

**VILLAGE OF DOWNERS GROVE**  
**COUNCIL ACTION SUMMARY**

**INITIATED:** Applicant **DATE:** May 17, 2005  
(Name)

**RECOMMENDATION FROM:** Plan Commission **FILE REF:** PC #05-05  
(Board or Department)

**NATURE OF ACTION:**

- Ordinance
- Resolution
- Motion
- Other

**STEPS NEEDED TO IMPLEMENT ACTION:**

Motion to Adopt "AN ORDINANCE AUTHORIZING A SPECIAL USE AT BELMONT ROAD AND CURTISS STREET TO PERMIT A PUBLIC PARK IN AN R-1 RESIDENTIAL ZONING DISTRICT", as presented.



**SUMMARY OF ITEM:**

At their meeting of April 4, 2005, the Plan Commission unanimously recommended that a Special Use be granted for the property located at the southeast corner of Belmont Road and Curtiss Street for a public park in an R-1 residential zoning district.

**RECORD OF ACTION TAKEN:**

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ORDINANCE NO. \_\_\_\_\_

**AN ORDINANCE AUTHORIZING A SPECIAL  
USE AT BELMONT ROAD AND CURTISS STREET TO PERMIT  
A PUBLIC PARK IN AN R-1 RESIDENTIAL ZONING DISTRICT**

WHEREAS, the following described property, to wit:

Lots 34, 35, 36 and 37 in Block 4 in Arthur T. McIntosh and Company's Highwood Addition to Belmont, being a subdivision of part of the West Half of Section 7, Township 38 North, Range 11, East of the Third Principal Meridian, and part of the East Half of Section 12, Township 38 North, Range 10, East of the Third Principal Meridian, according to the plat thereof recorded March 10, 1924, as Document 175033, in DuPage County, Illinois (PIN NOS. 08-12-405-001,-002,-003 & 08-12-408-001)

(hereinafter referred to as the "Property") is presently zoned in the "R-1, Single Family Residence District" under the Comprehensive Zoning Ordinance of the Village of Downers Grove; and

WHEREAS, the owner of the Property has filed with the Plan Commission, a written petition conforming to the requirements of the Zoning Ordinance, requesting that a special use be granted for the Property to allow an 36,034 sq. ft. public park; and,

WHEREAS, such petition was referred to the Plan Commission of the Village of Downers Grove, and said Plan Commission has given the required public notice, has conducted a public hearing on April 4, 2005 respecting said petition and has made its findings and recommendations, all in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and

WHEREAS, the Plan Commission has recommended approval of the special use; and,

WHEREAS, the Village Council finds that the evidence presented in support of said petition, as stated in the aforesaid findings and recommendations of the Plan Commission, is such as to establish the following:

1. The proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.
2. The proposed use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.
3. The proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located.
4. The proposed use is one of the special uses specifically listed for the district in which it is to be located and, if approved with restrictions as set forth in this ordinance, will comply with the provisions of the Downers Grove Zoning Ordinance regulating this Special Use.

NOW, THEREFORE, BE IT ORDAINED by the Council of the Village of Downers Grove, in DuPage County, Illinois, as follows:

**SECTION 1.** That a Special Use of the Property is hereby granted to permit a public park.

SECTION 2. This approval is granted subject to the following conditions:

1. Substantial compliance with the site plans under Special Use/Plan Commission File #05-05 dated January 31, 2005, reduced copy attached and incorporated herein by reference as Group Exhibit A.
2. Substantial compliance with the Staff report dated April 1, 2005, a copy of which is attached hereto and incorporated herein by reference as Group Exhibit A.
3. Compliance with all Public Works/Engineering requirements/conditions outlined in their memorandum dated January 24, 2005. Such requirements are incorporated within Group Exhibit A.
4. The conditions and recommendations as outlined by Plan Commission in their minutes of April 4, 2005, a copy of which is attached hereto and incorporated herein by reference as Group Exhibit A.
5. Any changes to the conditions represented by the Petitioner as the basis for this petition, whether those changes occur prior to or after Village approval, shall be promptly reported to the Village. Changes may require additional review of the Special Use; and
6. This recommendation is further conditioned upon the fact that it is the Petitioner's obligation to maintain compliance with all applicable Federal, State, and Village laws, ordinances, regulations, and policies.

SECTION 3. The above conditions are hereby made part of the terms under which the Special Use is granted. Violation of any or all of such conditions shall be deemed a violation of the Village of Downers Grove Zoning Ordinance, the penalty for which may include, but is not limited to, a fine and or revocation of the Special Use granted herein.

SECTION 4. That all ordinances or parts of ordinances in conflict with the provisions of this ordinance are hereby repealed.

SECTION 5. That this ordinance shall be in full force and effect from and after its passage and publication in pamphlet form as provided by law

\_\_\_\_\_  
Mayor

Passed:

Published:

Attest: \_\_\_\_\_

Village Clerk

**PLANNING & COMMUNITY DEVELOPMENT STAFF REPORT****FILE COPY**Group Exhibit  
A

**To:** Plan Commission  
**Prepared By:** Keith R. Sbiral, AICP  
**Date Prepared:** April 1, 2005  
**Meeting Date:** April 4, 2005

**Project Title:** PC 05-05; Downers Grove Park District Land Use Change/Rezoning/Special Use

**BACKGROUND INFORMATION:**

**Petitioner:** Downers Grove Park District, (Owner)  
Gene Cromwell (Applicant)

**Property Address:** Southeast Corner of Belmont Road and Curtiss Avenue

**Existing Zoning:** B-1, Limited Retail Business District

**Application/Notice:** The application has been filed in conformance with applicable procedural and public notice requirements.

**Requested Action:**

1. Approval of an amendment to the Future Land Use Map designation from Commercial to Open Space.
2. Approval of a rezoning of the subject property from B-1, *Limited Retail Business District* to R-1, *Single Family Residence District* per Chapter 28, Section 28.1701, *Amendment to Zoning Classification*.
3. Approval of a proposed Special Use for a Public Park per Chapter 28, Section 28.502, *R-1 District – Special Uses*.

**BACKGROUND****General Description**

The .96 acre subject property is located at the southeast corner of Belmont Road and Curtiss Street, and is currently undeveloped property. The petitioner is seeking approval of a Future Land Use Map (FLUM) designation change from Commercial to Open Space, rezoning of the property from B-1, *Limited Retail Business District* to R-1, *Single Family Residence District*, and approval of a Special Use for a Public Park. The property was donated to the Downers Grove Park District in January of 2000. Though one structure was previously located on the four lots comprising the subject property, no structures are presently located on the property. The property is currently an open space wooded area.

**ANALYSIS****Zoning and Future Land Use Plan**Surrounding Land Use and Zoning**Table 1: Surrounding Land Uses and Zoning**

	Existing Zoning	Existing Use	Future Land Use Plan
<b>North</b>	B-1, Limited Retail Business	Commercial	Commercial
<b>South</b>	R-4, Single Family Residence	Single Family	Residential 6-11 DU/Acre
<b>East</b>	R-4, Single Family Residence	Single Family	Residential 0-6 DU/Acre
<b>West</b>	M-1, Light Manufacturing	Manufacturing	Commercial

The petitioner is requesting a change in the FLUM designation to be consistent with the proposed rezoning and use of the property as an open space, passive, ornamental park. The Future Land Use Plan narrative defines Open Space as a land use category including both active and passive recreational areas. The narrative states that the appropriate classification for Park District property is Open Space and notes the Park District goal of holding 10 acres of park land for each 1,000 residents.

The petitioner is requesting a change to the existing zoning from B-1, *Limited Retail Business District* to R-1, *Single Family Residence District*. Though the Village does not have an open space or park zoning classification, the R-1 District is the lowest intensity residential zoning district which allows a public park subject to Special Use approval. This rezoning is consistent with the proposed use as well as the FLUM designation of Open Space.

## **Site**

### Site Characteristics

The subject site is approximately 36,034 square feet (.83 acres) in area, with approximately 175 feet of frontage along Belmont Avenue and 175 feet of frontage along Curtiss Street. The site is across Curtiss Street from a retail center and restaurant and is adjacent to single family homes on the east and south. St. Joseph Creek flows through the south half of the subject property. No sidewalk is currently located on the subject property.

### Proposed Site Plan

The petitioner is proposing to develop the site by constructing walking paths on the property as well as two overlooks along the creek. Significant amounts of additional landscaping consistent with an ornamental park are proposed for the site as well as a sitting area near the center of the site. Stabilization of the creek as well as erosion control measures are proposed as part of the planting projects. On-site stormwater detention will not be required. As a neighborhood park, the Park District estimates that most park patrons will walk to the park. The park is proposed to serve a 5/8 mile radius. No parking is proposed or required.

### Bulk Characteristics

No buildings or structures are proposed to be built on the park site.

### Yards and Setbacks

As no structures are proposed for the site, all improvements to the subject site comply with applicable yard and setback requirements.

### Openspace/Landscaped Green Space

There is no Green Space requirement in the R-1 district. The proposed park will protect a significant area of Green Space.

### Parking

There is no parking requirement for a passive park per Code. The Park District estimates the majority of the park patrons will walk to the park. Alternatively, limited street parking is available.

### Site Lighting

The proposed hours of operation for the park are from dawn to dusk seven days a week. No site lighting is proposed.

### Operations

The petitioner has submitted the attached Project Summary detailing operational aspects of the proposed facility.

### **Public Works/Engineering**

Public Works has reviewed the proposed plans per the attached memo dated January 24, 2005, as summarized below.

### Site Engineering and Public Improvements

The petitioner has requested the payment of sidewalk fees be waived for the improvement of the park property. The Public Works Department has approved waiving the \$30 per foot charge (letter attached).

### Stormwater Management

The Village and Christopher B. Burke Engineering initiated a full stormwater permit review in August of 2004, prior to the Special Use approval process. Flood plain, riparian, and wetland compliance issues were all addressed in the course of the review. Wetlands were not found on or adjacent to the site. The approved stormwater permit submittal includes a requirement for three years of monitoring and maintenance of impacted riparian areas.

### Traffic/Parking

The Traffic Division notes that the proposed development will not require a formal traffic study as existing traffic conditions will not be substantially altered. No on-site parking is proposed, and no parking is required.

