



# 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 Mrofcza*  
*Staff Liaison: Christopher Stilling*

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Monday, November 19, 2012

7:30 PM

Village Hall - Board Room

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### Call to Order

*Chairperson Ryan called the meeting to order at 7:30 p.m.*

### Pledge of Allegiance

*Chairperson Ryan led the Pledge of Allegiance.*

### Roll Call of Members

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

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

*Chairperson Ryan called the order of the agenda and noted that the site plan approval cases would be considered by the Plan Commission before PC 12-18, Ken-Loch golf course.*

*Christopher Stilling read the Rules of Procedures as written in the Plan Commission By-Laws. He also announced that none of the items heard tonight would be forwarded to the Board of Trustees for action.*

### Public Hearings

[120377](#)

**PC 12-17: 2700-2860 S. Highland Avenue (Highlands of Lombard)  
(Continued from October 15, 2012)(Request to continue to  
December 17, 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)

*Chairperson Ryan stated that this petition was continued from the October 15, 2012 meeting and staff is requesting that it be continued to the December 17, 2012 meeting. If the Commissioners recommend that it be continued, the recommendation must include a statement stating there is a waiver of the rule limiting the petition to one continuance.*

**A motion was made by Ruth Sweetser, seconded by Stephen Flint, to continue this matter to the December 17, 2012 meeting with a waiver of the rule. The motion carried by the following vote:**

**Aye:** 4 - Martin Burke, Ruth Sweetser, Andrea Cooper, and Stephen Flint

**Absent:** 2 - Ronald Olbrysh, and John Mrofcza

[120596](#)

**PC 12-19: 300 W. 22nd Street (Covington/Cove Landing Planned Development) (Request to continue to December 17, 2012)**

Requests the following actions be taken on the subject property, located within an R5 General Residence District Planned Development:

1. Pursuant to Section 155.504(A) (major changes in a planned development) and Section 155.511 (Site Plan Approvals for planned developments) of the Lombard Zoning Ordinance, amend the conditional use for the Covington/Cove Landing Planned Development, as established by Ordinance 1174 and as amended by Ordinances 1321, 1390, 2977 and 3183, to allow for the construction of an eighty (80) unit assisted living facility on the subject property, per the submitted plans.

2. Pursuant to Section 155.410 (C) of the Lombard Zoning Ordinance, grant a Conditional Use for an assisted living facility (convalescent and nursing home). (DISTRICT #3)

*Chairperson Ryan stated that staff was requesting that this petition be continued to the December 17, 2012 meeting. Mr. Stilling stated that the reason for the continuance was to ensure that proper notification*

*was done. New letters will be sent to the appropriate parties notifying them of this petition and that it will be considered for action at the December 17, 2012 meeting.*

*Chairperson Ryan announced that he had a public participation form filled out by Bruce Bernardo and indicated to him that the petition would be continued.*

**A motion was made by Martin Burke, seconded by Andrea Cooper, to continue this matter to the December 17, 2012 meeting. The motion carried by the following vote:**

**Aye:** 4 - Martin Burke, Ruth Sweetser, Andrea Cooper, and Stephen Flint

**Absent:** 2 - Ronald Olbrysh, and John Mrofcza

[120597](#)

**SPA 12-06ph: 617-627 W. Patrick Dr. and 309-369 N. Buckingham Ct. (Buckingham Orchard/Lyonhart Manor Planned Development)**

Requests site plan approval with the following deviations for the subject properties, located within the R4PD - Attached Single Family Residential Planned Development District:

1. A deviation from Section 153.215 (B)(1) to allow a development sign to exceed nine (9) square feet in area; and,

2. A deviation from Section 153.502 (B)(2)(C) to allow a freestanding sign to exceed four (4) feet in height. (DISTRICT #1)

*Rob Zoromski, M/I Homes, 400 E. Diehl Road, Naperville, stated he was here to request a variation to the Sign Ordinance for their development. M/I Homes is a residential home company that purchased the remaining lot at the Buckingham Orchard community. They also bought the land formerly called Lyonhart Manor in order to construct residential townhomes. They are proposing to install signage to generate traffic to the area due to its landlocked location. The first variation they are requesting is for a larger sign that will face I-355 as their development backs up to it. They need a larger sign so northbound and southbound bound traffic can be directed to Pleasant Lane. The other signage they will have is located outside the model building. All that signage will meet code with the exception of one sign where they are requesting a height variation of 4-1/2 feet instead of 4 feet which is allowed by code.*

