




MEMORANDUM

TO: LOMBARD PLAN COMMISSION
Donald Ryan, Plan Commission Chairperson

FROM: Christopher Stilling 
Department of Community Development

DATE: October 15, 2012

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

Background

At their April 12, 2012 meeting, the Village Board directed staff to review the Comprehensive Plan as it pertains to the unincorporated Ken-Loch parcel, which is currently identified for open space, and to create various development scenarios to determine future land use. As a result, staff prepared a land use and fiscal impact analysis for the overall site to help guide the Plan Commission and ultimately the Village Board in making their decision.

This item was subsequently brought forward to the Plan Commission at their September 17, 2012 meeting for initial discussion in a public hearing format (PC 12-18). At that time, staff recommended that the Plan Commission open the public hearing, take any testimony from the public and comments from the Plan Commission members and then continue the item to allow staff time to respond to any questions that were likely to arise as part of the hearing/discussion or following the meeting.

Public Testimony

During the September 17, 2012 Plan Commission meeting staff presented the findings of the Ken-Loch land use and fiscal impact analysis, gathered testimony from the current property owner of the Ken-Loch property, the contract purchaser of the Ken-Loch property (Donven Homes) and Plan Commission members. The current property owners spoke and noted that the site was originally purchased by the Kensinger family in 1961. Development of the "Par 3" golf course began in 1962 and was later completed in 1963. The property has since remained in the Kensinger family. According to the family, the demand for "Par 3" golf courses have diminished over the years and the use of the golf course has been declining since the 1990's. The property owner would now like to sell the property for its full potential which would include closing the golf course, annexing the property into the Village and change the zoning to allow for a large-scale development.

In addition to the property owners' testimony, the contract purchaser and their legal counsel spoke about their desires to develop the 'Woodmor Development'. Donven Homes was aware that prior to entering into a contract with the Kensinger family for the property, the Village

designated the property as open space. Donven Homes had a market feasibility analysis and a fiscal economic impact study conducted. The Woodmor Development closest resembles 'Option F' of Village staff's land use and fiscal impact analysis – a combination of apartment buildings and townhomes (see information packet submitted by Donven Homes).

Additional Documents

At the Plan Commission public hearing, representatives from Donven Homes also submitted a package of information which included a site plan, newspaper articles related to public golf courses and a revised fiscal impact analysis by Strategy Planning. While the site plan and articles are essentially consistent with items presented at the April 12, 2012 Village Board meeting, staff did review their revised fiscal report. While some of the figures were consistent with staff's analysis, staff also notes that the development proposal would not be without costs to the Village, including additional police and fire protection and additional public works operations and maintenance activities. As such, it can be misleading to only look at revenue streams without overall fiscal costs to the Village. Assumptions and issues such as private streets versus public right-of-way, which impact Village revenues/expenditures, would be discussed once an official development proposal has been submitted. Staff notes that should fiscal impacts to the Village be of primary importance, other land uses, such as retail, could provide a greater positive fiscal impact than residential uses.

Plan Commission Comments

Based upon testimony provided by Plan Commission members at the September 17, 2012 meeting, the majority of the Plan Commissioner's comments centered on the desire to preserve open space. Furthermore, each Commissioner that provided testimony expressed the need to preserve some level of open space on the subject property. The Plan Commission also discussed the need for a long-term vision of the property to examine the demand of the market and economy for the next 10-15 years in consideration of a market recovery. The idea of multi-use development, which would include a mix of open space, residential and commercial uses, was also discussed. Ultimately, the Plan Commission recommended that staff reach out to the Lombard Park District to discuss their future plans and needs.

Park District Discussion

Staff did meet with the Lombard Park District staff to discuss the Ken-Loch property. Attached is a letter from the Executive Director of the Lombard Park District summarizing their current long range planning efforts. As noted, for the past several years, the Park District has been looking to complete a master plan for all their facilities. They recently entered into an agreement with Hitchcock Design to begin their master planning study. Their master planning study will include a series of public outreach efforts, workshops and community forums to get input regarding open space and facility needs. The Park District has indicated that initial findings from their outreach efforts and study are expected in April, 2013. However they indicated that updates may be provided to the Village as they come available. Any updates received will be shared with the Plan Commission throughout this process.

Recommendation

As previously noted staff supports maintaining open space for the parcel, with possible enhancements. However, in an effort to get additional input from interested parties, residents and any updates from the Park District, staff recommends that the Plan Commission concur with the following schedule for further discussion of this Comprehensive Plan Amendment:

Meeting Date	Action
October 15, 2012	Take additional testimony from the public, comments from the Plan Commissioners and review the Park District's letter. Then continue the public hearing to the November Plan Commission meeting. Following this meeting, staff will conduct outreach efforts to interested parties and the general public through letters and press releases. This is similar to our approach with other components of the Comprehensive Plan update including the Westmore/Meyers area, Downtown Plan and Open Space Plan.
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.

October 10, 2012

Village of Lombard
Attn: William Heniff, Community Development
255 E. Wilson Avenue
Lombard, IL 60148

Dear Mr. Heniff,

Recently, the Lombard Park District entered into an agreement with Hitchcock Design Group to assist us in our comprehensive master planning process. This process will include a resident survey, needs assessment, focus groups, stakeholder meetings and more to the point of this correspondence, a Park, Open Space and Facilities Inventory. In light of the recent open space discussions at the Plan Commission and Village Board regarding Ken Loch Golf Course, I think it may be in the best interest of the residents to defer this conversation until after the Park District analysis is completed, currently anticipated for next April.

Obviously, the Park District feels very strongly that open space is a precious commodity in Lombard and it is something worth the time necessary to evaluate. I would like to make sure you understand our evaluation process is not a knee jerk reaction to the Ken Loch issue but has been discussed by the Park District Board for the past three years and has been on the Park District's approved budget the last two years.

In the spirit of intergovernmental cooperation, during our analysis should information come to light that would be of significant interest to the Village I will be happy to provide that data to you.

Sincerely,



Paul W. Friedrichs
Executive Director

cc. Village Manager Hulseberg
Park District President Janice Mills