Forestry/Landscaping

The Forestry Division has no comment with respect to the proposed plan.

**Fire Department**

The Fire Prevention Division of the Fire Department has reviewed the proposed plans, and as noted in the attached correspondence dated January 5, 2005, there are no outstanding issues regarding the proposed Rezoning and Special Use and Variations.

**Standards for Approval of a Special Use**

Section 28-1902 of the Zoning Ordinance establishes the Standards for Approval of a Special Use. The petitioner has responded to these standards in the attached Project Summary and will address these issues to the Plan Commission at the public hearing regarding this petition. The Village Council may authorize a Special Use provided evidence is presented to establish the following (**Staff Findings in Bold Print**):

(a) That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.

**The proposed public park is consistent with the long range planning goals of the Downers Grove Park District. The proposed public park will increase the quality of greenspace along Belmont Avenue and will provide needed neighborhood park space for the surrounding residential areas.**

(b) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.

**The public park use will not negatively impact the health, safety or welfare of the surrounding properties, and will provide an amenity to the surrounding businesses and residences.**

(c) That the proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located or will comply with any variation(s) authorized pursuant to Section 28-1802.

**The current site plan complies with the Zoning Ordinance and Village planning documents. The adoption of the proposed change in land use designation and rezoning are consistent with the Village Code.**

(d) That it is one of the Special Uses specifically listed for the district in which it is to be located.

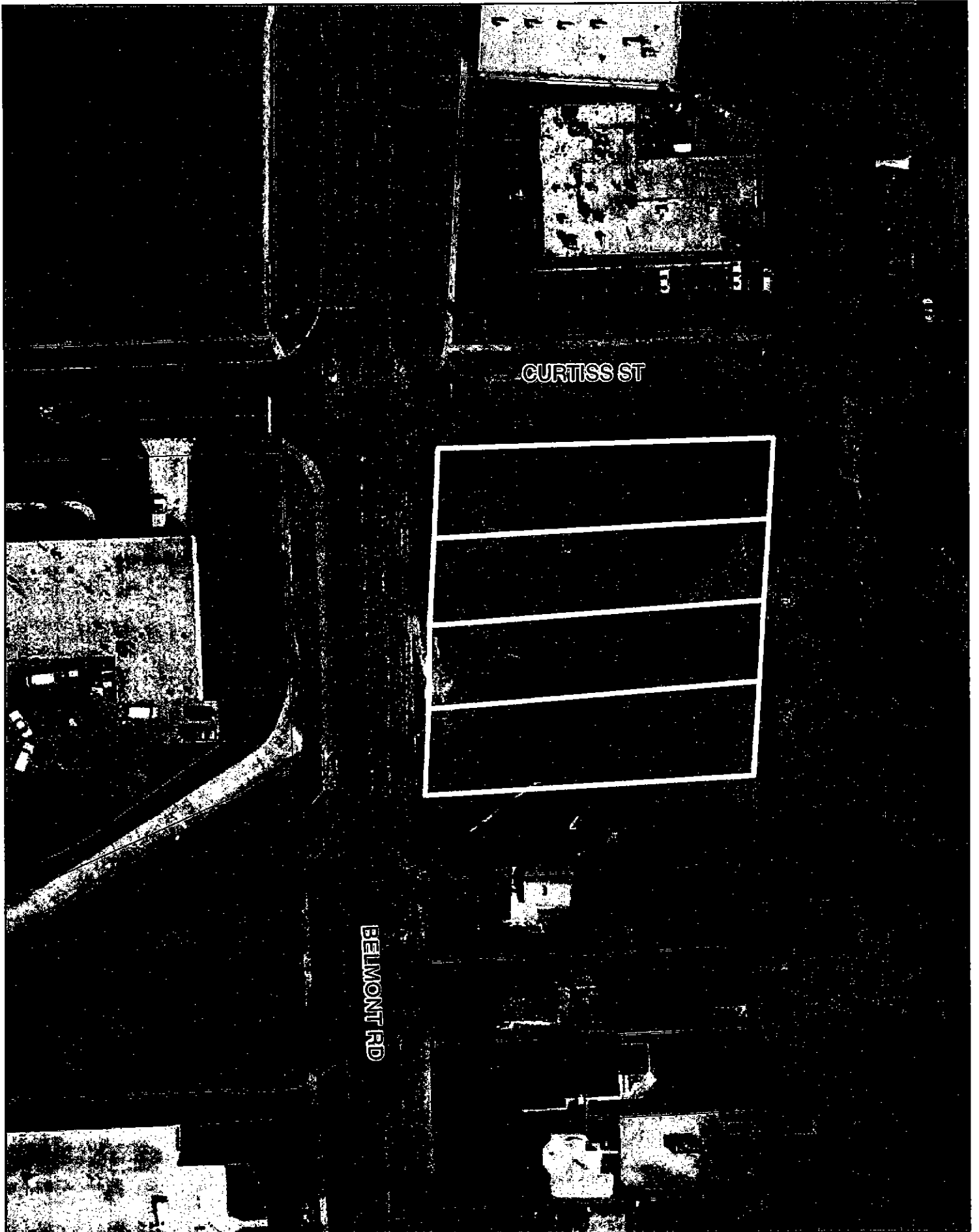
**The petitioner is applying for a FLUM designation change and rezoning which is consistent with long-range planning goals of the Village and the Downers Grove Park District.**

**RECOMMENDATION:**

Staff believes the requested FLUM designation change, Rezoning and the Standards for Approval of a Special Use are met. Staff recommends the Plan Commission forward a favorable recommendation and Finding of Fact to the Village Council with respect to the petitioner's Requested Action, subject to the following conditions:

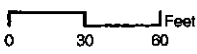
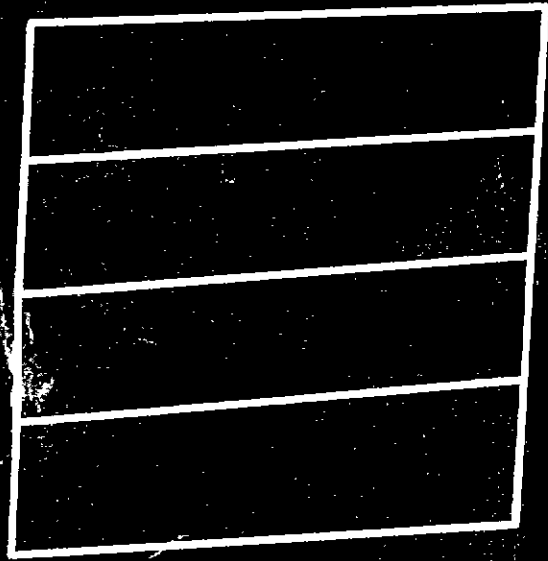
1. Compliance with all Public Works requirements and conditions as outlined in their memorandum dated January 24, 2005;
2. Any changes to the conditions represented by the Petitioner as the basis for this petition, whether those changes occur prior to or after Village approval, shall be promptly reported to the Village. Changes may require additional review of the Special Use or Variations; and
3. It is the Petitioner's obligation to maintain compliance with all applicable Federal, State, County and Village laws, ordinances, regulations, and policies.

Attachments



CURTISS ST

BELMONT RD



PC-05-05  
08-12-405-001,-002,-003 & 08-12-408-001  
Planning & Community Development

Legend  
Selected Property





# DOWNERS GROVE FIRE DEPARTMENT PREVENTION DIVISION

801 Burlington Ave., Downers Grove, IL 60515  
Phone: 630-434-5983 Fax: 630-434-5593



## SITE PLAN REVIEW

TO: Keith Sbiral, Planning & Community Development  
FROM: Bill Mierzejewski, Fire Marshal  
DATE: January 5, 2005  
RE: Southeast Corner of Belmont Road and Curtiss Street  
Proposed Recreational Park

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The Fire Prevention Bureau approves the plans submitted for the above referenced project. There do not appear to be any issues at this time. Specific approval for Fire Alarm System plans from their Fire Alarm Contractor and the Fire Sprinkler plans from their Fire Sprinkler Contractor will be required prior to any permit approval.

This is a review for fire protection and prevention concerns **only**. Other village departments may have issues that need to be addressed.

Please feel free to call me at 434-5983 with any questions or concerns.



**INTEROFFICE CORRESPONDENCE  
DEPARTMENT OF PUBLIC WORKS**

**TO:** Keith R. Sbiral, AICP, Planning & Community Development  
**FROM:** David H. Barber, P.E., Director of Public Works *DHB*  
**BY:** Michael D. Millette, P.E., Asst. Director of Public Works – Engineering  
Jonathan C. Hall, P.E., Development Engineering Manager *JCH*  
**DATE:** January 24, 2005  
**RE:** Planning / Zoning Request  
Downers Grove Park District – Proposed Recreation Park (Land Use Re-  
Classification/Rezoing/SU – Southeast corner of Belmont and Curtiss  
Public Works Department - 1<sup>st</sup> Review

**Documents Reviewed:**

- Site Development Plan dated November 7, 2003 (received 12/22/04)

**Attachments:**

- CBBEL stormwater final review letter dated 10/12/04
- CBBEL wetland / riparian final review letter dated 9/15/04
- Village stormwater permit fee / bond letter dated 12/15/04

**Public Works Review Summary:**

Division	Representative	Date	Conclusion	Comments included
Engineering	M. Millette	12-29-04	See Comments	X
Stormwater	J. Hall	01-24-05	See Comments	X
Water	D. Bird	01-03-05	See Comments	X
Traffic	D. Fera	12-28-04	No Comment	
Forestry	K. von der Heide	-	No Comment	
Pavement	R. Ebel	01-03-05	No Comment	

**Findings:**

The Public Works Department concurs with placement of the subject petition on the Plan Commission and / or ZBA Agenda at this time, based on forthcoming plans which omit parking improvements within the Curtiss Street right-of-way. Outstanding review comments shall be addressed prior to right-of-way and stormwater permit issuance.