*Chairperson Ryan asked if any person would like to speak in favor or against this petition. Hearing none, he requested the staff report.*

*Christopher Stilling, Assistant Director of Community Development, indicated that staff is submitting the staff report into the public record*

*in its entirety. The reason for this request is due to a new developer taking over after the initial project was stalled. All signage associated with this petition is temporary in nature. A condition of approval has been added that would require the development sign to be removed within two years of this Site Plan Approval or once development has been completed and the units have been sold or leased, whichever comes first. This condition is consistent with other temporary signage relief granted to other residential developments. Staff recommends approval of this petition subject to the three conditions in the staff report.*

*Mr. Stilling referred to the revised motion he distributed earlier to the Commissioners. Should the Commissioners recommend approval, they will need to read this revised motion into the record. It adopts staffs findings that the signage relief enhances the planned development and is in the public interest and complies with the standards established by the Planned Development and the Zoning and Sign Ordinances.*

*Chairperson Ryan then opened the meeting for comments among the Commissioners.*

*The Commissioners had no questions or comments.*

**A motion was made by Martin Burke, seconded by Andrea Cooper, to approve the petition subject to the following conditions:**

- 1. A permit shall be obtained for all applicable signage.**
- 2. The petitioner shall develop the site in conformance with the submitted plans.**
- 3. The development sign shall be removed within two years of the date of Site Plan Approval or within ten (10) days of the closing, sale or rental of all units, whichever comes first.**

**The motion carried by the following vote:**

**Aye:** 4 - Martin Burke, Ruth Sweetser, Andrea Cooper, and Stephen Flint

**Absent:** 2 - Ronald Olbrysh, and John Mrofcza

[120598](#)

**SPA 12-07ph: 717 E. Butterfield Road (Chick-fil-A)**

Requests site plan approval of deviations from Section 153.505(B)(5) to increase the maximum allowable freestanding sign area and height on property located within the OPD Office District, Homestead Village Planned Development. (DISTRICT #3)

*Bob Gutherz, 717 E. Butterfield Road, Lombard, stated he was representing Chick-fil-A. They are requesting an increase in the total signage area from 60 square feet to 71 square feet. The additional height will provide extra visibility and better direct customers that are*

*traveling in an east to west direction on Butterfield Road. The monument sign that currently exists sits down in a trench and when traveling west on Butterfield, you are almost past the restaurant before you realize it is there. This variation will provide more height so customers know they are a different restaurant than Trademark or Benihana.*

*Chairperson Ryan asked if any person would like to speak in favor or against this petition. Hearing none, he requested the staff report.*

*Christopher Stilling, Assistant Director of Community Development, indicated that staff is submitting the staff report into the public record in its entirety. He noted that staff is working with the petitioner to address their visibility concerns. Staff also worked with the adjacent property owner, Benihana, who removed some of their trees to help siteline visibility prior to the petitioner making their request for additional signage. This parcel is unique in that it has an office zoning but operates as a retail use. If it were located in a B3 or B4 zoning classification, it would be entitled to a larger sign.*

*This petition has met the standards for variations and the signage complies with the standards established by the planned development, Zoning and Sign Ordinances and enhances the planned development and is in the public interest. Therefore, staff recommends approval of this petition subject to the three conditions in the staff report.*

*Chairperson Ryan then opened the meeting for comments among the Commissioners. The Commissioner had no questions or comments.*

**A motion was made by Ruth Sweetser, seconded by Stephen Flint, to approve this matter subject to the following conditions:**

- 1. The petitioner shall develop the site in substantial conformance with the plans submitted as part of this petition.**
- 2. The petitioner shall satisfactorily address all comments noted within the IDRC report.**
- 3. All conditions approved by Ordinances 4497, 6616, and 6672 shall remain in full force and effect.**

**The motion carried by the following vote:**

**Aye:** 4 - Martin Burke, Ruth Sweetser, Andrea Cooper, and Stephen Flint

**Absent:** 2 - Ronald Olbrysh, and John Mrofca

[120489](#)

