



MEMORANDUM

TO: LOMBARD PLAN COMMISSION
Donald Ryan, Plan Commission Chairperson

FROM: Christopher Stilling 
Department of Community Development

DATE: November 19, 2012

SUBJECT: PC 12-18: Comprehensive Plan Amendment (Ken-Loch Analysis)

Background

At the October 15, 2012 Plan Commission meeting, Commissioners opened the public hearing and took additional testimony from residents. The Commission then continued the item as outlined in the recommended schedule.

Meeting Date	Action
November 19, 2012	Take testimony from the public as part of the additional outreach efforts and continue the public hearing to the December Plan Commission meeting.
December 17, 2012	Staff will provide the Plan Commission with any follow up information that may have been requested as part of the November public hearing. Staff will also provide updates from the Park District's master planning efforts, if available.
January 2013 meeting TBD	Additional testimony and information can be provided to the Commissioners. Staff will be requesting that the Plan Commission make a recommendation to the Village Board regarding the recommended future land use(s) of the Ken-Loch site.
February, 2013 Village Board Meeting	Village Board to be introduced to the Comprehensive Plan Amendment and take action.

Public Testimony

During the October 15, 2012 Plan Commission meeting staff presented the findings of the Ken-Loch land use and fiscal impact analysis again and gathered testimony from 18 objectors who all favored maintaining some level of open space for the parcel. Subsequent to the meeting and as outlined in the recommended schedule, staff did send notices out to approximately 500 nearby residents and a press release announcing the meeting process. Following the notification, staff has received several letters from residents which are attached for the Plan Commission's review.

Park District Update

As outlined at the last meeting, staff did receive letter from the Executive Director of the Lombard Park District summarizing their current long range planning efforts. Most recently, staff received another letter from the Park District expressing their support for maintaining the parcel as some type of open space. In addition, the Park District noted that their outreach efforts associated with their master planning efforts will take place in January, 2013 with some preliminary findings as early as February, 2013.

Recommendation

As previously noted staff supports maintaining open space for the parcel, with possible enhancements. Staff recommends that the Plan Commission take testimony from the public as part of the additional outreach efforts and continue the public hearing to the December 17, 2012 Plan Commission meeting.



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

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



providing leisure opportunities for people to

enjoy life

Downer, Janet

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

(c) 312.504.7573
dmbblank1@gmail.com

DENISE BLANK

312.504.7573

285 W. 20th 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, 22nd 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

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

Sincerely, *Jeanette Catellier*

Cove Landing One Condominium Association

Cove Landing Two Condominium Association

Cove Landing Homeowners Association

Downer, Janet

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

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 17th Street, 17th Place, 18th Street and 19th 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. 19th St.

Lombard, IL 60149

(630) 916-1232

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 course (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