visual impact of decks and patios. More significantly, they frequently allow property owners to pave an unlimited amount of the lot – up to 100%. This can (and does) lead to significant flooding issues. Lombard residents and property owners benefit from the open space requirement as it serves both to regulate bulk on a property and as a passive check on neighborhood flooding.



## Stormwater detention

### Pond utilization/ownership

Stormwater detention is a requirement of all new commercial and large residential developments. Generally, the detention occurs in earthen ponds that are the private property of the development. For new Village and Park District projects, detention is also required and again is generally in earthen ponds that detain water during storm events. These ponds can either be dry-bottom, which allows for other uses during dry periods such as athletic fields; or wet-bottom, which when combined with aerators or fountains, make for attractive centerpieces for walking trails, parks, etc. By way of example, Lombard Lagoons, Broadview Slough and Terrace View Pond are all Park District owned, wet-bottom detention facilities within open areas for the public to enjoy.

### Special Management Areas

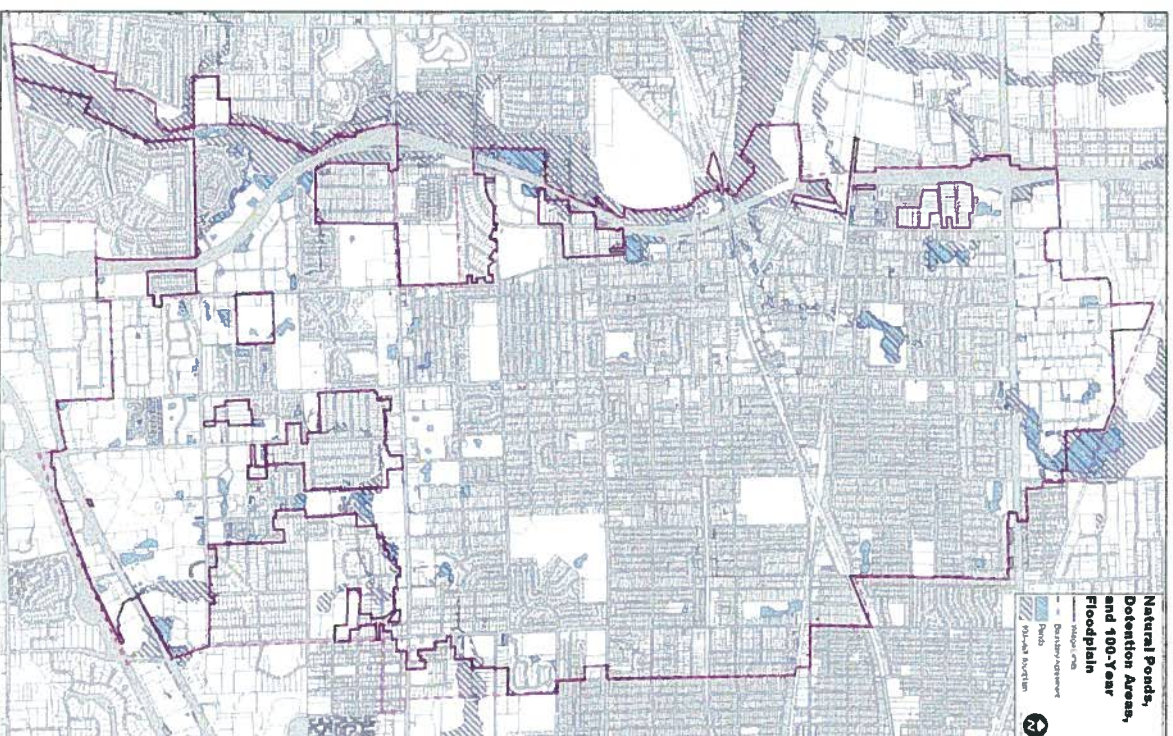
#### Floodplains, Wetlands and Natural Areas

The DuPage County Stormwater and Floodplain Ordinance controls development in Special Management Areas including wetlands and wetland buffers, riparian areas and regulatory floodplain. To minimize downstream flooding impacts, development is typically restricted in these areas. Additionally, wetlands are preserved during such projects and typically enhanced. These native areas are prime for viewing natural vegetation and some local wildlife. To ensure the ongoing functioning of these areas, conservation easements are typically required.