**PC 12-18: Village Comprehensive Plan Amendment (1S535 Finley Road - Ken Loch Golf Course)(Continued from October 15, 2012) (Request to continue to December 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)

*Chairperson Ryan stated that staff would like to make some comments prior to hearing public testimony.*

*Mr. Stilling stated that at the October 15 Plan Commission meeting, the Commissioners opened the public hearing, and took additional testimony from residents. As some people may not have been present at prior meetings, he directed them to visit the Village's website, go to the archived meetings and listen to staff's presentation, which was given at both the September and October Plan Commission meetings, and provided a synopsis on why and how this item was moving forward.*

*As part of that proposal, staff prepared, at the direction of the Village Board, various land use alternatives for this site. These options ranged from single family to commercial, office, and medium density. Currently, the property is unincorporated and classified as open space in the Village's Comprehensive Plan. Staff is recommending that it continue as open space. The thought was to have the Plan Commissioners agree to a public hearing schedule that would allow as much public testimony as they deem necessary. Public testimony was heard at October's meeting, will be heard tonight and will be allowed at December's meeting. If you spoke at last month's meeting or if you wish to speak tonight and a speaker previous to you has expressed the comments you wish to make, you may acknowledge and accept those comments as your own for the public record.*

*Subsequent to the October meeting, staff mailed approximately 500 notices to nearby residents notifying them of this process as well as seeking the input of individuals. Also, a Village wide press release was sent to various newspapers which included the Lombard Spectator, Daily Herald and the Lombardian. Tonight we will take additional public testimony and staff is recommending that the Commissioners continue this petition to the December 17 meeting to again allow for additional testimony.*

*Mr. Stilling then mentioned that staff received letters from individuals, who may or may not be present tonight, which give their input for the public record. These letters were distributed to the Plan Commissioners for their review. One of those letters was from the Park District and is the second letter received from them. This letter expresses 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.*

*As previously noted, staff recommends the predominant use remain open space with possible enhancements. Staff recommends that the Plan Commission take testimony from the public as part of the additional outreach efforts and then continue the public hearing to the December 17, 2012 Plan Commission meeting.*

*Chairperson Ryan then opened the meeting for public comment and testimony.*

*Laura Saunders passed.*

*Lewis Delin, 123 June Lane, Lombard, stated he would like to see the site remain open space. He expressed his issues with increased traffic and higher population densities. A development on this site would not be a benefit or increase the quality of life. It would only cause a strain on the infrastructure, taxes collected and the schools. He strongly recommended retaining open space.*

*Donna Delin, 123 June Lane, Lombard, stated that a persuasive argument made by a real estate person is that there is a high ratio of open land per population in Lombard. This ratio is one of the best in the western suburbs and one of the reasons why she lives here.*

*Bob Rowe, 201 W. 17th St., Lombard, indicated he had a prepared statement and thanked everyone for the opportunity to speak and let his voice be heard. For their neighbors and fellow citizens he wanted to explain their goals and positions. When talking with these people, he has seen an outpouring of ideas, support and a sense of community. They have had several meetings, debates and brainstorming sessions with some disagreement but they are in agreement tonight and are united in their goals and want to share some alternatives.*

*Their common unification is to preserve the community. Previous decisions made by the Plan Commission and the Village Board have been positive and have made Lombard a great place to live.*

*The options you decide on must align with the long-term planning of the Village. Every option should be explored and exhausted before a rezoning decision is made and then cannot be undone. The Park District, Forest Preserve District and other government agencies need enough time to take a look at this land and weigh their options. They will support the results if no viable option comes forward but we should not let Donven dictate the timeframe. The issue of managing stormwater and flooding needs to be addressed and detailed.*

*This parcel acts as a buffer and is part of our viewscape. The*

*decision of the residents and the business community to pursue residency in Lombard takes into account the long-term planning by the Village which includes the input of open space. Freedom of Information Act documents have revealed no traffic studies have been conducted. They request that these options be done prior to any decision being made.*

*We are united on the political climate in this Village. There are two factions in this Village fighting for control of the Village Board. He cautioned that they will be voting next spring and will be united in ousting those who do not support them and supporting those who do what is right for the taxpayers of Lombard. He urged the Commissioners to delay this recommendation until after the election. He requested that the Commissioners listen to their passion, thoughts and hear them out. If you are for open space, you need to support it or agree to it.*

