




MEMORANDUM

TO: LOMBARD PLAN COMMISSION
Donald Ryan, Plan Commission Chairperson

FROM: William J. Heniff, AICP 
Director of Community Development

DATE: January 28, 2013

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

Over the past several months, the Plan Commission has been reviewing and taking public testimony pertaining to the preferred land use designation for the Ken-Loch Golf Course Property. The review follows Village Board direction and analysis undertaken in 2012 which identified various possible land use alternatives and their corresponding fiscal analyses. Staff offered a timeline for review of these alternatives, with possible consideration and recommendation by the Plan Commission in January, 2013. Below is a synopsis of the past activities undertaken to date.

Background

The Ken-Loch site is 30.91 acres in area and is improved as a golf course. The property does not currently impact Village services as it is unincorporated and it is not on Village utilities. Currently, the Village's Comprehensive Plan recommends that the property be used for open space purposes, and that it should only be annexed as part of a request and companion plan to enhance the open space/golf course amenity for the Village. However, as an unincorporated parcel, DuPage County has designated the site with R-4 single family residential zoning.

In the spring of 2012, the Village Board directed staff to review the Comprehensive Plan as it pertains to the unincorporated Ken-Loch parcel at 1S535 Finley Road and to create various development scenarios for possible future land uses. Staff prepared a land use, market feasibility, and fiscal impact analysis for the overall site to help guide the Plan Commission and ultimately the Village Board in making their decision. This analysis and staff's report was discussed at the September 17, October 15, November 19 and December 17, 2012 Plan Commission meetings and has been continued to the January 28, 2013 meeting for further discussion and a recommendation. The following documents are being provided for reference and consideration:

1. Ken-Loch Property Analysis
2. Staff Report and Minutes from the September 17, 2012 Plan Commission Meeting
3. Staff Report and Minutes from the October 15, 2012 Plan Commission Meeting
4. Staff Report and Minutes from the November 19, 2012 Plan Commission Meeting
5. Staff Report and Draft Minutes from the December 17, 2012 Plan Commission Meeting
6. Objectors Letters and Correspondence

Summary

While the attached Property Analysis Report prepared by Houseal Lavigne & Associates and staff covers many types of development scenarios, the Plan Commission is being asked to make a recommendation related to the future land use only. The attached report is to be used a guide to assist with making a recommendation and offers basic site plans to show how the site could possibly be developed. Land Use options for consideration may include, but are not limited to:

1. Open Space (current designation)
2. Estate Residential
3. Low Density Residential
4. Low-Medium Density Residential
5. Open Space with a High Density Residential Component
6. Office/Business Park
7. Community Commercial

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. Furthermore, pursuant to the current Comprehensive Plan, should the Plan Commission decide to change the land use designation from Open Space to another use, the following standards are to be met:

1. The proposed change is consistent with the Goals, Objectives and Policies and the overall Comprehensive Plan.
2. The proposed amendment does not affect the adequacy of existing or planned facilities and services of the Village or planning area generally.
3. The proposed change results in reasonably compatible land-use relationships.

As previously noted, since this property is unincorporated, the Village Board would have to make the decision as to whether or not the property should be annexed into Lombard. Although annexation is at the discretion of the Village Board, since the property is within 1 ½ miles of our corporate limits and the site is within our ultimate municipal boundaries, discussion on future land use is relevant for the Plan Commission. The Plan Commission is therefore being asked to make a recommendation to the Village Board regarding land use. The Plan Commission may uphold the current designation or make a new recommendation.

In closing, it is important to recognize the Comprehensive Plan is the Village's vision document that provides a legal basis and rationale for any future rezoning activity. Should any party seek to develop the site in the future within the Village, they will be legally obligated to go through the

annexation and zoning entitlement processes, which will provide an additional opportunity for interested parties and the Village to formally comment on the specific development proposal. The Comprehensive Plan review process is critical, as it provides direction to the existing property ownership, interested parties and staff as to what land use category or activity could be conceptually supported should a formal petition be submitted to the Village.

FINDINGS AND RECOMMENDATIONS

As noted in the staff report, staff finds that maintaining open space, with possible enhancements, would afford an opportunity for a large recreational/park area on the south side of the Village similar to the Commons or Madison Meadow on the north side, when combined with the immediately adjacent Four Seasons Park. It should be noted that a hybrid use, as identified as Option G could be considered as a tool to help facilitate the preservation of the open space component, provided that the non-open space component only be accessory to the preferred open space use. Option G could also provide the additional possibility of the private sector to preserve the golf course or open space while securing an economic return on their investment. Option G also suggests that a multiple family residential building, or even an enhanced clubhouse, may be able to help achieve this result. Ultimately, should the Plan Commission consider this option, they should make a finding to restrict what type of accessory land use(s) (residential vs. non-residential) would be acceptable and provide some framework for how much density could be allowed. Under this scenario, staff would suggest and recommend that the accessory use(s) to the principal open space use does not comprise more than 25 percent of the property area (approximately 7.73 acres).

If the Plan Commission finds that another land use type should be recommended, they should make a recommendation citing the preferred land uses and any rationale as to why such land use(s) would be appropriate.

Based on the above findings, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion:

Based on the submitted petition and the testimony presented, I move that the Plan Commission accept the recommendations included within the staff report and accept the findings of the Inter-Departmental Review Report as the findings of the Plan Commission and recommends to the Corporate Authorities that the Ken-Loch Parcel be maintained primarily for Open Space land uses, with the option of possible accessory land uses that are related to and/or facilitate the preservation of the subject property for open space purposes.