



Village of Lombard

Village Hall
255 East Wilson Ave.
Lombard, IL 60148
villageoflombard.org

Minutes

Plan Commission

Donald F. Ryan, Chairperson
Commissioners: Ronald Olbrysh, Martin Burke,
Ruth Sweetser, Andrea Cooper, Stephen Flint and
John Mrofca
Staff Liaison: Christopher Stilling

Monday, October 15, 2012

7:30 PM

Village Hall - Board Room

Call to Order

Vice Chairperson Flint called the meeting to order at 7:30 p.m.

Roll Call of Members

Present 5 - Ronald Olbrysh, Ruth Sweetser, Andrea Cooper, John Mrofca, and Stephen Flint
Absent 2 - Donald F. Ryan, and Martin Burke

Also present: Christopher Stilling, AICP, Assistant Director of Community Development and George Wagner, legal counsel to the Plan Commission.

Pledge of Allegiance

Vice Chairperson Flint led the Pledge of Allegiance.

Mr. Stilling read the Rules of Procedure as written in the Plan Commission By-Laws.

Mr. Stilling announced that he did not anticipate any actions from tonight's meeting being forwarded to the Board of Trustees.

Vice Chairperson Flint called the order of the agenda.

Public Hearings

[120377](#)

**PC 12-17: 2700-2860 S. Highland Avenue (Highlands of Lombard)
(Continued from September 17, 2012)(Request to Continue to
November 19, 2012)**

The petitioner, the Village of Lombard, requests that the Village take the following actions for the subject properties located in the B3PD,

Community Shopping District, Planned Development:

1. An amendment to the Second Amendment to the Pre-Development Agreement between the Village of Lombard and the owners of the property commonly known as The Highlands of Lombard and an amendment to Ordinance No. 4833 for an amendment to the conditional uses and variations approved by said Original Ordinance, so as to clarify the principal uses that are permitted, conditional or prohibited on the Subject Property, and to grant a variation relative to the requirements applicable to accessory uses on the Subject Property. (DISTRICT #3)

Vice Chairperson Flint stated that this petition was continued from the September 17, 2012 meeting and staff is requesting that it be continued again to the November 19, 2012 meeting.

Village Attorney Wagner stated that the Commission has a rule that limits a petition to one continuance. Therefore, if this petition is to be continued, the motion has to include a waiver of the rule.

A motion was made by Ruth Sweetser, seconded by Ronald Olbrysh, that this matter be continued to the November 19, 2012 meeting with a waiver of the rule as to allow more than one continuance. The motion carried by the following vote:

Aye: 5 - Ronald Olbrysh, Ruth Sweetser, Andrea Cooper, John Mrofcza, and Stephen Flint

Absent: 2 - Donald F. Ryan, and Martin Burke

[120489](#)

PC 12-18: Village Comprehensive Plan Amendment (1S535 Finley Road - Ken Loch Golf Course)(Continued from September 17, 2012)

Requests the approval of amendments to the Village Comprehensive Plan pertaining to the Land Use recommendation for the Ken Loch Golf Course. (UNINCORPORATED)

Vice Chairperson Flint stated that this petition was continued from the September 17, 2012 meeting and that staff will begin with a report.

Christopher Stilling introduced himself. He explained that a PowerPoint presentation was initially done at the September meeting when it was introduced into the public record. He stated he would summarize this presentation for the audience in an effort to explain how we got to where we are tonight.

Mr. Stilling explained that the Plan Commission is a recommending body to the Village Board whose purview includes making recommendations on land use. The Comprehensive Plan is the official policy document which identifies parcels for future growth and development.

Staff is being asked to take another look at the Comprehensive Plan as it relates to the Ken-Loch parcel from a land use perspective. This process does not mean that there is a specific development proposal in place but should that occur sometime in the future, there will be a specific time to take testimony relative to that specific project.