*Scott Schwefel, 221 W. 17th Place, Lombard, stated he moved here 12 years ago and is concerned about the traffic impacts if this parcel were to be developed. He supports maintaining open space.*

*Marymae Meyer, 414 W. Windsor, Lombard, stated that she lives on the north side of town and spoke at the October meeting. She emphasized that even though she does not live in the immediate vicinity of the golf course, what happens there is not a neighborhood issue but affects the entire community. That is why the parcel is mentioned in the strategic plan and how the importance of any decision regarding it affects us all. She believes that decisions should be made by an elected board after the election and that the voice of the Park District should be heard beforehand.*

*Shannon Burns, 1S726 Bender Lane, West Chicago, introduced herself as the Commissioner Elect of DuPage County Forest Preserve District #6 replacing Roger Kotecki. She stated she is not present in an official capacity but has an interest in open space. She indicated that some of the residents had called her during the campaign season regarding Ken Loch and open space and she is present to introduce herself.*

*Steve Brand, 1801 S. Lincoln St., Lombard, concurred with Bob Rowe's comments about how important open space is and what it means to Lombard. Once you change from grass to concrete, you will never get it back. He thought the process and decision should be delayed to the last minute to determine the Forest Preserve or Park District's interest. He stated the Kensingers have a right to sell, however, the zoning is in place and that is the value of their property. He didn't think he would be afforded the same option of rezoning his*



house in order to fund his retirement. Just because a potential rezoning might increase the value of the land, it should not affect what the Village should do.

Rose Lios passed.

Tom Ludvik, 296 W. 18th St., Lombard, stated he lives at the corner of 18th and the golf course. He stated that the walkway that goes from 18th Street to the school is his property line. He concurred with the others and mentioned the flooding problems which include standing water especially in the spring. He has lived in Lombard since 1985. He bought because of the seclusion and wants to preserve the open space. Adding cross streets only promotes crime.

Richard Crane, 111 W. 17th St., Lombard, stated he is also speaking on behalf of his wife. They have lived there for 51 years and are in favor of open space. They moved to Knolls of Yorktown because it was a private and safe neighborhood and he compared it to a gated community without the gates. At the end of his block is the Ken Loch golf course. He stated that if 17th Street was connected to go from Finley to Highland, it would lower their property values. He has lived in DuPage County for 77 years and has seen good and not so good changes. There are few open spaces left in DuPage County. Ken Loch is a prized piece of property which should be preserved for future generations. Once development is allowed, then the open space is gone. The golf course is the right size for young golfers. More people can enjoy the land and benefit from it if it is open space. If Ken Loch were to be developed, it would result in more school aged children, higher taxes and infrastructure that will have to be maintained. Taxes will continue to rise but he will not mind paying them for the personal enjoyment of many as long as Ken Loch is left as open space. He asked the Commissioners to satisfy the owners of Ken Loch as well as the adjacent property owners.

Jeff Crown, 2015 S. Finley Rd., Lombard, stated he lives in the Cove Landing complex. He referred to the Association's letter which opposes development. Mr. Crown mentioned the flooding problems and how the runoff from the golf course causes their lobby to flood. Possible development will also increase traffic. Currently you cannot turn out of their complex to go south on Finley so the added traffic would only make it worse. Development would also add an extra burden on the police and fire departments. He asked if the residents of Beacon Hill and Lexington were notified. Mr. Stilling answered that notifications were sent as a courtesy targeting property owners within 250 feet of the parcel as well as the subdivisions to the east and to the south. He noted that as this process is to determine a land use designation, notifications were done as a courtesy versus having an

*actual proposal where it becomes mandatory to notify every property owner within 250 feet of the planned development. Additional outreach to Beacon Hill and Lexington can be done at that time. As we are only looking at this parcel from a land use perspective, the specifics as to traffic, flooding, etc. would only be addressed if a specific proposal was being requested. As the Board of Trustees decided to keep this parcel open space, Village staff will be working with the other agencies and discussing the options because this is what the property is currently identified for. If a development proposal were to proceed, they would have to submit a petition and do all the professional studies. If the land use designation were to change and a specific development proposal was submitted, you would then be notified of the meeting and would be able to address the concerns at that time. Mr. Crown asked for confirmation of his understanding that the property has not been sold but are just discussing the possibility of rezoning. Mr. Stilling answered that the developer has the property under contract and they are asking to change the land use designation. If that were to be approved by the Board of Trustees, they could then submit a proposal.*

