
Former Ken Loch Golf Course Donven Homes' Woodmoor Development

Frequently Asked Questions *May 2019*

In December, 2013, DuPage County approved zoning actions for the Ken Loch Golf Course redevelopment into a multiple family residential development. The Woodmoor project will consist of 288 apartment units in 4 buildings and 100 townhome units.

Has Donven Homes (Woodmoor Development LLC) acquired the property?

Yes, they closed on the real estate on May 31, 2018.

What construction activities have occurred?

Donven Homes started site construction in June 2018. Stormwater detention, utility connections and the roadway network improvements were undertaken during the Summer of 2018. The pathway was completed in Fall 2018.

Will Donven Homes address past concerns raised by neighbors?

Donven Homes entered into a utilities agreement with the Village to help adjacent property owners address past flooding concerns near the project. The agreement provides for, in addition to required stormwater detention for the Woodmoor development itself, an additional detention facility on the Ken Loch property to accommodate runoff from the adjacent neighborhood(s). In addition, stormwater is being diverted during heavier rain events into the new detention facility instead of backing up into residential streets and properties. A new storm sewer pipe was constructed along 18th Street, in a new easement, to convey the stormwater to the new detention facility. The Village worked with the affected property owners in this regard.

The utility agreement with Woodmoor Development, LLC provides public water and sewer to the site. Future residents will be charged 1.5 times the water rate as incorporated residents for this service, as those properties are unincorporated and are not subject to Lombard property tax levies.

An upgraded traffic signal at Finley Road and Oak Creek Drive and pathway improvements along the east side of the development are also being provided for public benefit.

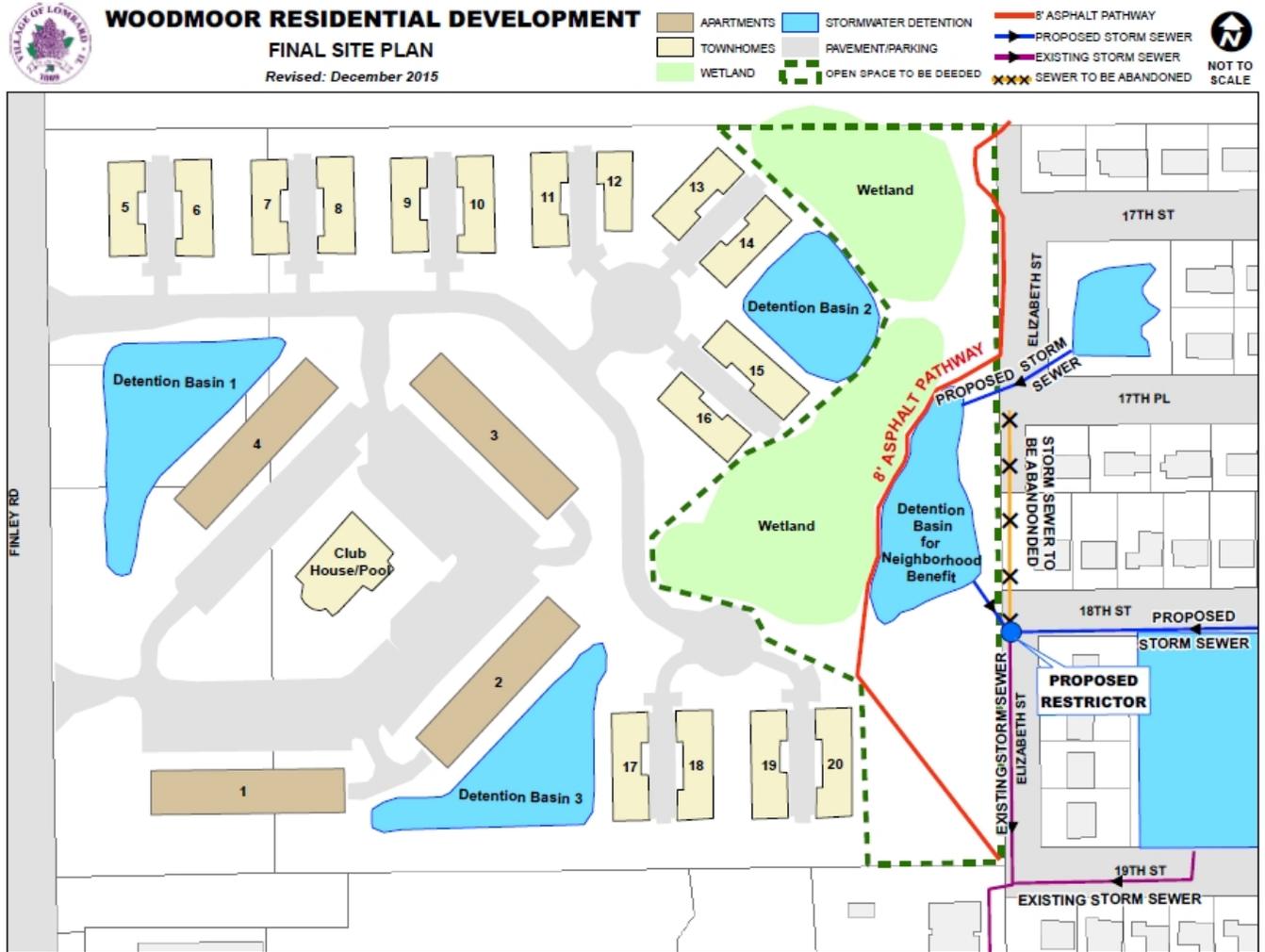
What has been the Village's role in this process?

