

**STAFF REPORT AND
MINUTES**

**NOVEMBER 19, 2012
PLAN COMMISSION
MEETING**



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.



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

Monday, November 19, 2012

7:30 PM

Village Hall - Board Room

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 Sweetsar, 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 votes:

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 Mrofcza

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 Mrofcza

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.

*Donald F. Ryan, Chairperson
Lombard Plan Commission*

*Christopher Stilling, Secretary
Lombard Plan Commission*

**STAFF REPORT AND
MINUTES**

**DECEMBER 17, 2012
PLAN COMMISSION
MEETING**



MEMORANDUM

TO: LOMBARD PLAN COMMISSION
Donald Ryan, Plan Commission Chairperson

FROM: Christopher Stilling 
Department of Community Development

DATE: December 17, 2012

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

Background

At the November 19, 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
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.

Park District Update

As indicated at the last meeting, the Village did receive a letter from the Park District expressing their support for maintaining the parcel as some type of open space. The Park District also recently held 2 resident focus group meetings on December 3 & December 4 as part of their master planning efforts. Further information will be made available about the Park Districts efforts in early 2013.

Recommendation

As previously noted staff supports maintaining open space for the parcel, with possible enhancements. Staff recommends that the Plan Commission take any additional testimony from the public and continue the public hearing to the January 28, 2013 Plan Commission meeting. At the next meeting staff recommends that the Plan Commission make a recommendation to the Village Board regarding the recommended future land use(s) of the Ken-Loch site.



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: William Heniff

Monday, December 17, 2012

7:30 PM

Village Hall - Board Room

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.

Chairperson Ryan requested a moment of silence for the victims of the Connecticut shooting.

Roll Call of Members

Present 7 - Donald F. Ryan, Ronald Olbrysh, Martin Burke, Ruth Sweetser, Andrea Cooper, John Mrofcza, and Stephen Flint

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

Public Hearings

Chairperson Ryan called the order of the agenda.

120377

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

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 indicated that the petition was continued from the November 19, 2012 meeting and there is a request to have it withdrawn.

A motion was made by Stephen Flint, seconded by Ruth Sweetser, granting the request to withdraw. The motion carried by the following vote:

Aye: 6 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, Andrea Cooper, John Mrofca, and Stephen Flint

120596

PC 12-19: 300 W. 22nd Street (Covington/Cove Landing Planned Development) (Continued from November 19, 2012)(Hearing and Request to continue to January 28, 2013)

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 indicated that the petition was continued from the November 19, 2012 meeting and there is a request that it be continued to the January 28, 2013 meeting. If the Commissioners make a motion for continuance, the motion 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 Ronald Olbrysh, to continue this matter to the January 28, 2013 meeting with a waiver of the rule. The motion carried by the following vote:

Aye: 6 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, Andrea Cooper, John Mrofca, and Stephen Flint

120489

PC 12-18: Village Comprehensive Plan Amendment (1S535 Finley Road - Ken Loch Golf Course)(Continued from November 19, 2012)(Hearing and Request to continue to January 28, 2013)

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

Christopher Stilling read the Rules of Procedures as written in the Plan Commission By-Laws.

He also announced that the public hearing for PC 12-18 (1S535 Finley, Ken Loch Golf Course) would be continued to the January 28, 2013 meeting. At that meeting, staff will request that the Commissioners make a land use recommendation to the Board of Trustees.

Chairperson Ryan suggested that anyone who wished to speak on this matter and whose opinions were previously stated by another audience member, could simply state that they agree with everything already said and this would suffice for having your comments noted on the public record.

Christopher Stilling noted that all pertinent links relative to any documents and videos regarding this Comprehensive Plan discussion from all the previous Plan Commission meetings were located on the Village's website under the Community Development Department, Planning Services, Comprehensive Plan page.

Mr. Stilling advised that the goal for the meeting tonight is to seek any additional testimony from the public, ask the Plan Commissioners if they have any questions or comments and request that they continue the public hearing to the January 28, 2013 Plan Commission meeting. At the January meeting, staff will recommend that the Plan Commissioners make a recommendation regarding the future land use of the Ken Loch site which will be forwarded to the Board of Trustees for consideration at its February meeting.