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**Public Works Department Review Details:**

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**Engineering Review Comments:**

1. Eliminate parking within the Curtiss right-of-way.
2. Provide fee-in-lieu payment for future sidewalk on Curtiss Street (\$30.00 per foot of adjacent right-of-way).
3. The Park District shall coordinate with the Village and DuPage County if left turn lanes on Belmont at Curtiss are added to the proposed railroad underpass project.
4. A Village right-of-way permit and stormwater permit will be required prior to construction. All outstanding issues, fees, and securities shall be payable prior to issuance.

**Stormwater Review Comments:**

The Village and Christopher B. Burke Engineering initiated a full stormwater permit review in August of 2004, prior to knowledge of the Planning / Zoning issues. Flood plain, riparian, and wetland compliance issues were all addressed in the course of this review. Wetlands were not found on or adjacent to the site. The approved stormwater permit submittal (report) includes a requirement for three (3) years of monitoring and maintenance of impacted riparian areas.

The Village recommends issuance of the stormwater permit upon Planning / Zoning approvals and receipt of applicable fees and securities. Revised plans and report addendums may be required in the event of design changes necessitated by the potential Belmont / Curtiss intersection improvements.

**Water Division Review Comments:**

There is a 6" water main on Curtiss located in the parkway that runs west from Belmont toward Cornell. I would not recommend building any structures or planting any trees over that water main.

**Traffic Review Comments:**

No Comment

**Forestry Review Comments:**

No Comment

**Pavement Division Review Comments:**

No Comment

- c: PW Division Managers
  - D. Rosenthal, Director of Code Services
  - A. Hightower, Stormwater Management Engineer
  - S. Connell, Administrative Technician

**CHRISTOPHER B. BURKE ENGINEERING, LTD.**

9575 West Higgins Road • Suite 600 • Rosemont, Illinois 60018-4920 • TEL (847) 823-0500 • FAX (847) 823-0520

October 12, 2004

Village of Downers Grove  
Public Works Department – Engineering  
5101 Walnut Ave.  
Downers Grove, IL 60515

Attention: Jon Hall, PE

Subject: 2<sup>nd</sup> Stormwater Management Review for Belmont & Curtiss Site  
Improvements  
(CBBEL Project No. 01-528B205)

Dear Mr. Hall:

Christopher B. Burke Engineering, Ltd. (CBBEL) has reviewed the following documents:

1. DuPage County Stormwater Permit Submittal for Downers Grove Park District Belmont & Curtiss Site Improvements prepared by Patrick Engineering, Inc., dated August 23, 2004, revised September 22, 2004.
2. Belmont & Curtiss Site Improvements Plan Set prepared by Patrick Engineering, Inc., dated October 1, 2002.

**Project Description**

The proposed development consists of the construction of a parking area, paved walkways and sitting area; minor grading and landscape improvements. The total disturbed area was determined to be 0.5 acres. This review did not include the review of utility installations or connections. There are wetlands and regulatory Zone AE floodplain located on-site.

CBBEL has reviewed the plans and finds them in conformance with the Downers Grove Stormwater and Flood Plain Ordinance (Ordinance #4271).

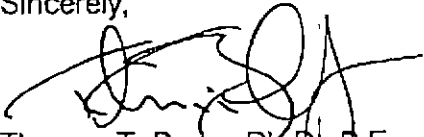
CBBEL recommends approval of the stormwater management plan for the Belmont and Curtiss Site Improvements to the Village.

An advance copy of this letter may be provided to a permit applicant as a Village service to expedite the review and response process, but it does not include a comprehensive review from the Village of Downers Grove.

The applicant should be reminded that certain issues are reviewed only by the Village, and that the final responsibility for interpretation of the Village Code rests with the Village. The applicant should expect to receive additional review comments from the Public Works Department, Code Services Department, and the Planning and Community Development Department as applicable.

If you have any questions, please call.

Sincerely,



Thomas T. Burke, Ph.D., P.E.  
Head, Water Resources Section III

Cc: Matt Bardol – Patrick Engineering Inc.  
Alicia Hightower – Village of Downers Grove, Public Works



MEC

**CHRISTOPHER B. BURKE ENGINEERING, LTD.**

9575 West Higgins Road • Suite 600 • Rosemont, Illinois 60018-4920 • TEL (847) 823-0500 • FAX (847) 823-0520

September 15, 2004

Village of Downers Grove  
Public Works Department  
5105 Walnut Avenue  
Downers Grove, Illinois 60515

Attention: Jonathan Hall, PE

Subject: 1<sup>st</sup> Review of the Belmont & Curtiss Site Improvements for Compliance with the Wetland and Riparian Provisions of the Village of Downers Grove Stormwater and Floodplain Ordinance (CBBEL Project No. 01-528B205)

Dear Mr. Hall:

We have completed our first review of the Belmont & Curtiss Site Improvements submittal for compliance with the wetland and riparian requirements of the Village of Downers Grove Stormwater and Floodplain Ordinance (March 20, 2001) (Ordinance). To complete this review, we were provided a submittal prepared by Patrick Engineering, Inc., dated August 23, 2004. The wetland portions of the submittal were prepared by Planning Resources, Inc., dated June 2004. The package also included the design drawings prepared by C. M. LaVoie, dated November 26, 2003.

The following are our comments:

Section 26-63      Requirements for Wetland Delineation

- 26-63.1      The applicant has found the site does not contain wetland areas. We confirmed the report findings written by Planning Resources, Inc. during our August 31, 2003 field visit. In our opinion, the supplied wetland delineation report was prepared in accordance with the Ordinance.  
**Accepted.**
- 26-63.2      Not applicable. The Planning Resources, Inc. report documented that no

off-site wetlands are located in proximity to the site. During our site visit on August 31, 2003, we confirmed that there are no off-site wetlands.  
**Accepted.**

26-63.3a-f Not applicable. No wetlands exist on-site. **Accepted.**

26-63.4 Not applicable. No wetlands exist on-site. **Accepted.**

Section 26-64            Requirements for Development Affecting the Functions and Values of Wetlands

26-64.1-14 These sections are not applicable. No wetlands exist on-site. **Accepted.**

Section 26-65            Wetland Banking

26-65.1-7 No wetland mitigation is required. Not applicable. **Accepted.**

Section 26-66            Wetland Reports

26-66 All wetland reports will be provided to the Village Council. **Accepted.**

Section 26-67            Riparian Environments Requirements

26-67.1 In our opinion, the applicant adequately documented the functions and values of the on-site riparian environment. **Accepted.**

26-67.2 The applicant has identified the boundaries of the riparian environment including floodplain on the Riparian Impact Plan Sheet, prepared by Planning Resources, Inc. by using the Flood Insurance Rate Map.  
**Accepted.**

26-67.3 The Planting Plan prepared by Patrick Engineering, Inc. indicates the site will be improved and enhanced by replacing some of the existing trees that are in poor condition with new ones. Trees within the riparian environment that will be removed have been limited to the smaller diameter at breast height (dbh) trees and are mainly in poor form or are diseased. In addition, the planting plans for the site indicate that trees removed during the development will be replaced and the area will be enhanced with additional seeding of both wooded flood plain mix and shade turf grass mix.  
**Accepted.**

26-67.4 Development will be initiated only in accordance with the requirements of the Ordinance. Consultation with Technical Guidance has been performed. **Accepted.**

26-67.5 Functional impacts have been minimized as part of the site design and construction process by restricting the area of disturbance and by prompt

revegetation of disturbed areas using native plant materials as appropriate with the proposed site use. Impacts to the nine trees will be compensated by installation of 12 trees and over 150 shrubs as well as by herbaceous groundcover. Table 1 of Tab 5 summarizes various functions offered by the riparian environment within the project site as well as outlines the anticipated impact and method for replacing affected functions. **Accepted.**

26-67.6 Not applicable. No channel mitigation is proposed. **Accepted.**

26-67.7 The mitigation plans for the development consists mainly of revegetation of the area associated with the riparian environment including planting of several new trees and seeding with two different seed mixes that are appropriate for the environment. We believe these procedures to be in compliance with Ordinance regulations because on-site mitigation is provided. **Accepted.**

26-67.8 The submittal includes a three-year plan for maintenance and monitoring after vegetation installation. The plan states that the Park District will be responsible for the task of long-term management and generally the maintenance required will be periodic mowing of the seeded shaded turf grass areas. The three-year plan also includes performance standards including a native mean C-value of 3.0 or greater by the end of the third year, 90 percent of the woody materials installed will be alive, in healthy condition, and representative of the species during each year of monitoring, and none of the dominant species based on aerial coverage will be weedy or aggressive species. In our opinion the proposed maintenance and monitoring plan offers acceptable standards which are in compliance with the Ordinance, because they will help to sustain a healthy riparian environment. **Accepted.**

In our opinion, the Belmont & Curtiss Site Improvements project is in compliance with the wetland and riparian provisions of the Ordinance and we recommend approval of the project in regards to those specific sections of the Ordinance.

If you have any questions, please call.

Sincerely,



Megan E. Connolly  
Environmental Resource Specialist



Jedd M. Anderson  
Head, Environmental Resources Department  
KC-WRS #W-007  
LC-CWS #012

cc: Julie E. Crane – Planning Resources, Inc.



www.downers.us

*Governor's Hometown Award*

December 15, 2004

**2003 WINNER**

**COMMUNITY RESPONSE CENTER**

630.434.CALL (2255)

**CIVIC CENTER**

801 Burlington Avenue

Downers Grove

Illinois 60515-4776

630.434.5500

TDD 630.434.5511

FAX 630.434.5571

**FIRE DEPARTMENT**

**ADMINISTRATION**

6701 Main Street

Downers Grove

Illinois 60516-3426

630.434.5980

FAX 630.434.5998

**POLICE DEPARTMENT**

825 Burlington Avenue

Downers Grove

Illinois 60515-4783

630.434.5600

FAX 630.434.5690

**PUBLIC WORKS**

**DEPARTMENT**

5101 Walnut Avenue

Downers Grove

Illinois 60515-4074

630.434.5460

FAX 630.434.5495

**DEPARTMENT OF**

**SOCIAL AND HEALTH SERVICES**

842 Curtiss Street

Downers Grove

Illinois 60515-4761

630.434.5595

FAX 630.434.5599

Downers Grove Park District  
2455 Warrenville Road  
Downers Grove, IL 60515  
ATTN: Gene Cromwell

RE: Stormwater Permit Number 04-13-SWM-2234  
Belmont and Curtiss

Dear Mr. Cromwell:

We have reviewed the following documents:

1. DuPage County Stormwater Permit Submittal for Downers Grove Park District Belmont & Curtiss Site Improvements prepared by Patrick Engineering, Inc. dated August 23, 2004, revised September 22, 2004.
2. Belmont & Curtiss Site Improvements Plan Set prepared by Patrick Engineering, Inc. dated October 1, 2002.