*Bob LeBeau, 1522 Hillcrest, Lombard, stated he overlooks the park and golf course. One of his concerns is traffic. Currently it is difficult to get out of their subdivision onto Finley Road and this would only escalate it. This would also create an extra burden on the schools and would likely result in having to put on more additions to accommodate the extra children. Taxes would go up. There would be overcrowding due to higher population densities. His preference, should a development go through, would be that the development be owner based as they will have more concern about the community as renters are apt to be more transient. He is also concerned about having vacant townhouses as the housing market is not very good for buying or selling. He prefers that this be kept open space.*

*Mike Salins, 2005 S. Finley Rd., Lombard, and President of the Cove Landing Homeowner's Association, stated that there is about 110 percent approval to keep it open space. He had many concerns and those include traffic and flooding. Right now you can barely access Finley Road from their complex due to the heavy traffic. He noted there is no traffic light in front of their complex which would help the situation, and it is not feasible to put one in as one currently exists just south. Also, there is no room to widen Finley Road. He noted how the golf course floods and any extra impervious surface would affect runoff on their property. The Association just spent funds to minimize the flooding to their property and if a development were to move forward, this would undermine what they have just corrected. The people that bought here did so because it is a nice quiet place. Lastly, he stated he will be getting a signed petition in addition to the letter*

*already sent against this development that will be forwarded on.*

*Bernie Dudek, 270 W. 17th St., Lombard, concurred with the previous speakers. He stated that he agrees that the Kensingers should be allowed to sell their property for top dollar but this does not allow Donven Homes to destroy the open space to make a quick buck. It is because of Mr. Schillerstrom's influence as being DuPage County President that this development has been brought to light. They will fight to keep it open space. He mentioned his differing conversations with Trustee Wilson on this matter and how it will haunt him in the coming elections. Mr. Dudek questioned the need for more high density and multi-family development. They need proof that these types of development improve the quality of life. He stated that Donven's fiscal impact study is conjecture and Village residents have been burned by the Westin Hotel and other big box retailers are not a good fit. He mentioned all the vacant properties and apartment units and questioned if we need more. He was wondering if the Village would be interested in buying the property and turning it into a state of the art complex and surrounding it with open space. Donven Homes and Mr. Schillerstrom do not care about this neighborhood and we will be the ones left to deal with the overcrowding, high taxes, flooding, and other issues. He asks the Village leaders to act in the best interest of all.*

*Dawn Dudek, 270 W. 17th St., Lombard, stressed that they need to find a compromise to keep this property open space. She expressed her frustration about the lack of transparency regarding the sale and development of the golf course. She mentioned her surprise when she found last month that the Village was negotiating with Donven to develop the site as high density. On November 9 she received a letter from the Village on Village letterhead advising her of the ongoing discussion of the Ken Loch parcel but makes no mention of Donven Homes, the Kensingers and Mr. Schillerstrom or that 6 months of negotiation have occurred. The letter implies that no development or annexation is pending and that the Plan Commission is just being asked to make a recommendation about future land use. This is dishonest and disingenuous. The Village staff recommends the property remain open space with possible enhancements. She has been told off the record this is a done deal and they should not fight it. Regardless of what you recommend and what the Board of Trustees decide, she agrees with her neighbors. They need a plan to protect their property while acting in the best interest of us all. We expect the Village to treat us fairly and be upfront. We are not here to interfere with the Kensingers but they must act within the zoning rights given them. We have one shot to get this right and asked that the Commissioners do their jobs transparently.*

*Dawn Septeowski, 282 W. 18th St., Lombard, stated she lives in the second house east of the golf course. She has lived there for 30 years and seen many changes - some that are excellent and some she doesn't agree with. Currently, there are many vacant stores and residences and she questions the idea of building more especially apartments. For future generations, this needs to remain open space and a decision should be delayed until after the elections.*