Mr. Stilling noted that there has not been any specific information received from the Park District since their previous letters which expressed support for maintaining the parcel as some type of open space. Staff also supports that concept and requests that additional testimony be taken tonight at the public hearing to be continued to the January meeting.

Chairperson Ryan suggested that the Commissioners view the meeting videos of any meetings that they missed, prior to the January meeting.

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

Carl Orr, 1899 S. Lincoln, Lombard, wanted to be on record that he agrees with keeping it open land and wants the Village to continue to do an exhaustive search to obtain the best use of the land and look at the possibility of alleviating some of the flooding.

Deanne Theodore, 810 Foxworth Boulevard, Apt. 101, Lombard, stated she chose to live in Lombard in an apartment complex that sits on 27 acres of what she considers a concrete jungle with a few trees. She stated she previously lived in Glendale Heights near a large parcel of open land that eventually was sold. As a result, the schools were negatively affected being stretched to capacity. She is concerned about the citizens and the possibility of losing this as open space so she is running for the office of Village Clerk. People need to be involved and have a voice and ask the Village Board to not let this happen here. More homes mean more people and she does not want to lose a sense of community.

Casey Roe, 201 W. 17th St., Lombard, stated he concurs with the land remaining open space.

Catherine Roe, 201 W. 17th St., Lombard, stated she has lived here for 17 years. She appeals to the Plan Commission that they keep the parcel zoned R4 and open space. Referring to Trustee Fitzpatrick, Ms. Roe stated that Trustee Fitzpatrick mentioned at one of the Board meetings that the owner has a right to sell. While this is true, it is not right for the owners to obtain another zoning designation in order to get a higher price. Any potential development would not be ideal for their neighborhood, would have a negative impact and rezoning would not be the best option for Ken Loch. She is pleased that the Park District is now involved which could result in an ideal situation. Open space is good for the residents and taxpayers of Lombard. She urged the Commissioners not to make a zoning change to delay the vote until the spring elections.

Kevin Roe, 201 W. 17th St., Lombard, concurred that Ken Loch should remain open space.

Chuck Mayer, 212 W. 18th St., Lombard, concurred that it should remain open space.

Samantha Mayer, 212 W. 18th St., Lombard, agreed it should be kept as open space.

Jessica Mayer, 212 W. 18th St., Lombard, stated it should be kept as open space.

Trish Mayer 212 W. 18th St., Lombard, stated it should stay as all open space.

Gerald Norton, 1617 Hillcrest Court, Lombard, stated he lives in the Manor Hill neighborhood which is located adjacent to Four Seasons Park. Not only is this park used by Lombard residents but it is shared with groups outside of Lombard. Ken Loch is an additional green space that acts as a buffer. It has rolling terrain and is picturesque and he would like the Park District to purchase the land and keep it as a golf course or an improvement to the park. The schools and road cannot accommodate a high density development. If the Park District cannot buy the land he would prefer that it be developed with single family homes nicely spaced in order to preserve the beauty of the land.

Muzammil Saeed, 230 W. 17th St., Lombard, stated he grew up in neighboring Lombard and is a Glenbard East alumnus. He currently lives in the Knolls of Lombard on 17th Street and it is a nice quiet neighborhood. This is a personal matter to him as he lives four houses down from the site and is also the father of three children. His concerns for this planned development include safety, flooding and overcrowding of the schools. He shares his neighbor's views and wants to make sure that their views are given serious consideration by the Board of Trustees who need to study the options further and consider alternatives, not ramrod this development through. He would like to defend the rights of the people in his neighborhood and has filed his petition for district trustee.

George Wagner, legal counsel to the Plan Commission, clarified that there is no public hearing for a development proposal at this time and that is not the purpose of this hearing. The purpose is to consider the land use designation under the Comprehensive Plan.

Dave Kaiser, 201 W. 17th Place, Lombard, concurred with keeping open land.

Roberto Decarmente, 221 W. 17th St., Lombard, stated he concurred that Ken Loch should be kept as open space.