This land use discussion began back in April, 2012. The Village Board at their meeting directed staff to review the Comprehensive Plan as it pertains to the unincorporated Ken-Loch parcel, which is currently identified for open space, and to create various development scenarios to determine future land use. As a result, staff prepared a report to help guide the Plan Commission and the Village Board in making their decision. The report includes the following components:

- Market Feasibility - A consultant was brought in to help determine the state of the housing and development market.*
- Development Options - This provides 9 various scenarios from a staff prospective each giving a general capacity analysis or spaces to utilize on the site.*
- Fiscal Analysis - This outlines the impacts to the taxing bodies as well as to emergency medical services, fire, roads, public works and to the schools. We look at this from a residential to an office development scenario.*

Currently the site is recommended to remain as open space as set forth in the Open Space Plan component of the Comprehensive Plan which was reviewed in 2010.

The property, currently operating as a golf course, does not impact Village services as it is unincorporated and it is not on Village utilities. The property owner does not have any development entitlement provisions under Village Code. Annexation is completely discretionary under the Village Board's purview so the Village is not legally obligated to annex and rezone the property for a given use. The developer could make an application through DuPage County for similar zoning approvals. If this were to be done, DuPage County's Ordinance designates the site for R-4 single family residential zoning which would require development on 40,000 square foot lots if utilities were not provided. The site currently does not have utilities available as it is on well and septic and the Village has the only public utilities in the area. It is probable that they would have to seek approval for connections. If utilities were provided, the site would require development on 10,000 square foot lots.

As part of this report, staff prepared a development analysis identifying

9 possible development scenarios which includes keeping the site "as is" or developing it as various single family detached concepts, attached townhomes; mixed townhomes and apartments; apartments with a preservation of the golf course use or office and retail.

The existing site is just under 31 acres. Deducting the wetland and buffer areas would leave a total of approximately 28.5 developable acres.

Option A shows the site "as is". This is consistent with the current Comprehensive Plan designation.

Option B provides for development of the site if it were to remain unincorporated. It could develop under DuPage County zoning which would provide for 19 single family lots, each 40,000 square feet in area and be serviced by well and septic. A concept like this is not marketably feasible as large estate lots such as these are not being developed at this time. This scenario shows what we call the entitlement rights to the owner so this is what they are currently allowed to do now.

Option C shows the site should it remain unincorporated but have utilities provided. This option would provide for approximately 61 single family lots, each 10,000 square feet. Currently, these large scale subdivisions are also non-existent and that trend will probably continue for the next 5-10 years.

Option D shows 83 smaller lots each 7,500 square feet. This assumes the property would be annexed and be zoned an R2 residential classification. Again, these large scale subdivisions are not market feasible at this time.

Option E is a mix of 200 townhouses of various styles. Should the Plan Commission and the Village Board decide they want to identify the site to be medium-density residential, this option shows what that means. Should the designation be changed to this, we would respond to any developer that comes forward with a plan, and then go through the public hearing process whereby the public would be notified and all aspects of the development would be looked at such as traffic, congestion, etc. From a market feasibility standpoint, most townhome developments have stalled and developers are picking up projects they are buying for pennies on the dollar.

Option F is the option that was presented by a group that currently has control over the property. This group was here last month talking about how they would like to see the property developed with 256 apartments and 102 townhomes. They stated that the project would

occur in phases and it was very likely that the first phase would include the construction of the apartments and then at a later date, for-sale townhomes would be built. If this option should occur, the public hearing process would proceed whereby adjoining property owners within 250 feet would be notified of the public hearing and all the specifics of the site including stormwater detention, parking and traffic impacts would be discussed.

Option G - Staff created this option which shows how a majority of the open space could be preserved with a smaller area carved out for multi-family apartments. This option allows the open space to remain but also acts as a catalyst for development. The Plan Commissioners realize that open space is a commodity for the Village. For this option to occur, we would have to amend the Comprehensive Plan and set parameters to make sure we preserve the open space by working with various governmental bodies to ensure that the open space remains the primary use of the property with residential being an ancillary use.