*Bob O'Neill, 2015 S. Finley Rd., Lombard, stated he has lived in Cove Landing for 27 years with his wife and Ken Loch is their front yard. They have the best view and his concerns are just not mechanical as they are aesthetic. He concurs with everything he has heard tonight. His main concern is traffic, the added danger of more vehicles and how that can hurt the children. His preference would be to see the property turned into something similar to a Western Acres or Sugar Creek which would generate significant amounts of revenue for the Village.*

*Safa Alkhatib, 1832 S. Lincoln, Lombard, stated she was a renter in Lombard and now is a new owner. They chose to live here due to the closeness of the mall and highways, shopping amenities, as well as for parks and open space. Having both is unique to Lombard and she agrees with the others that this should remain open space.*

*Dr. Val Corrado, 1529 Hillcrest, Lombard, stated he knew Dick Kensinger personally and explained how Ken Loch golf course evolved. Their back window looks over the 4th hole and the view is gorgeous and should not be destroyed. The Kensingers have a right to sell but the sale should coincide with keeping the beauty of Lombard. This is a decision that needs to take the whole area into consideration so as not add a lot of extra buildings and traffic.*

*Diana Lloyd, 2015 S. Finley, Lombard, stated she lives in Cove Landing on the 12th floor overlooking the whole golf course. She invited the Commissioners to come and take a look at her view. She questioned whether the Village has pursued any federal grants in an effort to keep this open space.*

*Chairperson Ryan indicated that this property is currently unincorporated and not in the Village and it is unknown at this time whether it will be annexed.*

*Mr. Stilling stated that for the record that the Village is not negotiating with a developer. This process is intended to consider something different than is allowed under the Comprehensive Plan. We have to align our Plan and determine if we want to amend it to make a change. That document currently provides open space but we have*

*been asked to consider a variety of options. Right now we are asking if that vision document, that says open space, should be changed. If the directive is to maintain open space, then the Village knows how to proceed and will work with government agencies to begin implementing that direction.*

*Greg Wolf, 73 W. 19th St., Lombard, stated he agreed with everything put forth and for keeping the parcel open space.*

*John Tobey, 404 Hillcrest Lane, Lombard, stated he grew up in the Village and will be here for almost 40 years. His main concern is the traffic generated by a potential development and prefers that it remain open space. If the property is not annexed, he asked if the developer would be able to build something. Mr. Stilling answered that the property is unincorporated and zoned R4. The developer would have two options under DuPage County zoning. It could develop 19 single family lots, each a minimum of 40,000 square feet in area on well and septic or 61 single family lots, each a minimum of 10,000 square feet in area on Village utilities. This latter scenario would require that the Village enter into an agreement to provide utilities and fire service to the unincorporated property. There are also other uses in the County zoning that are permitted uses.*

*Dave Kaiser, 201 W. 17th Street, Lombard, agreed with everything said here tonight.*

*Richard Mike Mikulecky, 127 W 18th St., Lombard, stated he has been a Lombard resident for 30 years. He spoke at the last meeting and many neighbors asked him to come back and mention other issues. He noted that he concurred with the previous speakers. He mentioned the retention pond he previously spoke about and corrected his statement about the depth of it. He mentioned the flooding issues and safety associated with it. He questioned why the Board of Trustees can't decide in advance that they want to keep this as open space.*

*Donna Alhharibat, 1832 S. Lincoln St., Lombard, stated she would like this to be kept as open space because the kids want to play there.*

*Sigrid Conroy, 227 June Lane, Lombard, stated he lives just north of Four Seasons Park and has lived there for 35 years. He has seen tremendous development. He concurs with everything previously said this evening and to keep it open space.*

*Nancy Schukat, 1801 S. Elizabeth, Lombard, stated she lives across from Ken Loch. She concurs with everything previously said. Her main concerns are that it be kept as open space and to not let them*

*annex the parcel for development. We have to think of our children.*

*Tim Cody, 315 Collen Dr., Lombard, stated he would prefer a golf course. He referred to the possible development scenario others have previously mentioned. He stated that he is not aware of anything that has been distributed or seen anything explaining what this possible development entails. Mr. Stilling answered that there is no specific development proposal being discussed but just a land use proposal. This means we are identifying land designations and how we want the zoning map to look. This map will then drive what will go there. He then explained the public hearing process and how that would work if a specific development were to be submitted. We are currently at the infancy stage when looking at this parcel. The analysis that staff put together will be put on the website. Mr. Cody then asked if the Ken Loch parcel is being reviewed in order to put in something on a more dense scale. Mr. Stilling answered yes. It's a factor of the entitlement process and how to achieve that. The process currently underway includes first a vision followed by the zoning map. This property has been talked about for about 7-8 years with various developers interested in the parcel. Those contracts are contingent upon entitlements. Their plans do not match what the Village allows.*