David Czaplicki, 131 W. 17th St., Lombard, concurred with the previous speakers and preferred that it stay open space.

Scott Schwefel, 221 W. 17th Place, Lombard, strongly recommended that the Plan Commission defer their decision until the Board of

Trustees is fully functional. He questioned whether there would be enough time for the Park District to complete their studies if a recommendation is to be made by the Commissioners in January.

Mr. Stilling clarified that this hearing is not related to any specific development - just future land use which is whether or not to maintain an open space designation currently identified in the Comprehensive Plan. Staff performed an analysis and created various development scenarios to determine future land use. Should that result in the land use designation being changed, it would allow any developer the option of submitting a plan that would be consistent with the chosen Comprehensive Plan designation. If the Plan Commission concurs with an open space designation, they will be reaffirming what staff is saying.

Mr. Schwefel asked if the recommendation by the Commissioners would then go before the Village Board in February and if so, what their option would be. Mr. Stilling answered yes. At that time, the Village Board could concur with the Plan Commission's recommendation, continue it, or make their own recommendation. It is their discretion to make the final determination.

Mr. Schwefel asked if the Village will be having an election in April to determine the various positions on the Board. Mr. Stilling answered yes. Mr. Schwefel commented that it would make sense to postpone this decision until the Board is fully functional. Mr. Stilling answered he could not get into the specifics of that and reiterated the Plan Commission's role in this process is to give a recommendation of land use.

Tim Cody, 315 Collen Drive, Lombard, stated that he spoke at last meeting and hoped that it would be kept as open space and maintained as a golf course. He questioned what the Park District's intent might be and asked if it was forthcoming in the future. Mr. Stilling answered yes. Chairperson Ryan added that once the Plan Commission makes a recommendation and if the Board concurs, nothing may happen for years because it will then be up to a developer to come back with a development proposal using the approved land use designation. We would then begin the public hearing process again for that particular proposed development. Mr. Cody asked for confirmation that the property is already designated as open space. Chairperson Ryan answered yes but the Village Board has asked us to take another look at it.

Mr. Cody asked what the process would be since it seems that the Commissioners want to keep it open space. Mr. Stilling answered that we are looking to get a clear idea of what the land use designation

should be. As an example, if open space were to be approved, the property owner would then engage discussion with other parties that are involved in that type of land use in order to get ideas and find out what their options could be. From a staff perspective, if a developer came in with a high density plan, our position would then be clear whether or not that high density plan is consistent and agrees with what the Village Board decided for that parcel. Mr. Cody asked for confirmation that open space is currently designated for the parcel. Mr. Stilling answered yes but the Village Board directed staff to take a look at other land use alternatives.

Richard Mike Mikulecky, 127 W. 18th St., Lombard, stated he has spoken before and concurs with the previous speakers. He stated that he has multiple pictures of geese that use the park every day. He brought them as evidence about how wildlife habitat would be disrupted.

Jeff Crown, 2015 S. Finley in Cove Landing, Lombard, expressed his pleasure of having all the Commissioners present. He mentioned how the association previously submitted a letter on behalf of the residents expressing their desire to keep it open space. He asked the Commissioners to consider notifying more people especially the seniors, like those residing at Lexington and Beacon Hill, who live in close proximity to the golf course and could be affected by the additional traffic as it relates to ambulance times.

Joan Nurczyk, 349 W. Taylor, Lombard, stated she has lived in Lombard since 1969 and has watched the green space disappear. She finds that very sad and concurs that Ken Loch should be kept as open space.

Rose Roth, 129 W. Potomac, Lombard, stated she lives on the north end of town and is in favor of open space.

Marymae Meyer, 414 W. Windsor, Lombard, stated she lives on the north side of town and was thankful for the opportunity to voice her concerns. She stated she is a preservationist and the decision made for this parcel will affect all of us throughout the Village. She spoke about a conservation science at Miami University and a term called "nature deficit disorder". Research has shown that children are losing interest and being disconnected from nature and that there are resulting tangible effects. We need to reinforce the idea that this is not a NIMBY issue but it is about preserving the space in the same way that our founding forefathers had the foresight to do so we can stay connected with nature .