The Village of Downers Grove has reviewed the plans and finds the Stormwater permit application in conformance with the Downers Grove Stormwater and Flood Plain Ordinance. The site contains wetlands and regulatory Zone A floodplain.

The Stormwater permit **will not** be issued until we receive notice of approval of this project from the Planning and Community Development Department.

The following fees are due at the time of permit issue:

- Stormwater Review and Inspection Fee \$1,445.00
- Consultant Review Fee \$1,258.00
- Sediment, Erosion Control & Development Security \$39,747.00

The Stormwater Review and Inspection fee in the amount of \$1,445.00 may be waived upon review of a written request for waiver by the Village Manager. The Consultant and Security fees may not be waived.

TO : CHRIS SLYKAS

Any changes made to the Site Improvement Plan or in the field during the construction process must be submitted in writing to the Public Works Facility.

If you have any questions feel free to contact me at (630) 434-5941 or via email at [stormwater@downers.us](mailto:stormwater@downers.us).

Sincerely,



Alicia R. Hightower  
Stormwater Management Engineer  
The Village of Downers Grove

cc: Permit File  
Chris Slykas, Patrick Engineering, Inc.



www.downers.us

*Governor's Hometown Award*

**2003 WINNER**

**COMMUNITY RESPONSE  
CENTER**

630.434.CALL (2255)

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**FIRE DEPARTMENT  
ADMINISTRATION**

6701 Main Street

Downers Grove

Illinois 60516-3426

630.434.5980

FAX 630.434.5998

**POLICE DEPARTMENT**

825 Burlington Avenue

Downers Grove

Illinois 60515-4783

630.434.5600

FAX 630.434.5690

**PUBLIC WORKS  
DEPARTMENT**

5101 Walnut Avenue

Downers Grove

Illinois 60515-4074

630.434.5460

FAX 630.434.5495

**DEPARTMENT OF  
SOCIAL AND HEALTH SERVICES**

842 Curtiss Street

Downers Grove

Illinois 60515-4761

630.434.5595

FAX 630.434.5599

March 25, 2005

Ms. Darcia L. Berg, ASLA  
Downers Grove Park District  
2455 Warrenville Road  
Downers Grove, IL 60515-1726

Re: Belmont & Curtiss Park  
Site Development 2005

Dear Ms. Berg:

I have reviewed your request to waive the payment of sidewalk fees for the improvement of the park property on Curtiss at Belmont and I am in agreement that these fees can be waived. I will direct our staff to allow the necessary approvals to proceed without a need for the payment of the \$30 per foot charge along the property on Curtiss for sidewalks.

Sincerely,  
VILLAGE OF DOWNERS GROVE  
DEPARTMENT OF PUBLIC WORKS

David H. Barber, P.E.  
Director of Public Works

Cc: M. Millette  
J. Hall  
A. Riordan



March 16, 2005

Plan Commission  
Village of Downers Grove  
Civic Center  
801 Burlington Avenue  
Downers Grove, Illinois 60515

RE: Downers Grove Park District New Park Development  
Belmont & Curtiss Park Site Development 2005

Dear Chairman Jirik and Members of the Plan Commission:

Since its incorporation as an Illinois municipal corporation, the Downers Grove Park District has provided recreation, parks, and various leisure and social services to the residents of Downers Grove. The Park District boundaries are nearly coterminous with the Village of Downers Grove.

**The Park District.** Governed by five elected Commissioners, the District currently owns approximately 600 acres of parkland with 49 park and recreation facility sites. The sites include Lincoln Community Center, the Recreation Center located on Belmont Road, the Downers Grove Historic Museum, the Lyman Woods Interpretive Center, the Administration Offices, Downers Grove Golf Course, and other community, regional, neighborhood, and smaller parks. The District also has park/school agreements with Community High School District 99 and Elementary School District 58 wherein exchanges of service maximizes resident use of each agency's facilities, both indoor and outdoor. Intergovernmental agreements with other government entities and groups also augment overall community resources and assets.

**It's Mission.** The Park District's Mission Statement declares that its mission is "to provide a wide variety of year-round recreation programs, facilities, and park areas which respond to the articulated needs and desires of all residents of the Downers Grove Park District". The programs and services requested by residents, in part, dictate the direction and level of resource allocation by the District.

**Current Progress.** The Park District has experienced steady growth throughout its 58 year history and has always endeavored to meet the leisure needs of the community.



Currently, the District offers over 2,300 recreation programs annually used by nearly 60,000 participants. The Park District also works closely with volunteer groups such as Downers Grove Youth Baseball, Road Runners, DOLLS, Panther Football, Downers Grove Historical Society, Wolf Pack and Nomads Basketball, SEASPAR, and many others to provide park and recreation services.

**Study of Park Needs.** The Board of Park Commissioners authorized the performance of a comprehensive needs assessment study as part of the planning process to meet current and future resident leisure desires. The work was performed by Management Learning Laboratories from the University of Illinois. The process included twelve-focus group meetings, with nearly 100 community participants. The focus group comments were used to prepare a survey that was mailed to a random sample of District residents. The results were tabulated and recommendations were made to the Board in 1998.

One comment indicated that the Downers Grove Park District should concentrate on offering natural areas for unsupervised activities such as walking and hiking. The respondents indicated that they are interested in activities such as waking and hiking and they feel the need for natural areas where they could do them. Although they do not ask for new opens spaces, they are suggesting that the existing natural areas need to be maintained as they are so that the residents can use those spaces for unsupervised activities.

**Master Plan.** The District also commissioned an Open Space Master Plan as a guideline for the next ten to fifteen years. The planning firm of Thompson Dyke and Associates, Ltd. addressed the District's current and future needs with regard to parks, recreation facilities, and leisure opportunities. This plan utilized survey results, population projections, community growth, demographics and national park and recreation standards, as well as evaluating both existing facilities and land inventory. The Master Plan was approved in its final form on October 5, 2000. Recommendations included: 1) "to increase the current level of District-wide park land" to meet minimum standards of 10 acres per 1,000 people. The Belmont and Curtiss site is in planning Sub-Area 4 where there is 9.0 non-golf park acres per 1000 people. Belmont and Curtiss Park is bounded by the Burlington Northern to the north, Fairview Avenue to the east, the Park District/Village of Downers Grove boundaries to the west and 55<sup>th</sup> street to the south.

**Ornamental Parks.** Ornamental parks usually consist of a small lot or partial lot area with the primary purpose of complementing the aesthetics of a particular area. Ornamental parks seldom provide developed recreational facilities and are relatively expensive to maintain. However, they are important because they help to visually break up the built streetscape and provide rest areas for pedestrians. Currently there are only two other ornamental parks in the Park District: Highland & 39<sup>th</sup> and Blodgett & Elmwood. Ornamental parks serve as passive recreation areas for activities such as a lunch time picnic. The actual design and form that an ornamental park can take can vary enormously but there are a number of basic features that can be incorporated in the design of an ornamental park. These may include but are not necessarily limited to the following:

- An attractive variety of landscaping
- Seating areas
- Architectural features such as monuments
- Water features including small ponds and fountains
- Sign
- Decorative paving
- Drinking fountains
- Pergolas and decorative fencing
- Gazebos

**Land Acquisition/Public Meeting.** In January of 2000 the land at the southeast corner of Belmont Road and Curtiss Street was donated to the Downers Grove Park District and is now called Belmont and Curtiss Park. Since then the Park District has conducted a minimal amount of maintenance on the property. On March 1, 2003, Park District staff presented a conceptual plan for the park to residents within 250 feet of the property. Information was gathered and used to further develop the park into an ornamental park.

### **The Plan.**

**Existing Site Conditions.** Belmont and Curtiss Park is currently 215' x 237' x 192' x 272'. It is located on the southeast corner of Belmont Road and Curtiss Street. There are currently public walkways on the north side of Curtiss Street and on the west and east side of Belmont Road. There are no manmade improvements on the site. The natural features of the site include St. Joseph Creek which bisects the property. North of the creek are trees within a riparian environment ranging from 6 to 26 inches in diameter. These trees are primarily floodplain trees including American elm (*Ulmus Americana*), box elder (*Acer negundo*), black cherry (*Prunus serotina*), green ash (*Fraxinus pennsylvanica lanceolata*), white ash (*Fraxinus Americana*), Eastern cottonwood (*Populus deltoids*) and white poplar (*Populus alba*). There are more trees south of the creek that range from 4 to 24 inches. Upon taking possession of the property the Park District performed general tree maintenance that resulted in the removal of seven trees ranging from 7 to 15 inches in diameter at breast height (dbh) within the riparian environment. Two trees were American elms with Dutch Elm disease and the remaining five were box elders with a combination of dead tops, overtopping, and poor form. The removal of these trees was not performed as part of the proposed development but was performed as part of good arboreal husbandry practices. The majority of the property has mowed groundcover dominated by common dandelion (*Taraxacum officinale*) and creeping Charlie (*Glechoma hederacea*) developing over a highly disturbed substrate. Adjacent to the property of the north are small businesses and a single family residence to the east.

**The Proposed Improvements.** The proposed improvement includes the installation of native plant material such as Marmo Maple (*Acer x freemanii* 'Marmo'), Shawnee Brave Baldcypress (*Taxiodim distichum* 'Shawnee Brave'), Purple Chokeberry (*Aronia prunifolia*), Blue Fruited Dogwood (*Cornus oblique*), Swamp Oval Sedge (*Carex muskingumensis*), Prairie Violet (*Viola pedatfida*), Sensitive Fern (*Onoclea sensibilis*),

just to name a few. This plant material will enhance the existing riparian environment by reducing flood flow and velocities when water overtops the channel banks and spreads across the floodplain. The roots of the woody and herbaceous vegetation along the stream banks anchor the soil. The aboveground plant structure will help dissipate the erosive forces of flowing water by providing resistance and reducing soil compaction and erosion by intercepting rainfall. Woody and herbaceous plants offer niches for local and transient wildlife species including small mammals, birds, waterfowl and amphibians.