*Edwina Clayton, 130 W. 17th St., Lombard, stated she agrees with keeping it open space and hopes others will stand up too and get on record.*

*Dave Czaplicki, 131 W. 17th St., Lombard, referred to the vision plan that was put in place in 2010 which indicated open space for the property and questioned why it needed to be revisited. He asked if this is being done because of the Ken Loch property looking to be sold to a developer. Mr. Stilling answered that in April, the Board of Trustees was approached by a developer who was interested in doing something different than the Comprehensive Plan allows. The Board of Trustees did not pledge their support but decided to take a comprehensive look at this parcel and have staff do an analysis and explore every available option that could be done, whether it be open space to high density residential, and present it to the Plan Commission for their recommendation to the Village Board. We are now in the process of seeking the input of the Commission and residents. Staff recommended that this process be extended over a number of months.*

*Mr. Czaplicki asked if there was anyone interested in looking to do construction in 2010 as it seems unusual that only 2 years later we are looking at the Comprehensive Plan again. He suggested the concept of indoor soccer and exemplified how other communities have looked at creative ideas that generate revenue without building high density*

housing.

*Mr. Stilling stated that this process is not developer driven nor the only parcel that has been reviewed or discussed. He exampled the Roosevelt Road Corridor District which was looked at over a 6-8 month period. He added that staff does these types of things regularly. This parcel happens to be unincorporated, large and its significance warranted further review. We regularly get inquiries about the Ken Loch parcel from interested developers ranging from multi family to industrial. The property had been actively marketed for sale for 2-3 years. Before 2010, the land use designation was single family residential which could have allowed 83 developable lots. In 2010 we looked at the property and identified it as open space. Staff made the recommendation and the Board of Trustees concurred. Now that the real estate market is better, we are starting to see some of that interest again sparking the need to look at every available option, including some we may never recommend, and make a recommendation to the Board of Trustees. This is what the Board of Trustees asked us to do.*

*Mr. Czaplicki asked if we are looking at other towns and what they are doing since there is a limited amount of open space which can be used for sporting events. Space is of need and we need to think about that for the future.*

*Mr. Stilling stated that staff's recommendation is to maintain open space with possible enhancements. If the Board of Trustees agrees with that and directs us to look further, then we will begin to reach out to the public and private sectors to discuss and explore alternatives in the best interest of the Village and find someone who would be willing to facilitate that.*

*Mr. Czaplicki asked when it would be presented to the Board. Mr. Stilling answered that it would be after the Commissioners make a recommendation as to whether they want to keep it open space. Mr. Czaplicki expressed his surprise that the Board would even want to tackle this issue now considering there are two different factions and they are not in unison.*

*Larry Steinbach, 220 W. 17th, Lombard, stated that he concurred with open space. He moved here because of the quality of Lombard and if this property was rezoned, it would change everything. He asked for their consideration in this matter.*

*Timothy Jones, 231 W. 17th Place, Lombard, stated he agreed with everyone to continue to keep it open space. After making a decision to move from Downers Grove, he knew it was a fantastic area and*

*there is no better place than on 17th. His children vary in age from 3 to 9 and he cannot imagine the added congestion, traffic or noise. He enjoys the quiet time with his dog and children and realizes that it must be kept open space for the residents and the area to enjoy.*

*Charlene Giampapa, 2015 S. Finley Rd., Lombard, asked if the Village ever considered buying the Ken Loch property and getting revenue from it. Mr. Stilling answered that the item has come up for discussion before but there are no immediate plans.*

*Laura Saunders, 2010 W. 17th St., Lombard, stated she backs up to Four Seasons Park and sees lots of children and families enjoying the open space. It is something that enriches the lives of the children and families and she supports everyone who put in the time and effort into helping us protect that.*