The Village continues to work with Donven Homes and DuPage County and will be a partner through the construction stages of the project. The Village is taking a lead role in the traffic signal enhancements and companion roadway improvements at the Finley Road and Oak Creek Drive intersection.

As an unincorporated property, police services will be provided by the DuPage County and not the Village. Once completed, public street maintenance will be provided by York Township. Regarding school impacts, the developer was required to pay impact fees to the respective districts and in the future, annual property taxes to the schools in a similar fashion as incorporated properties.

What benefits may be derived from this development?

Donven is obligated to address the existing condition of the existing bicycle path east of their property through its relocation and construction. Vegetation along the east property line will also be enhanced. The project will address and preserve the wetland areas. An additional sidewalk will be constructed along Finley Road abutting the development. Traffic signal enhancements will also be undertaken at Oak Creek Drive and Finley Road.



Who is Urban Street Group and what will their role be in this development?

Urban Street Group will be the development entity of the apartment units. They will proceed with the apartment construction in 2019 after Donven Homes has completed the site engineering improvements. Donven Homes will still be the developer of the townhome units.

The utility agreement also identified neighborhood input regarding the final vegetation along the eastern portion of the development. How will this be done?

The final landscape plan attempts to address development impacts while addressing the desire of adjacent residents to have input on the plan. A conservation easement established by the County requires the buffer plant materials to remain in place. Additionally, construction siltation fencing will

be installed to protect the wetlands on the site and minimize impacts of development on the Four Seasons property.

How will construction traffic impact the neighborhood to the east?

Construction activity within the Knolls of Yorktown and Yorktown Woods is limited to those vehicles that are undertaking engineering work on the far eastern end of the project as well as within the existing subdivisions itself. The apartment and townhome construction activity will access the site from Finley Road.

What about pathway improvements?

The existing pathway was reconstructed and shifted to the west in 2018. The pathway was reconstructed by Donven Homes with ongoing physical maintenance to be performed by the Village.

What kind of construction rules will apply to the contractor in terms of hours of operation, clean up, etc.?

Donven Homes has committed to being a good neighbor through the construction project. DuPage County sets the hours of construction for activity on their property. Per their Building Code, construction hours are 6:00 a.m. to 10:00 p.m. The Village would regulate any construction activity in Lombard. Lombard's construction hours are 7:00 a.m. to 8:00 p.m. daily. The developer is obligated to clean up any dirt and/or debris that is on the public right-of-way.

When will construction start on the townhome or apartment units?

Townhome unit construction is slated to begin in June, after the stormwater detention construction has been completed and building permits have been approved by DuPage County. The apartment units are also slated to start construction in July.

How can I find out more about the sale of the townhome units?

Donven Homes is in the process of starting their pre-construction marketing activities. They have placed a sales trailer on the property for interested parties and are currently open there on Saturday from 10:00 a.m. to 5:00 p.m. and Sunday from 11:00 a.m. to 5:00 p.m. As of March 2019, pre-construction price ranges are from \$299,900 to \$326,900. Mary Kay Jenkner is their Sales Manager and she can be contacted at (630) 243-1818 to schedule an appointment.

How can I find out more about the rental of the apartment units?

It is anticipated that Urban Street will be starting their marketing efforts later in 2019. Based upon past representations, the apartment unit monthly rentals will be about \$1,400 to \$2,000, depending upon the size of the respective unit.

How can I stay informed about this project?

DuPage County is responsible for the final development approvals and questions can be transmitted to county staff at (630)407-6500. Donven Homes has also committed to keeping the Village abreast of all activities associated with the project. Residents can also contact the Lombard Community Development Department at (630)620-5700 for more information.