The proposed development includes the construction of an interconnected five foot wide limestone screening path leading from the street access to a flagstone sitting area and two limestone outcroppings overlooking St. Joseph Creek. The project does not involve placement of fill above current elevations. However, grading is proposed to accomplish the following objectives:

- Provide surfaces appropriate to construct the paths and site features,
- Removed exposed stone and concrete larger than one inch on the site,
- Fill in depressional areas created by removal of materials to reduce trip hazards,
- Remove the abandoned storm structure and backfill.

The purpose of the project is to provide passive recreation opportunities associated with views of the creek. The proposed development is highly compatible with the presence of special management areas, particularly with proper vegetative restoration. Functional impacts have been minimized as part of the site design and construction process by restricting the area of disturbance and by prompt revegetation of disturbed areas using native plant materials appropriate for the proposed site use.

### **The Social and Environmental Impact**

The development of the site is all encompassing. However, the pedestrian entry/exits are away from the adjacent home to the east. The placement of the seating area and limestone outcroppings are centralized in the park. The existing vegetation will be protected and kept limiting the area of disturbance to the drip line. The grading will not change the current overland storm runoff but will create a more positive flow. A minimum of twelve trees (intermediate and overstory) will be installed to replace water quality and wildlife habitat functions affected by removal of woody vegetation overstory. Three hundred thirty-three (333) native shrubs will be installed to provide habitat improvement by creating a currently absent shrub canopy layer within the riparian environment. A total of 830 plugs will be installed to supplement native plant seeding. An estimated .43 acre will be planted in a wooded seed mix. Approximately 95 percent to the wooded floodplain seed mix is within 30 feet of the creek. Erosion control blanket will be installed on all landscape areas which are to be seeded with the native or turfgrass seed mixes following seeding consistent with IDOT methods and materials.

**Parking and Traffic Control.** The development will serve the immediate neighborhood with furthest actual walking distance being 5/8 mile; therefore, it is believed most park patrons will walk to the site.

**Hours of Operation.** The hours of operation will be the hours of operation at most park facilities, that being dawn to dusk, weekdays and weekends.

**Village Zoning Ordinance.** The subject property is located in the B-1 District. Sub-paragraph c. of Section 28-603 (B-1) and paragraph b. of Section 28-1600, of the Downers Grove Municipal Code, provide for A Planned Development to be granted Special Use if in order to provide recreational opportunities close to home, to enhance the appearance of the neighborhoods by the conservation of streams and local spots of natural beauty, to add to the sense of spaciousness through the preservation of natural green spaces... Section 28-1902 provides the Standard For Approval of a special use and declares that The Village Council may authorize a special use by ordinance provided the evidence presented is such as to establish the following:

*(a) That the proposed use at that particular location requested is necessary or desirable to provide a service or a facility which is in the interest of public convenience and will contribute to the general welfare of the neighborhood or community.*

The Park District believes this standard has been met by the following criteria, including but not limited to:

- The need for facility as previously mentioned, was demonstrated in the petition, as well as the master planning firm to Thompson Dyke & Associates, Ltd.
- The Park Board, after review of the above stated recommendations determined the facility is needed.
- The Park District's master plan indicated a need at the location of this facility, and it was determined that this is the best site which the Park District can place the facility, as it has good access from roads and public walks.
- The Park Board and staff also reviewed existing land inventories and, based on ample data, concluded this site to be an excellent use of existing land inventory.
- The benefits of parks and recreation facilities to the community are many. Downers Grove and the immediate neighborhood will benefit from new and expanded recreational opportunities, as do other neighborhoods with facilities similar to those that will be available at similar size park lots.
- The location and construction of the park site meets the goals of the Park District's Mission Statement.

The Municipal Code Standard states:

*(b) That such use will not, under the circumstances of the particular case, be detrimental to the health, safety, morals, or general welfare of persons residing or working in the vicinity or injurious to property values or improvements in the vicinity.*

The Park District believes this standard has been met by the following factors but not limited to:

- Health: We suggest that is universally accepted that ornamental parks promote physical, social and cognitive needs.
- Safety: The design will meet or exceed current ADA standards.
- Stormwater Control: The proposed plan has been reviewed and approved by Christopher Burke Engineering, the Village of Downers Grove's stormwater consultant in terms of grading and stormwater runoff.
- Wetlands: No wetlands are present on the subject property as indicated by the Planning Resources' report.
- Site Vegetation: The existing trees will remain and not be disturbed.
- Setbacks: As demonstrated by the Site Plan, the plans meet the Village of Downers Grove's requirements.

*(c) That the proposed use will comply with the regulations specified in this Zoning Ordinance for the district in which the proposed use is to be located or will comply with any variation(s) authorized pursuant to Section 28-1802.*

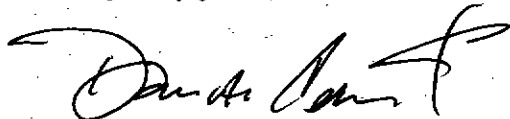
The Park District believes that the proposed facility has been designed in concert with the requirement. The facility will comply with these and all other mandates of the Zoning Ordinance.

*(d) That it is one of the special uses specifically listed for the district in which it is to be located.*

As stated earlier, Section 28-603. B-1 District Special Uses designates the special uses allowed in that district. Paragraph (c) declares public parks to be a permitted special use. This property is in the B-1 District.

**Summary.** This ornamental park facility will provide services that are in the interest of public convenience, will contribute to the welfare of the community, and will provide no detriment to persons or property values in its vicinity. The Downers Grove Park District respectfully requests the support to the Plan Commission for this project. The Board of Park Commissioners needs to know that it has zoning approval before it determines whether to spend public tax funds for further development.

Very truly yours,



Dan A. Cermak  
Administrator

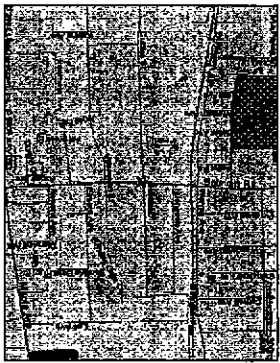
Enclosure

# DOWNERS GROVE PARK DISTRICT

## BELMONT & CURTISS PARK SITE DEVELOPMENT 2004

### SHEET INDEX

Cover Sheet .....	1
Existing Conditions Plan .....	2
Site Preparation Plan .....	3
Layout Plan .....	4
Grading & Drainage Plan .....	5
Planting Plan .....	6
Planting Details .....	7
Construction Details .....	8