*Dean Giannalopoulos, 211 W. 17th St., Lombard, stated he concurred with his neighbors and wants to keep it open space. If the use of open space is changed, we will need to think of what will happen to the infrastructure of the schools and how the teacher/student ratio will increase.*

*Chairperson Ryan opened the meeting to the Commissioners for comments and questions.*

*Commissioner Sweetser stressed that it is very important to explain the whole process or the different steps of what this is, the options, what we are doing, why we are doing this, and how it is going to be resolved. Staff has explained it very well but it needs to be explained especially well as it can be confusing even if you are familiar with the process.*

*Mr. Stilling answered that staff gave a presentation in September as an overview and will put it online. There will be a link on the Village's website under the Community Development Department, Comprehensive Planning page. Staff has been looking at this parcel again along with others as part of developing a new Comprehensive Plan for the Village and realized it would receive a lot of attention. Once a decision is made on this parcel, we will package it up with our vision for the future and present it to the Village Board along with all the other parcels. Staff's recommendation is to continue this discussion to the December meeting in order to take additional testimony or provide additional evidence for the public record.*

*Commissioner Burke stated that there seems to be misinformation based on a lack of understanding about the process. We are currently in the infancy stage and are at the ground level. The Village does not*



*have a plan or proposal from anyone and we are playing defense as well because there is an available avenue to the developer to develop the property without the Village's assistance. So there is a strategy for the Village in order to move forward. He explained that if the Village says it is to remain open space, a developer can come back and develop the property in the County area without the Village having any say in that process. It's important that we present at the next meeting that this process is just beginning and will last quite a while.*

*Commissioner Cooper noted that they talked at the last Plan Commission meeting about the possibility of extending staff's proposed schedule, so instead of the Village Board taking action in February, the recommendation would wait until after the election due to this being a strategic decision that will last a long time. She was interested in hearing the other Commissioners' opinions.*

*Chairperson Ryan stated that the Commissioners are charged with making a recommendation to the Board of Trustees on any recommendation that comes before us by having public hearings. Once we receive all the information, we will make a recommendation whenever that might be. We are not going to rush into it, but we will not delay things if we have heard all the information. He has been on this board for 20+ years and this is the third meeting we have had on the matter. He is not saying they will not continue to listen but eventually we have to make a recommendation and do not want to put a timeframe on anything. The Board then has a decision to vote on it when they receive our recommendation.*

*Commissioner Sweetser stated that since the Park District will be providing us with information and/or decision, she suggested that the Commissioners time their recommendation process to include that information. She would rather have the information than not have it even if the information is not considered critical.*

*Commissioner Flint thanked everyone for coming out tonight and expressing their comments. This process is what it is all about.*

*Chairperson Ryan concurred with the previous Commissioners' comments and indicated that the attendance for these meeting is what should happen all the time. As taxpayers, he encouraged their attendance at other meetings for things that occur in their area.*

**A motion was made by Ruth Sweetser, seconded by Stephen Flint, to continue this matter to the December 17, 2012 meeting. The motion carried by the following vote:**

**Aye:** 4 - Martin Burke, Ruth Sweetser, Andrea Cooper, and Stephen Flint

**Absent:** 2 - Ronald Olbrysh, and John Mrofca

## **Business Meeting**

*The business meeting convened at 9:22 p.m.*

## **Approval of Minutes**

*On a motion by Flint and seconded by Cooper the minutes of the October 15, 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 Chairperson deferred to the Assistant Director of Community Development.*

## **Planner's Report**

*Mr. Stilling noted that the January 2013 meeting date is also the same date as the Martin Luther King holiday. Since Village offices are closed, the meeting will have to be rescheduled. It has been past practice to reschedule the meeting to the following Monday which would be January 28, 2013. He requested that the Commissioners check their calendars and staff will follow up with an e-mail to confirm attendance.*

## **Unfinished Business**

*There was no unfinished business.*

## **New Business**

*There was no new business.*

## **Subdivision Reports**

*There are no subdivision reports.*

## **Site Plan Approvals**

*There are no site plan approvals.*

## **Workshops**

*There are no workshops.*

## **Adjournment**

*The meeting adjourned at 9:24 p.m.*

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*Donald F. Ryan, Chairperson  
Lombard Plan Commission*

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*Christopher Stilling, Secretary  
Lombard Plan Commission*