Vic Grandenitto declined to speak.

Dawn Dudek, 270 W. 17th St., Lombard, stated she spoke last month. Before coming here tonight, she was studying with her children and they were learning about the environment. She thought how ironic it is that school curriculum is teaching us to be conscious of the trees and the environment, and how we need to stay green and healthy but yet we are having to defend to keep it open space.

Hayden Dudek, 270 W. 17th, Lombard, stated he lives next to Ken Loch and to put homes or buildings on the open land would be a big mistake. He has seen coyotes, skunks and various animals on the golf course. If we destroy their home, they will have nowhere to go. Once we ruin the open land it will be gone forever. He suggested a wildlife preserve which would be good for the earth. If the Village wants to put in apartments, why not put them where the K-Mart is located as it is closing. Let's make a positive addition to our community.

Nancy Shukat, 1801 S. Elizabeth St., Lombard, stated she lives across from Ken Loch and has spoken each time. As numerous meetings have passed and not one person has spoken against open space, she questioned why the process is taking so long. The most important issue is our children. We have to leave them open space and you have to vote for the right thing for our childrens' future.

Emina Hamzic, 36 W. 18th St., Lombard, concurred to keep it open space.

Moon Khan, 562 Stewart Ave., Lombard, stated he does not live around the golf course. The issue of open space is not limited to District 3 whose residents have come here to raise their voices and fight for the soul of Lombard. He commends them as they are doing extraordinary things.

Mr. Khan stated that municipal officials fall into a trap set by developers who tell them that these types of properties provide a high assessed value and can balance budgets when in fact, they are a burden to the municipality and residential property owners. The economic impact reports are an advertisement for the commercial developer. The projections presented to the Planning board are not coming true as the owners of the commercial properties will submit legal appeals for tax reductions. The law firm that represents the development is widely known for winning tax reduction lawsuits. He talked about how businesses are sharing less and less of the tax burden and how studies show that for every dollar contributed by the developer, the local municipality must spend \$2.05 in services. There is also a study that shows that for every dollar collected in taxes,

residential development costs are between \$1.04 to \$1.67 in services and these costs continue forever and increase over time.

He mentioned that certain politicians are friends of the developer and their campaign contributions portray their political alliances. He mentioned that he announced his candidacy for the office of Village President and that he will work with the public and fight for the soul of the Village of Lombard. He stated that the Village of Lombard is not up for sale to the highest bidder and that the residents are all equal stockholders.

Mr. Stilling summarized that staff is asking the Plan Commissioners to continue the public hearing to the January 28, 2013 Plan Commission meeting unless the Commissioners have any questions of staff or need additional information that can be provided at the January meeting. At the January meeting, staff will ask the Commissioners to make a recommendation to the Village Board on the preferred land use designation.

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

Commissioner Sweetser stated that the Commissioners have a practice whereby they like to respond to items that come up in public discussion. She feels that there are two issues that need to be addressed which can be useful in understanding this process.

- 1. Why are we having these hearings?*
- 2. Why look at the Comprehensive Plan land use when it was recently approved and designated as open space.*

Mr. Stilling answered that we are having these hearings not because we are not being asked to review a specific plan but to review the Comprehensive Plan as a whole which is the Village's visioning document for future land uses. This parcel, along with other parcels, is being looked at with sufficient time and effort in order to have testimony introduced. He exampled how this process was used with the Downtown planning process where there were a series of six public hearings and six to ten subsequent meetings on the topic. This enabled all interested parties to be involved and heard.