Project Location


**FINAL**

**RECEIVED**

JAN 31 2005

Planning and Community  
Development

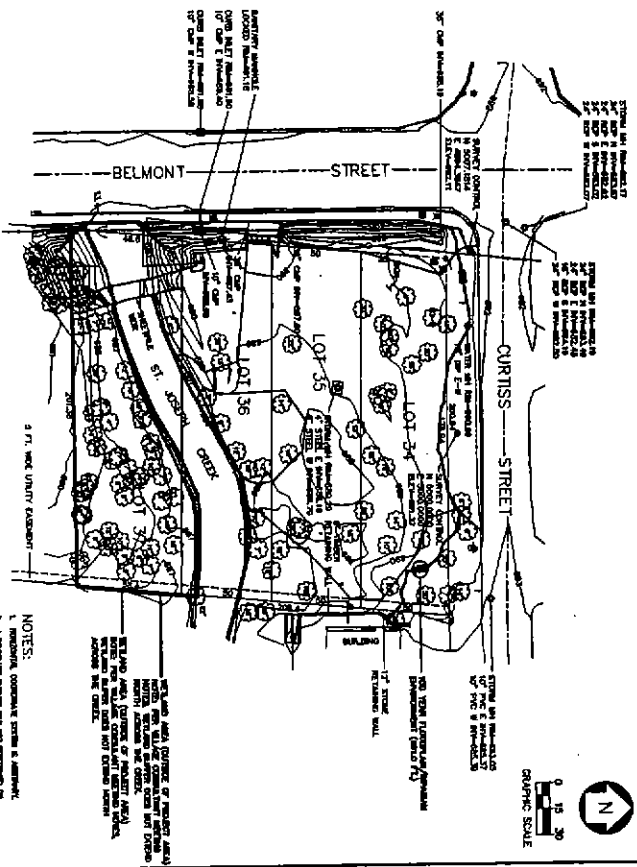


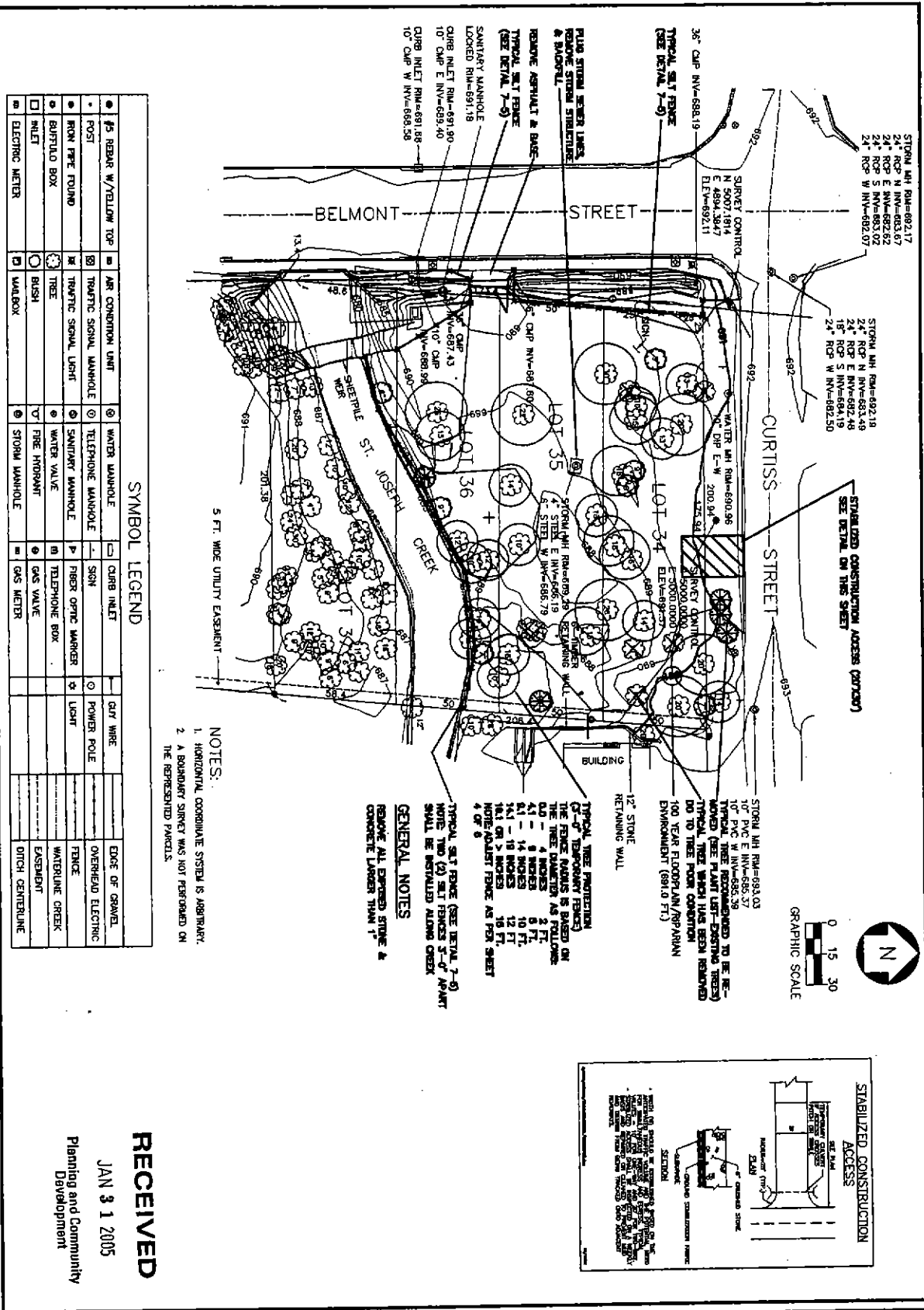
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SCALE: AS SHOWN DRAWN BY: M. FOX  
SHEET 1 OF 8 SHEETS

COVER SHEET

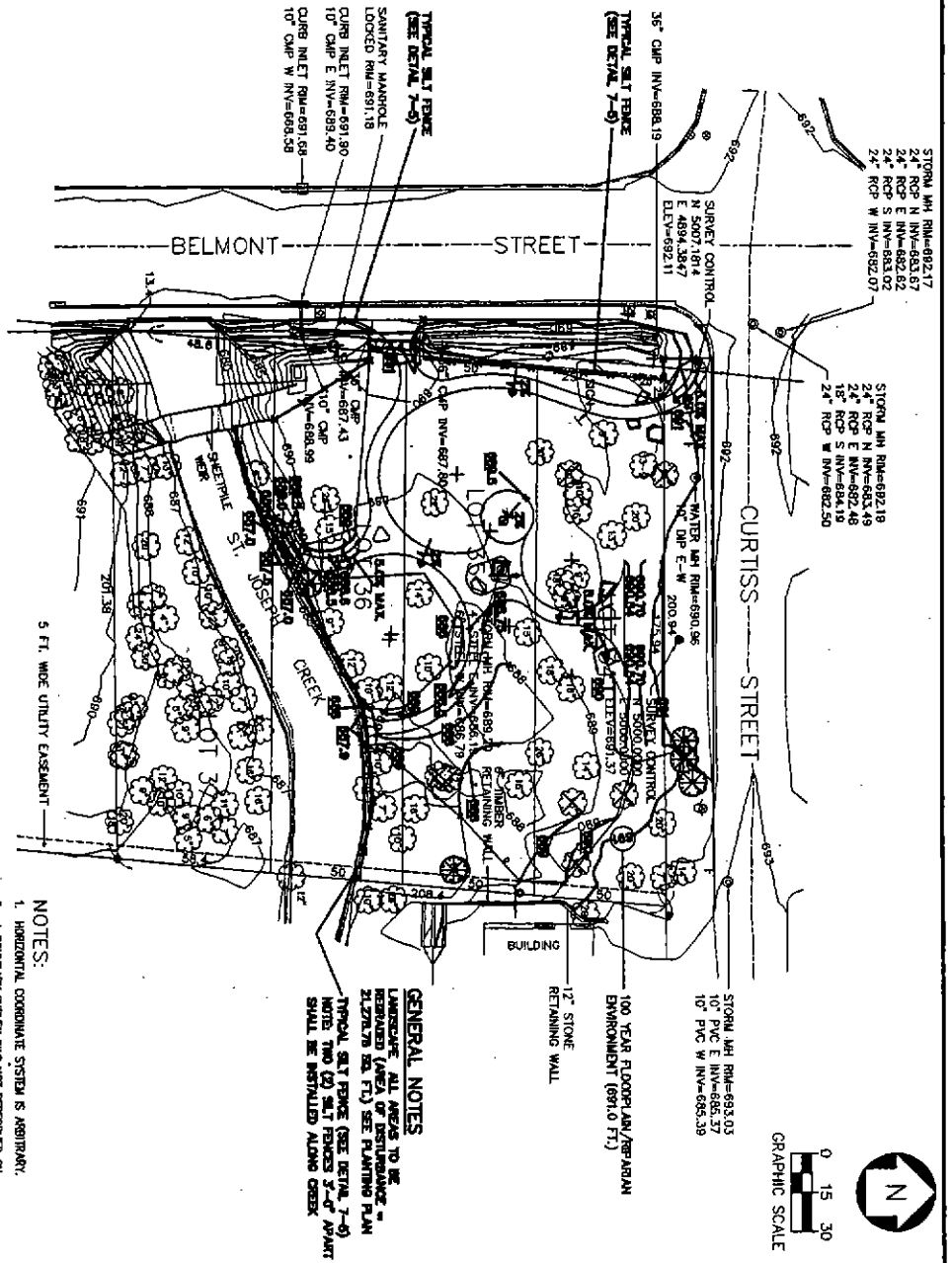
BELMONT & CURTISS  
SITE DEVELOPMENT 2004

DOWNERS GROVE PARK DISTRICT  
2455 WARRENVILLE ROAD  
DOWNERS GROVE, ILLINOIS 60515  
TELEPHONE NUMBER: (630) 963-1304









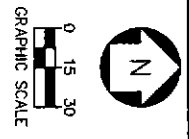
**SYMBOL LEGEND**

● #5 REBAR W/YELLOW TOP	■ AIR CONDITION UNIT	○ WATER MANHOLE	□ CURB INLET	— GUT WIRE	— EDGE OF GRAVEL
● POST	⊗ TRAFFIC SIGNAL MANHOLE	○ TELEPHONE MANHOLE	— SIGN	— POWER POLE	— OVERHEAD ELECTRIC
● IRON PIPE ROUND	⊗ TRAFFIC SIGNAL LIGHT	○ SANITARY MANHOLE	▲ FIBER OPTIC MARKER	— LIGHT	— FENCE
● BUFFALO BOX	○ TREE	○ WATER VALVE	□ TELEPHONE BOX	— WATERLINE	— CREEK
□ INLET	○ BUSH	○ FIRE HYDRANT	○ GAS VALVE	— EASEMENT	— DITCH
□ ELECTRIC METERS	□ MAILBOX	○ STORM MANHOLE	○ GAS METER	— DITCH CENTERLINE	

**NOTES:**  
 1. HORIZONTAL COORDINATE SYSTEM IS ARBITRARY.  
 2. A BOUNDARY SURVEY WAS NOT PERFORMED ON THE REPRESENTED PARCELS.

**GENERAL NOTES**  
 LANDSCAPE: ALL AREAS TO BE REBARRED (AREA OF DISTURBANCE = 21,278.76 SQ. FT.) SEE PLANTING PLAN  
 TYPICAL SALT FENCE (SEE DETAIL 7-9) WITH TWO (2) SALT FENCES 3'-0" APART SHALL BE INSTALLED ALONG CREEK