Option H shows an office development similar to Oak Creek which is located across the street. This option would allow 160,000 square feet of office space and still meet the detention and buffering requirements. This is currently not market feasible but could be a use 10 years down the road based on the property's location and proximate uses. As a reminder, the goal of a comprehensive plan is meant to look at this over a 10-20 year horizon. An educational institution of some type would also be feasible for this location if they needed to have a campus.

Option I has the least impact to the Village from a fiscal perspective and would provide the greatest revenue. This retail development option shows how the site could accommodate a big box retailer with additional outlots plus detention provided around the wetland area. Staff has had inquiries from the business community for this type of development but they haven't pursued them due to our Comprehensive Plan designation of open space. Thirty acres is prime real estate for this type of development and one that is not available in any other key commercial corridors so it remains a draw.

When making a decision to amend the Comprehensive Plan it is important to note that the Plan is the Village's official policy guide for future growth and development. It provides community focus and direction regarding future physical and economic change in the community over the next 10-15 years. The decision to amend it does not necessarily have to include current short-term and mid-term market conditions, However, should these current market conditions be an item of primary importance, we did request our consultant to identify distinct land uses. The consultant identified four distinct land

uses as residential, open space, retail, and office/industrial and gave their recommendations for each.

Residential: Given short to mid-term market and economic conditions, rental apartments are the most feasible residential development at this time. The “for-sale” condos or “for-sale” detached are the most unlikely.

Open space/Golf course - While the fiscal financial benefit is not high, the value is having a community asset. Attempting to assemble a site of this size for park or recreational uses would be difficult especially when considering its adjacency to an existing public park which is Four Seasons Park to the north. If desired, the Village could still allow for a limited amount of multi-family residential on a portion of the site. This goes back to the option of carving out a portion of the land for residential uses while maintaining a majority for open space.

Retail - Indications are that retail would provide the greatest return to the property. If Village officials would like to see development of the entire parcel then a viable retail use would provide the greatest net fiscal benefit to the Village in terms of tax revenue and demand on municipal services.

Office/Industrial - There could be longer term potential based on the property’s location and proximate uses. If this is deemed a desirable longer term use of the site, there is no reason to take action at this time.

The Plan Commission is being asked to make a recommendation on land use whether it be to uphold the current designation of open space or seek to change it to estate residential, low-density residential, low-medium density residential, open space with a high-density residential component, office or community commercial and thereafter develop parameters to develop the site.

Providing a summation of what happened at the last Plan Commission meeting to the present, Mr. Stilling stated that staff presented a land use and fiscal impact analysis for the overall site, gathered testimony from the current property owner, Donven Homes, and the Plan Commission. The property owner and their legal counsel spoke about their desires to develop the Woodmor Development. They had a market feasibility analysis and a fiscal economic impact study conducted. They noted that their development closest resembles Option F of Village staff’s land use and fiscal impact analysis which is a combination of apartment buildings and townhomes. They were asking to change the current land use designation of open space so they could proceed further to annex and petition for development.

Donven Homes also submitted a package of information which included a site plan, newspaper articles related to public golf courses and a revised fiscal impact analysis prepared by Strategy Planning. Staff reviewed the revised fiscal report and while some of the figures were consistent with staff's analysis, staff notes that the development proposal would not be without costs to the Village, including additional police and fire protection, additional public works operations and maintenance activities. He cautioned how it can be misleading to only look at revenue streams without overall fiscal costs to the Village. Assumptions and issues such as private streets versus public rights-of-way would be discussed once an official development proposal has been submitted. Staff noted that should fiscal impacts to the Village be of primary importance, then retail could provide a greater positive fiscal impact than residential uses.

The Plan Commission also provided their comments. A majority of the Commissioners stated their desire to preserve open space and each Commissioner that provided testimony, expressed the need to preserve some level of open space. They also discussed the need for a long-term vision of the property and to examine the demand of the market and economy for the next 10-15 years in consideration of a market recovery. The Commissioners recommended that staff reach out to the Park District to discuss their future plans and needs.