The ordinance also requires Best Management Practices (BMPs) for water quality. As of August 2008, all large scale developments within the County, including those in the Village, are required to both detain the stormwater run-off and treat the stormwater for pollutants. These treatment methods are generally referred to as BMPs, which use varying methods to control, capture, and treat stormwater pollutants. New developments will employ BMPs such as permeable pavers, green roofs, wetland-bottom ponds and other mechanical devices that remove the oils and greases and solids from the stormwater prior to it flowing off the site.

### Conservation easements

A conservation easement is a legal document that is used to preserve open space and protect the environmental value of privately-owned land by restricting its use and development. Property owners are able to receive tax benefits in exchange for donating a conservation easement to a conservation organization or government entity (such as the Forest Preserve District) who accepts the responsibility to monitor the easement and enforce its terms. Several lots within the Village have conservation easements, including Christ the King Church, Our Lady of Lebanon Church, and a number of other residential and commercial properties.



## **Tools and Implementation**

### **Key parcels**

#### **Forest Preserve unincorporated properties**

The Forest Preserve owns properties in two key areas adjacent to the Village: on Grace Street north of North Avenue, and south of High Ridge Road near Willowbrook High School.

#### **Ken-Loch Golf Links**

Ken-Loch is a 29-acre private golf course that is wholly surrounded by the Village of Lombard, making it eligible for forcible annexation. The 1998 Comprehensive Plan designated this property for Estate Residential land uses. However, the 2009 Annexation Strategies Report stated that this property should only be annexed as part of a request and companion plan to enhance the open space/golf course amenity for the Village.

#### **School sites used for purposes unrelated to student attendance**

As noted in the 1998 Comprehensive Plan, there are currently four school sites in Lombard used for purposes unrelated to student attendance. These include Peter Hoy, Fairwood, Highland Hills, and Green Valley. The school districts, park districts, or other agencies may identify a use for any of these facilities that may or may not include open space.

### **Recommendations**

#### **Annexation policies**

Regarding Ken-Loch Golf Links, the Village should amend its previous annexation recommendations to ensure that the property remains in use as open space. The previously offered alternative of large-lot single family development would result in an irreplaceable loss of open space.

Accordingly, the property should only be annexed as part of a request and companion plan to enhance the open space/golf course amenity for the Village.

The Village should also pursue the annexation of the Fullerton Park and York/High Ridge Forest Preserve properties within unincorporated Lombard (as shown on Page 4).

#### **Development regulations**

Maintaining the current open space requirements will continue to provide both aesthetic and stormwater benefits for Village properties. In order to ensure the maximum benefit from this regulation, the Village should continue to minimize any variations from the minimum requirements.

#### **Bike routes and amenities**

The Village should seek other amiable means of securing funds to establish the Lilac Bike Way to its full capacity. If the funding for the Lilac Bike Way is deemed too great for internal or external funding, it is recommended that the project be scaled back and emphasis be placed on providing a link between the Great Western Trail and Illinois Prairie Path through central Lombard, more specifically the downtown area.

To encourage cycling as both a recreational pursuit and a transportation option, the Village should identify locations where additional public bike racks and bike lockers should be located. Desirable sites could include linkages to public transportation, such as the Metra station and major bus stop locations.



## Resources

### DuPage County (<http://www.co.dupage.il.us/>)

- Proposed Improvement Plan for the DuPage County Trail System  
<http://www.co.dupage.il.us/emplibrary/trailplanfinal2003.pdf>
- Regulatory Flood Maps  
[http://www.dupageco.org/dec/generic.cfm?doc\\_id=837](http://www.dupageco.org/dec/generic.cfm?doc_id=837)
- Best Management Practices  
[http://www.co.dupage.il.us/stormwater/generic.cfm?doc\\_id=3547](http://www.co.dupage.il.us/stormwater/generic.cfm?doc_id=3547)