STORM MH RIM=693.03  
 10" PVC E INV=685.37  
 10" PVC W INV=685.39



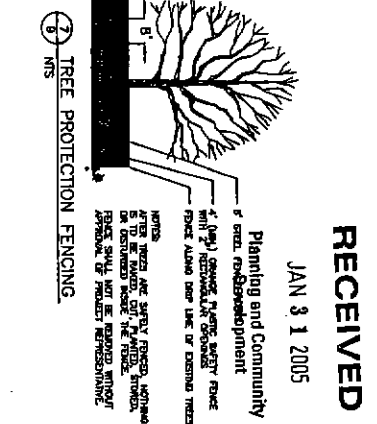
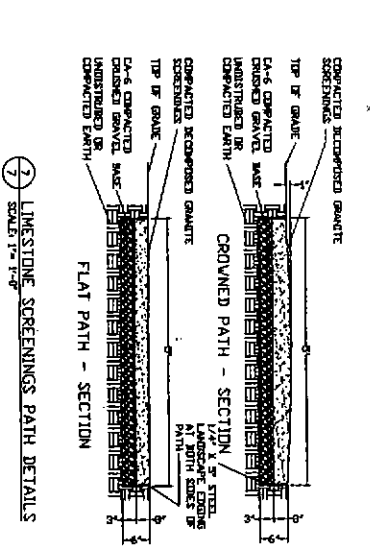
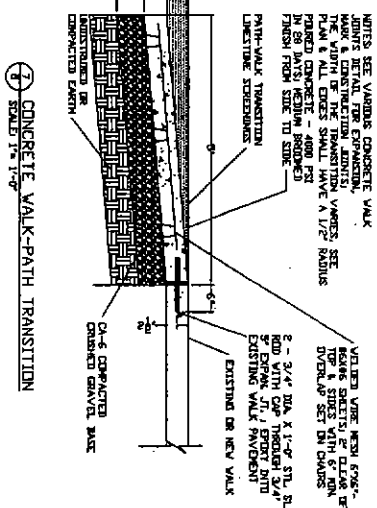
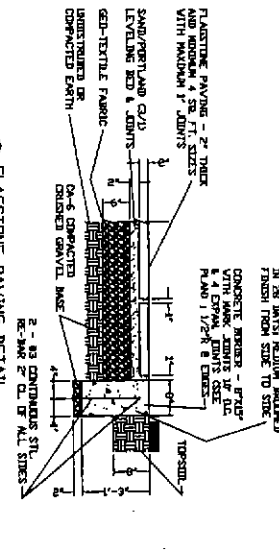
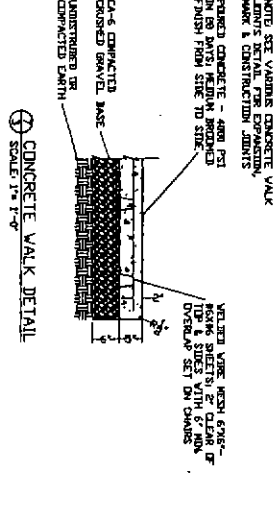
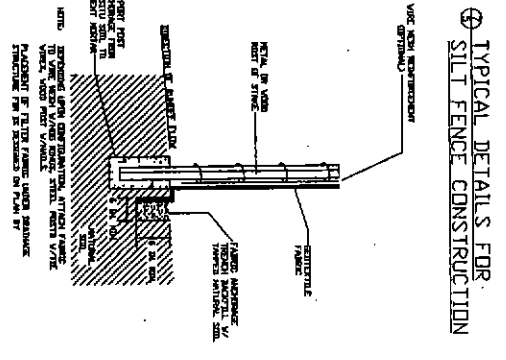
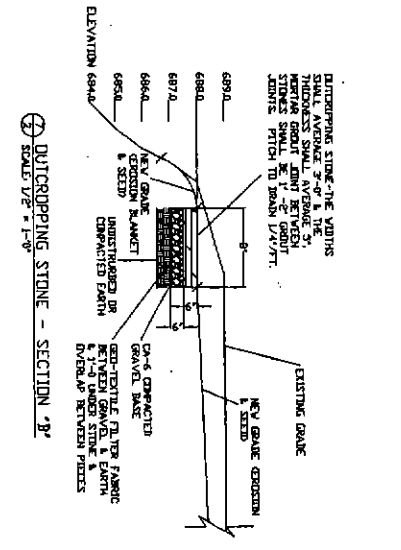
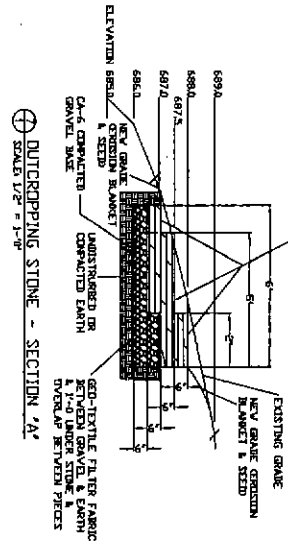
**RECEIVED**  
 JAN 31 2005  
 Planning and Community  
 Development

NORTH  DATE 11/07/03 SCALE: 1" = 20' DRAWN BY: M. FOX SHEET 5 OF 8 SHEETS	<b>GRADING &amp; DRAINAGE          PLAN</b>	<b>BELMONT &amp; CURTISS          SITE IMPROVEMENTS 2004</b>	DOWNERS GROVE PARK DISTRICT 2489 WARRENVILLE ROAD DOWNERS GROVE, ILLINOIS 60518 TELEPHONE NUMBER: (630) 963-1304
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OUTCROPPING STONE - THE VARIOUS JOINTS SHALL BE FINISHED TO THE LOWEST ELEVATION TO THE HIGHEST ELEVATION. ALL STONE SHALL BE FINISHED TO THE SAME ELEVATION. JOINTS SHALL BE 3/4" HORIZONTAL FROM TO BEHIND 1/4" FT.



RECEIVED  
JAN 31 2005

NORTH DATE: 11/07/03  
SCALE AS SHOWN DRAWN BY: JAL FOX  
SHEET 8 OF 8 SHEETS

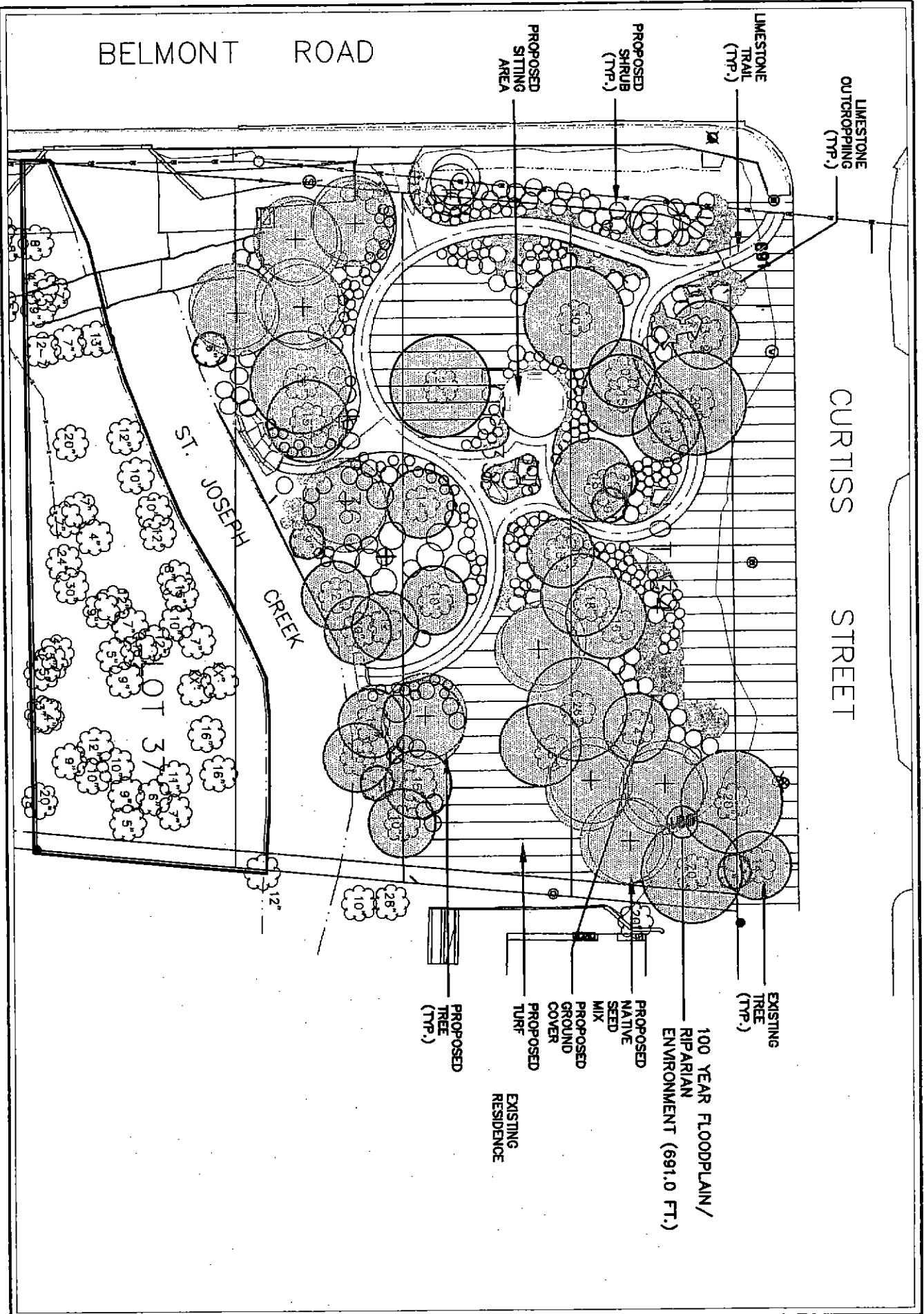
CONSTRUCTION DETAILS

BELMONT & CURTISS  
SITE DEVELOPMENT 2004

DOWNERS GROVE PARK DISTRICT  
2455 WARRENVILLE ROAD  
DOWNERS GROVE, ILLINOIS 60516  
TELEPHONE NUMBER: (830) 963-1304

DATE	1/26/05
SCALE	1" = 20'
DRAWN BY	DLB

# BELMONT & CURTISS - SITE IMPROVEMENTS 2005



ENGINEER: ROBERT PAUL GARDNER  
 5418 BRIMFIELD ROAD  
 SPRINGFIELD, MASSACHUSETTS 01109  
 TELEPHONE: (413) 263-1234

VILLAGE OF DOWNERS GROVE  
PLAN COMMISSION MEETING, APRIL 4, 2005, 7:30 P.M.

Chairman Jirik called the April 4, 2005 meeting of the Plan Commission to order at 7:35 p.m. and asked for a roll call:

**PRESENT:** Mr. Griesbaum, Mr. Jirik, Mr. Matejczyk, Mr. McCormick, Mr. Quandt, Mrs. Rabatah, Mr. Stark, Mr. Waechtler

**ABSENT:** Mr. Nicholaou

**STAFF**

**PRESENT:** Keith Sbiral, Planner, Amanda G. Riordan, Planner; and Alice Dornan, Recording Secretary

Chairman Jirik indicated the first order of business was to approve the two sets of minutes.

**FEBRUARY 21, 2005 MINUTES: MINUTES OF FEBRUARY 21, 2005 MEETING WERE APPROVED AS PRESENTED, ON MOTION BY MR. MATEJCZYK, SECONDED BY MR. MC CORMICK. MOTION CARRIED BY VOICE VOTE OF 7-0.**

**FEBRUARY 28, 2005 MINUTES: Mr. McCormick asked that the minutes reflect Chairman Jirik's complimentary statements about Mr. Nicholaou's contribution as chairman of the Sign Ordinance Subcommittee. **MINUTES WERE APPROVED, WITH AMENDMENT, ON MOTION BY MR. WAECHTLER, SECONDED BY MRS. RABATAH. MOTION CARRIED BY VOICE VOTE OF 7-0.****

Chairman Jirik reviewed the procedures for the Plan Commission public hearing and read the oath to those individuals who would be speaking on behalf of File No. PC-05-05.