Staff met with the Park District to discuss the property and the Executive Director of the Park District summarized their current long range planning efforts as outlined in the letter that was attached to staff's memorandum. The letter outlines that they are looking to complete a master plan for all their facilities and they recently entered into an agreement with Hitchcock Design to begin their master planning study. This study will include a series of public outreach efforts, workshops and community forums to gather input regarding open space and facility needs. They indicated that initial findings from their outreach efforts and the study are expected in April, 2013. However they did indicate that updates may be provided to the Village and as they become available, staff will share this information with the Plan Commission throughout this process.

Staff supports maintaining open space but would explore options as an amenity. The goal tonight was not to expect any formal action be taken but to gather additional testimony as well as have the Plan Commission review Lombard Park District's input and concur with a schedule for the Comprehensive Plan Amendment public hearing process. Following this meeting, staff will conduct outreach efforts to whoever signed the sign-in sheets through letters and press releases.

The schedule for the Comprehensive Plan amendment public hearing process would be as follows:

At the November 19 meeting testimony would be taken from the public as part of staff's additional outreach efforts with a request to continue the public hearing to the December meeting.

At the December 17 meeting staff would provide the Plan Commission with any follow up information that may be been requested as part of the November public hearing. Staff will also provide updates from the Park District's master planning efforts, if available

The January, 2013 meeting will have to be rescheduled from the third Monday in January due to the Martin Luther King holiday. At the January meeting, depending on what date has been determined, additional testimony and information can be provided. Staff will be requesting that the Plan Commission make a recommendation to the Village Board regarding the recommended future land use of the Ken-Loch site but the recommendation would not be for any specific development plans - just the land use associated with it.

This recommendation would then go to the Village Board sometime in February but that the schedule was subject to change.

Vice Chairperson Flint asked if there was anyone present to speak in favor, against or had any questions or comments of the petition.

Gary Busching, 1833 S. Lincoln St., Lombard, stated two years ago, a study was done that recommended open space for the property and questioned why the issue was being revisited in such a short amount of time. He was concerned about high-density being proposed for the site just because a developer said it would be advantageous. He had issues with a developer possibly using wetland credits to allow them to bulldoze the wetlands and add development in that area. He also foresees how the developer, who is proposing a townhome component for part of the site, could ask for an amendment to the plan for high-density when it comes time to build the townhomes if the market is not viable for that option. Mr. Busching mentioned how in the past year the boundaries of Manor Hill School had to be shifted in order to accommodate student population exceeding capacity and felt this would only aggravate the problem. Lastly, he had concern with Commissioner Cooper's previous comment about expanding the traffic grid to the east and how that would be favorable to the community. He disagreed and stated that would turn 18th and 19th Streets into a highway by allowing cut through traffic from the condos and other streets.

Edan Libby passed.

Ed Libby passed.

Dennis Witte, 1833 S. Elizabeth Street, Lombard, stated he lives across the street from Ken-Loch and is a 30-year resident. He stated he is in favor of maintaining the open space concept. He noted how the south end of the Village consists of primarily medium to high-density housing and how the traffic is extremely heavy. He is concerned that anything other than open space would only add to this problem.

David Czaplicki, 131 W. 17th Street, Lombard, stated he was speaking because less than two years ago a long range plan was completed that recommended open space. He questioned why it was time to revisit the issue when it was just discussed and questioned if it was due to a developer's interest. He also had issues with the Commissioner's comment about opening up the traffic to the east. He believed that would not work and exemplified how older communities are asking that barriers be erected from the main streets to keep people from racing through their neighborhood. Mr. Czaplicki stated his concerns with the increased student population for Manor Hill School that would come from apartment development and also felt that their property values would decrease if they were built. He is against any high-density development in the area. Addressing the retail component, he noted the number of empty storefronts that currently exist and questioned why retailers need to build new buildings when there are so many older ones available sitting vacant.