### DuPage County Forest Preserve District (<http://www.dupageforest.com/>)

### Butterfield Park District (<http://www.butterfieldpd.com/>)

### Glen Ellyn Park District (<http://www.gepark.org/>)

### Lombard Park District (<http://www.lombardparks.com/>)

### York Center Park District (<http://www.yorkcenterparks.org/>)

### Village of Lombard (<http://www.villageoflombard.org/>)

- Flood Control Ordinance  
<http://www.villageoflombard.org/DocumentView.asp?DID=497>
- Zoning Ordinance  
<http://www.villageoflombard.org/DocumentView.asp?DID=501>
- Comprehensive Plan
- Public Works Department Environmental Information  
<http://www.villageoflombard.org/index.asp?nid=331>

**ORDINANCE NO. \_\_\_\_\_**

**AN ORDINANCE AMENDING ORDINANCE NUMBER 4403,  
ADOPTED JANUARY 22, 1998, AS AMENDED BY ORDINANCE 6500,  
ADOPTED JUNE 17, 2010  
TO AMEND THE COMPREHENSIVE PLAN  
FOR THE VILLAGE OF LOMBARD, ILLINOIS**

(PC 12-18; Ken Loch Golf Course)

WHEREAS, the President and Board of Trustees of the Village of Lombard have heretofore adopted Ordinance 4403, adopting the Lombard Comprehensive Plan (the "Comprehensive Plan"); and

WHEREAS, the President and Board of Trustees of the Village of Lombard thereafter adopted Ordinance 6500, amending the Comprehensive Plan by adopting the Open Space Plan as a supplement to and a part of the Comprehensive Plan; and

WHEREAS, the President and Board of Trustees of the Village of Lombard determined that it was necessary to consider an amendment to the Comprehensive Plan as it pertains to the preferred land use designation and companion text pertaining to the Ken Loch Golf Course, a/k/a Ken-Loch Golf Links, located at 1S535 Finley Road, in the Village's extraterritorial limits of unincorporated DuPage County; and

WHEREAS, a public hearing to consider such an amendment was conducted by the Village of Lombard Plan Commission on September 10, 2012, pursuant to proper legal notice, with a continuation of the public hearing and taking of additional evidence and testimony on October 15, 2012, November 19, 2012, December 17, 2012 and January 28, 2013; and,

WHEREAS, the Plan Commission made certain findings and recommendations, determining that Ken-Loch Golf Links should be designated primarily Open Space with a preference for golf course and an option of accessory land uses that complement and facilitate the preservation of the property, not to exceed 25% of the principal open space use, which designation is consistent with the Goals, Objectives and Policies of, and the overall, Comprehensive Plan, does not affect the adequacy of existing or planned facilities and services of the Village or planning area generally, and results in reasonably compatible land-use relationships; and recommending approval of an amendment to the Open Space Plan Component of the Comprehensive Plan, as it relates to Ken-Loch Golf Links, to address that finding and clarify the phrase "open space/golf course amenity" in the Open Space Plan component of the Comprehensive Plan; and

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Re: PC 12-18

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WHEREAS, the Plan Commission has filed its findings and recommendations with the President and Board of Trustees recommending approval of the Comprehensive Plan amendment described hereinabove; 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 Page 11 of the Open Space Plan component of the Comprehensive Plan of the Village of Lombard pertaining to the Ken-Loch Golf Course, a/k/a Ken-Loch Golf Links, as originally adopted by Ordinance 6650, be and is hereby further amended to clarify the phrase “open space/golf course amenity”, to be and read in its entirety as follows:

Regarding Ken-Loch Golf Links, the Village should amend its annexation recommendations to ensure that the property remains in use as open space. The previously offered alternative of large-lot single family development would result in an irreplaceable loss of open space. Accordingly, the property should only be annexed as part of a request and companion plan to enhance the open space/golf course amenity for the Village. *The golf course amenity shall be preferred, but any other open space amenity is acceptable as the primary use. In addition, accessory land uses that complement and facilitate the preservation of the primary use, not to exceed 25% of the principal open space use, may be appropriate.*

SECTION 2: 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 \_\_\_\_\_, 2013.

First reading waived by action of the Board of Trustees this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Passed on second reading this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

Ayes: \_\_\_\_\_

Nays: \_\_\_\_\_

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Re: PC 12-18

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Absent: \_\_\_\_\_

Approved this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
William Ware, Acting Village President

ATTEST:

\_\_\_\_\_  
Brigitte O'Brien, Village Clerk

Published by me this \_\_\_\_\_ day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Brigitte O'Brien, Village Clerk