Mr. Stilling also stated that a developer reached out to the Village in April. It had the property under contract and wanted to develop the parcel with multi-family housing. Our Comprehensive Plan at that time stated that the parcel was designated as open space and they were informed that their plan was not consistent with the Comprehensive Plan. The developer then requested a workshop session with the

Board of Trustees to see if there was any interest in their plan which would require an amendment to the Comprehensive Plan. The Board of Trustees did not give any indication of their level of support but requested staff to begin this process and look at all possible development scenario options. Back in 2010, when open space was approved for the parcel as the preferred land use designation, staff compared this parcel with estate single family residential only. Now staff is being asked to look at every possible development option. Staff came up with twelve different development scenarios including everything from single-family residential, medium-density residential, high-density residential, commercial and industrial together with the fiscal impacts associated with each. He noted that these different development scenarios can be accessed on the Village's website and he encouraged the public to review them. The findings of that report has been presented to the Plan Commissioners. Staff maintains a recommendation of open space and the Commissioners are being asked to make a recommendation to the Board of Trustees as to what they see as being the preferred land use designation.

Commissioners Burke indicated that there is another issue that should also be addressed. He referred to previous statements as to why the Commissioners do not postpone their recommendation until a new Village Board is elected. In response to that statement, he responded that it is not the Commission's job to postpone a recommendation. The Commissioners are being asked to make a recommendation to the Village Board as to whether they agree or disagree with the current Comprehensive Plan designation of open space. It is not our job to talk about taxes versus costs analysis and the like. He also stated that the Village cannot act on anything else at this point in time except for the Comprehensive Plan land use designation due to the property being unincorporated. The County currently has the ability to develop the property and avoid the Village completely, if they chose to do so, so there is a certain strategy involved on the part of the Village. The Village has to ensure it gets developed, if it must be developed, in the manner it sees fit and at the same time have influence over the process. The current land owner would like to have something bigger and better because the value would be higher, but this process is in the preliminary stages. The Village can only act on the Comprehensive Plan land use designation at this time.

Commissioner Sweetser then addressed the issue of zoning which the public had previously brought up. She clarified that since the property is unincorporated, there is no Village zoning associated with it.

An unknown female audience member asked what County department would handle this and have a say in the process. Mr. Stilling answered the DuPage County Planning and Zoning Department.

Chairperson Ryan asked staff to revisit the development issues. Mr. Stilling again directed any interested parties to reference the Village's website to access the property analysis report which outlines each possible development scenario. In summary, the property is currently unincorporated and zoned R4. This could result in 19 single family lots each approximately 40,000 square feet if utilities were not provided. The site currently does not have utilities available and is on well and septic. The Village has the only public utilities in the area. If utilities were to be provided through an agreement with the Village, the site could result in approximately 61 single family lots each approximately 10,000 square feet. Both scenarios would be under County control.

Chairperson Ryan asked the audience if there were any questions for the Commissioners.

Hearing none, he reminded the Commissioners to watch the meeting videos of any of the meetings.

A motion was made by Martin Burke, seconded by Andrea Cooper, to continue this matter to the January 28, 2013 meeting. The motion carried by the following vote:

Aye: 6 - Ronald Olbrysh, Martin Burke, Ruth Sweetser, Andrea Cooper, John Mrofcza, and Stephen Flint

Business Meeting

The business meeting convened at 8:27 p.m.

Approval of Minutes

On a motion by Commissioner Burke and seconded by Commissioner Sweetser the minutes of the November 19, 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 announced that Michael Toth would be leaving the Village of Lombard to accept a position in another community. Mr. Stilling confirmed that the next Plan Commission meeting was being rescheduled to January 28, 2013 from January 21, 2013 due to Village offices being closed for the Martin Luther King holiday. Lastly, Mr. Stilling asked the Commissioners to contact staff if they would be interested in receiving the publication "Planning Commissioners Journal".

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.

Commissioner Cooper referenced the 2013 calendar which shows that there is a meeting on President's Day, February 18, and asked if that was accurate. Mr. Stilling answered yes, a meeting is scheduled for that day as Village offices are open.

Commissioner Olbrysh asked about the prospective tenant for the Great Indoors building. Mr. Stilling answered that nothing has been formalized yet but it will be a furniture user with a unique business model.

Adjournment

Prior to adjourning the meeting, Chairperson Ryan wished everyone Happy Holidays and New Year.

The meeting adjourned at 8:30 p.m.

*Donald F. Ryan, Chairperson
Lombard Plan Commission*

*Christopher Stilling, Secretary
Lombard Plan Commission*