Robert Rowe, 201 W. 17th Street, Lombard, stated he lives east of the proposed development and is in favor of open space for the Ken-Loch parcel. He addressed Mr. Stilling's comment that the goal of the Board was to take a look this particular session and think 10-20 years out. He exemplified the development just east of Main on 17th, noting how it is currently an eyesore, and how multiple developers have come and gone over the years due to market conditions. He stated he is skeptical that anyone can predict how the market will be in 10-20 years. He spoke about the federal government announcing that interest rates will remain constant for about 3 years and disagreed with that potential forecast. He is also skeptical about predictions that say multi-family will be the trend as you don't know any better than he does. The logistics of the area need to be thought about and how the increase in people will raise additional costs for street lights, police and fire protection and will create a traffic flow problem. He is totally against it and the Village needs to think about the taxpayers. While he empathized with the developer that bought the property, who also took a risk years ago and has since profited from it, it is not the residents'

problem that market conditions are what they are and they can't find a seller based on the current zoning designation.

Mr. Stilling clarified that from a staff perspective we have been consistent with our recommendation, from when the study was done two years ago to now, which is to preserve open space. He explained that staff was directed by the Village Board to take a look at this through the Plan Commission process. While he doesn't remember making a statement about the grid as those specific issues are not being addressed at this time, he did reference market feasibility whereby a consultant's report was done and referenced. Staff agrees with that the "for-sale" product might not be feasible for many years to come.

Vice Chairperson Flint addressed the audience and indicated that while he wants to give everyone an opportunity to speak, if you concur with a previous speakers' comments you may indicate so without repeating each point. Attorney Wagner suggested that if they wanted to concur on the record they needed to step up to the microphone.

Diane Schwefel, 221 W. 17th Place, Lombard, stated she lives east of the Ken-Loch golf course and concurred with the others as to what was previously said.

Scott Schwefel, 221 W. 17th Place, Lombard, stated he prefers to have it remain open space.

Vic Grandenitti, 1899 S. Elizabeth St., Lombard, stated he lives across the street and agrees it should be kept as open space.

Dawn Septeowski, 282 W. 18th Street, Lombard, second house east of the golf course stated she has lived there for 30 years and concurred that it should remain open space.

Nancy Schukat, 1801 S. Elizabeth Street, Lombard, stated she lives across the street from Ken-Loch and concurs with the other comments. She addressed one of the Commissioner's remark of having a through street from Main to Finley. She stated this would be dangerous as they have a lot of children in the neighborhood and asked that it never happen. Ms. Schukat also addressed the issue of disturbing the wild animals' habitat and questioned where they would go if that land were developed.

Mr. Stilling stated he wanted to address the issues of traffic as well as any sort of street connections. If the Board of Trustees were to change the land use designation of the property and a petition was submitted by a developer, the Village would then look at impacts like

traffic and street connections and a traffic consultant would be hired. Each of you within 250 of the property would receive a public hearing notice. The Plan Commission is being asked to speak in general parameters at this time. If there is a specific request to connect, you would be notified of that and be given additional time to respond to that matter.

Mary Cation, 255 W. 19th Street, Lombard, stated she lives 4 houses from Ken-Loch. She agrees with everything already said and that it should be kept open space. She mentioned the existing flooding in the area and wants to make sure this is part of the equation.

Carl Orr, 1899 S. Lincoln, Lombard, stated he agreed with keeping it open space and hoped the Village would look into alleviating some of the flooding issues in the neighborhood. He agreed that this would contribute to an increase in traffic and usage.

Marymae Meyer, 414 W. Windsor Ave., Lombard, stated that she lives on the other end of town. She believes the Kensinger family has every right to sell their property to whomever they chose and receive top dollar but the size of this land brings concern to the citizens. The entire Village covers 10.5 miles with 640 acres to one square mile. The approximate 31 acres of this site equates to .46 percent of the entire acreage of the Village and is an area 4 times the size of Lilacia Park. These parks would not exist today if people did not stand up for them. This land demands an exhaustive research of every conceivable means for the site to remain open space with alternatives to be put to the public in the form of a referendum. She pleaded to Bill Mueller's mantra of "doing what is right for Lombard" and suggested people watch the April 12 Board of Trustees meeting where several of the Trustees' comments pave the way for Mr. Schillerstrom's proposal. Precious tracts in DuPage County need to be saved and she urged all to make the effort to prioritize one of the last open spaces in the Village and protect it from another housing project.

Richard Mike Mikulecky, 127 W. 18th Street, Lombard, stated he has lived in Lombard for 30 years. He concurs with everything that has been said including the flooding issues, preserving the animals' habitat, the increased traffic as well as the financial impact.

Terry Fedirka, 36 W 19th St., Lombard, stated that she among others just found out about this public hearing the other day and wondered why there was no communication. She referred to her neighborhood as a family and a united community. She asked if anyone has walked the line of the property and mentioned a road that runs along Ken-Loch that the children use to go to and from school, sports activities and use as a bike trail. If you propose to make road

connections, traffic will be cutting through creating a disaster. She wants to see the property kept environmentally friendly. She asked that they keep her family in mind.

Ron Ocwieja, 241 W. 17th Place, Lombard, stated he lives east of Ken-Loch and concurs with preserving the open space. He wants to ensure that no street is going to go through to the east and asked which Commissioner suggested the concept of street connectivity. He suggested they direct their efforts toward the downtown and work on many of the issues that need to be addressed there such as parking.

Gary Cation, 255 W. 19th St., Lombard, stated he concurred with what was previously said. He suggested that the schedule Mr. Stilling proposed be changed so that the Village Board not consider the Plan Commissions' recommendation in February but wait until after the general election. He noted the existing turmoil among the Trustees and he would prefer a Council that is prepared to work with the Village.

Edan Libby, 121 W. 17th Place, Lombard, stated he agreed with everyone relative to maintaining open space and doing what is best for the animals, the Village and our Earth.

Don Willig, 120 W. 17th Place, Lombard, asked if the DuPage County Forest Preserve District had expressed any interest in the property to take it over as a golf course as it is unincorporated. Mr. Stilling answered he was not sure if they had expressed any interest and staff could take a look at that. At the last Plan Commission meeting, the Commissioners expressed the need to engage the Park District and get their input as to how this property would fit into their master Village wide plan. Mr. Willig then noted for the record that he was in favor of open space.

Mr. Stilling concluded by stating that staff concurred with the recommendation from the past Plan Commission meeting which supports maintaining open space for the parcel with possible enhancements but open space would be the primary use for the property. In an effort to get additional input from the interested parties, residents and any updates from the Park District, staff recommends that the Plan Commission concur with maintaining a schedule for further discussion of this amendment noting that it could be subject to change.

Mr. Stilling thanked the audience for their attendance and comments. Staff's goal is to continue to have this type of public outreach effort over the next 3 to 4 months. He acknowledged their concerns expressed tonight and hoped that everyone had a chance to fill out the

sign in sheet in the back of the room. Staff will use the sign in sheet to notify interested parties as to the status of this amendment and to give routine updates.

Vice Chairperson Flint then opened the meeting for comments among the Commissioners.

Commissioner Cooper acknowledged that she was the Commissioner that made the comment about possible street connectivity to the east. She substantiated her comments based on her experience as a landscape architect as well as from studies that prove that having a street grid scape and connectivity reduces traffic and costs because there are more ways to get around town. She stated she was thrilled to see so many people that attended the meeting to express their viewpoints about this issue and now realizes that her comment was much more detailed than what was necessary at this point in time. She agreed that the Village Board's review and recommendation should be delayed until after the election and after the Park District study is completed in April.

Commissioner Olbrysh agreed with staff's recommendation to give this a long hard study and to conduct extensive research. He reconfirmed the Commissioners' position of being in favor of maintaining open space and that is why they are recommending that the Park District be allowed to complete their study in order to get their input. He also agreed with Commissioner Cooper in that the Village Board's review should be postponed until after the election.

Commissioner Sweetser stated that she was pleased to see so many people present and reiterated that the Commissioners concur with everything that has been said. She reconfirmed that staff and the Commissioners favor open space for the parcel as well. She thought that some of the remarks made earlier might have come from not understanding where they are in the process or what the Commissioners' roles entail. She explained that as Commissioners they are not elected but will do their best to take everyone's concerns into consideration. She suggested that it would serve everyone well if there was way to keep everyone up to date, provide opportunities for input, as well as facilitate input from other governmental bodies.

Commissioner Mrofcza stated he supports taking a close long extended look at all the alternatives and not moving hastily. The Commission's primary responsibility is to do the due diligence and fact finding in order to make a collective recommendation to the Board of Trustees who would make a final decision. He thanked everyone that participated and noted that the Commissioners have gotten the message. He looks forward to more public participation in the

upcoming months.

Mr. Stilling explained that it is part of staff and the Plan Commission's perspective to look at every available option. Staff has a responsibility to present every option even though they might not agree with all of them. Looking at every possible scenario and making findings of fact based on all the evidence and testimony presented to us, will determine what direction and recommendation to make. Staff recommends that the Plan Commission concur with the schedule we have presented with the possibility of the schedule being amended in the future. The goal is to get something to the Village Board relative to a land use perspective.

Vice Chairperson Flint stated that he appreciated everyone's support. He has been on the Plan Commission for over 22 years and commended the young gentleman's comment and gave kudos to him and his family.

Village Attorney Wagner recommended that the motion specify that they are adopting the proposed schedule in the staff report subject to changes by the Commission, that they waive the Commission rules limiting continuances to one for all future hearings related to this petition and to continue this hearing to the November 19 meeting.

A motion was made by Ronald Olbrysh, seconded by Ruth Sweetser, to adopt the proposed schedule in the staff report subject to changes by the Commission, waive the Commission rules limiting continuances to one for all future hearings related to this petition and to continue this hearing to the November 19, 2012 meeting. The motion carried by the following vote:

Aye: 5 - Ronald Olbrysh, Ruth Sweetser, Andrea Cooper, John Mrofcza, and Stephen Flint

Absent: 2 - Donald F. Ryan, and Martin Burke

At 8:48 p.m. Vice Chairperson Flint requested a 5 minute recess.

Vice Chairperson Flint reconvened the meeting at 8:52 p.m.

Business Meeting

The business meeting convened at 8:52 p.m.

Approval of Minutes

On a motion by Olbrysh and seconded by Mrofcza the minutes of the September 17, 2012 meeting were unanimously approved by the members present.

Public Participation

There was no public participation.

DuPage County Hearings

There were no DuPage County hearings.

Chairperson's Report

The Vice Chairperson deferred to the Assistant Director of Community Development.

Planner's Report

Mr. Stilling stated that there is one potential public hearing in addition to the continued discussion of the Ken-Loch parcel for next month's meeting.

He referred to the packet of information that he distributed to the Commissioners. He stated this information can be used as a resource guide to provide ideas as to design, open space and natural environmental elements relative to the Ken-Loch parcel.

Mr. Stilling then provided an overview of the projects that were now under construction.

Unfinished Business

There was no unfinished business.

New Business

There was no new business.

Subdivision Reports

There were no subdivision reports.

Site Plan Approvals

There were no site plan approvals.

Workshops

There were no workshops.

Adjournment

The meeting adjourned at 8:55 p.m.

*Stephen Flint, Vice Chairperson
Lombard Plan Commission*

*Christopher Stilling, Secretary
Lombard Plan Commission*