**FILE NO. PC-05-05 (Continued from February 21, 2005 Plan Commission Meeting)**  
Petition seeking 1) Future Land Use Map Amendment from Commercial to Open Space; 2) Rezoning property from B-1, Limited Retail Business District to R-4, Single Family Residence District; and 3) Special Use for a Park; Properties Located at the Southeast Corner of Belmont Road and Curtiss Street; Downers Grove Park District, Petitioner/Owner.

Keith Sbiral, Planner, discussed that the Petitioner, Downers Grove Park District (the "Park District"), was requesting the approval of an amendment to change the future Land Use Map for the proposed parcel from "Commercial" to "Open Space." Secondly, the Petitioner was requesting to change the existing zoning of B-1, Limited Retail Business District to R-1, Single-Family Residence District, consistent with having a public park. Thirdly, the Petitioner was requesting a Special Use for the parcel to be a public park. Because the Village does not have an "Open Space" zoning district specifically, the Petitioner was seeking the least dense zoning possible which was Residential zoning.

Mr. Sbiral noted the property is located at the southeast corner of Belmont Road and Curtiss Street and was donated in January 2000 to the Park District. The property is currently open

## APPROVED

space and included wooded areas with the St. Joseph's Creek running on the south side of the less than one-acre parcel. The Park District's intention is to have an ornamental park with the goal of meeting its 10 acres of park land for every 1,000 residents in the Downers Grove Park District. Proposed work on the parcel includes the stabilization of the banks of the St. Joseph's Creek, construction of sidewalks and landscaping. Walking paths and seating will be provided on the site with no active recreational uses being proposed. Overlooks will be provided at the St. Joseph's Creek. No parking is required for the site, and the Park District expects residents within a 5/8 of a mile radius to use the park. The stormwater review and permitting completed in 2002 detailed what maintenance and stabilizations steps would be required to take place on the site. Mr. Sbiral read Staff's Findings of Fact for the Standards for Approval of a Special Use which expressed Staff's belief the requested action was consistent with the Village's Code and the Standards for Special Use were met. Staff recommends this Plan Commission forward a favorable recommendation and Finding of Fact to the Village Council, subject to Staff's conditions stated in its April 1, 2005 report.

Mr. Waechtler asked for clarification of the site's dimensions since it was different in Mr. Cermak's March 16, 2005 letter to the Plan Commission, wherein Staff explained there were slight variations between the plans, but the survey reflected 175 feet x 175 feet for the north and west sides, the right-of-way curved, and the site was measured differently.

Mr. Gene Cromwell, Director of Parks for the Downers Grove Park District, 2455 Warrenville Road, Downers Grove, introduced Ms. Darcia Berg, Landscape Architect for the Park District. Mr. Cromwell read the Park District's Mission Statement and discussed the activities and services provided by the Park District and discussed its Open Space Master Plan. Proposed for the site was an ornamental park which would visually break up the streetscape while providing rest areas for residents. Only two other ornamental parks exist in the Park District, which are located at Highland and 39<sup>th</sup> Streets and Blodgett and Elmwood Streets.

Looking to the overhead projector, Landscape Architect Darcia Berg explained the proposed landscaping plans for the northern part of the site; the area south of the creek was not ready yet. Native plant material, a variety of trees, and a limestone walking path through the site were to provide passive recreation. No lighting was to be provided. Ms. Berg closed by stating the site would provide natural beauty to the area, conserve the areas along the stream, and add the sense of spaciousness through the addition of green space.

Ms. Berg noted small businesses were located to the north, while single-family homes existed to the east. The Standards for a Special Use were also addressed by the Park District. Ms. Berg asked for this Plan Commission's support.

Mr. Matejczyk expressed future traffic concerns especially with the commercialization of Belmont Road. He also expressed concern about the future development of the Belmont underpass and how the increased traffic would affect the use of the park, wherein Mr. Cromwell explained neighbors would use the park and commuter traffic would be situated more west of the site and as such would not impact the site. No studies existed on how the proposed park would be used. He also believed that with the commercialization, workers from the businesses would have a nice place to have lunch.

## APPROVED

Mr. Waechtler inquired as to the development south of the creek and to Mr. Cermak's reference to ornamental parks being very costly to maintain, wherein Mr. Cromwell indicated the south part of the site was a cost matter and would mostly like be a Phase II project. The costs to an ornamental park were mainly due to "hand maintenance" landscaping versus large mowing operations. Regarding the Park District's goal of 10 acres for every 1,000 people, Mr. Cromwell stated it was a national standard.

Mr. Waechtler favored the installation of one security light. Mr. Cromwell explained a light was usually installed after the fact. The other two ornamental parks are being utilized by the neighbors. He further explained that while Belmont was a busy street, the Park District was trying to provide a focal feature at the park yet provide an attractive amenity for the neighborhood. To date, the other two parks do not have lighting, and no security issues exist.

Chairman Jirik opened up the meeting to the public.

Mr. Gordon Goodman, 5834 Middaugh Road, Downers Grove, asked about the condition of the banks of the St. Joseph Creek, their future stabilization, and whether it was part of the proposal, wherein Ms. Berg explained the banks were stabilized, and would only be enhanced. To her knowledge, there could be another phase of the project that includes stabilization. Mr. Goodman commented the proposed site was an improvement over the other two ornamental parks and should fit it well with other future commercial development. The area was pedestrian-friendly due to the nearby signalized light. He suggested that Staff work to retain the signal once the underpass was constructed. Mr. Goodman believed the park was the highest and best use of the land.

Hearing no further comments, Chairman Jirik closed the public comments portion of the meeting.

Mr. Matejczyk reiterated his concerns about the location of the park in an area with future commercialization. He believed the site could be developed as a commercial site, and the money should be spent elsewhere. Mr. Waechtler asked Mr. Matejczyk exactly how he saw the site's development. Mr. Waechtler asked about the particulars of the land being donated and whether it had to be an ornamental park, wherein Mr. Cromwell indicated the Park District had to follow a number of specific steps in order to sell its land and would have to find something of equal or greater value if the land was to be exchanged. The current site already met the land requirement.

While Mr. Cromwell understood the Belmont area was busy, he could not project traffic figures nor project the number of individuals who would use the park. He would address any safety concerns, one of which was the fencing on Belmont Avenue, as raised by Mr. Waechtler. Should the request be denied, the area would remain in its existing condition and would be maintained as an open space.

Mr. McCormick stated it was not the Plan Commission's purview to tell the Park District whether it could or could not install an ornamental garden on a site and reiterated the Park District's request. He further explained he lived in the area, the Park District cleaned up the site since they became the owner, and the children were already using the creek.

APPROVED

Mr. Griesbaum also agreed the proposal was a great plan, the increased traffic was years away and the park would beautify the area and begin to set the stage for future development. Per a question, Planner Sbiral indicated the Belmont Underpass was a couple of years off and because most of the subject property was in a flood plain (no wetlands), commercial development on the site would be very difficult.

Chairman Jirik pointed out the required setbacks for floodplains and setbacks for business development would infringe into the site, thereby making parts of the site undesirable for development. Staff also indicated the current B-1 zoning required 25 foot setbacks in both the front yards of the Curtiss and Belmont street sides which infringed upon Lots 34 and 35.

Mr. Matejczyk asked whether the creek could ever be put underground, as was done in the downtown area. Mr. Sbiral could not confirm what the DuPage County Stormwater Ordinance would allow nor did the site allow for considerable depth; however, he indicated that would not be a preferred course of action. In addition, the Chairman noted a number of environmental agencies would have to be called in for that consideration.

Mrs. Rabatah believed the park was a nice addition to the community and a breath of fresh air for the area. Mr. Waechtler commented it was the highest and best use of the land.

**MOTION: WITH RESPECT TO FILE NO. PC-05-05, MR. MCCORMICK MOVED THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL FOR APPROVAL OF AN AMENDMENT TO THE FUTURE LAND USE MAP FROM "COMMERCIAL" TO "OPEN SPACE" DESIGNATION. SECONDED BY MR. WAECHTLER.**

**ROLL CALL:**

**AYE: Messrs. McCormick, Waechtler, Griesbaum, Matejczyk, Quandt, Mrs. Rabatah, Chairman Jirik**

**NAY: None**

**MOTION PASSED. VOTE: 7-0**

**WITH RESPECT TO FILE NO. PC-05-05, MR. MCCORMICK MOVED THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION TO THE VILLAGE COUNCIL FOR THE APPROVAL OF A REZONING OF THE SUBJECT PROPERTY FROM B-1, *LIMITED RETAIL BUSINESS DISTRICT* TO R-1, *SINGLE FAMILY RESIDENCE DISTRICT*, PER CHAPTER 28, SECTION 28.1701, *AMENDMENT TO ZONING CLASSIFICATION*. SECONDED BY MRS. RABATAH.**

**ROLL CALL:**

**AYE: Messrs. McCormick, Waechtler, Griesbaum, Matejczyk, Quandt, Mrs. Rabatah, Chairman Jirik**

**NAY: NONE**

**MOTION PASSED. VOTE: 7-0**

**WITH RESPECT TO FILE NO. PC-05-05, MR. GRIESBAUM MOVED THAT THE PLAN COMMISSION FORWARD A POSITIVE RECOMMENDATION AND FINDINGS OF FACT TO THE VILLAGE COUNCIL FOR THE APPROVAL OF A PROPOSED SPECIAL USE FOR A PUBLIC PARK PER CHAPTER 28, SECTION 28.502, R-1 DISTRICT-SPECIAL USES, WITH RESPECT TO THE PETITIONER'S REQUESTED ACTION, SUBJECT TO THE FOLLOWING CONDITIONS:**

- 1. COMPLIANCE WITH ALL PUBLIC WORKS REQUIREMENTS AND CONDITIONS AS OUTLINED IN THEIR MEMORANDUM DATED JANUARY 24, 2005;**
- 2. ANY CHANGES TO THE CONDITIONS REPRESENTED BY THE PETITIONER AS THE BASIS FOR THIS PETITION, WHETHER THOSE CHANGES OCCUR PRIOR TO OR AFTER VILLAGE APPROVAL, SHALL BE PROMPTLY REPORTED TO THE VILLAGE. CHANGES MAY REQUIRE ADDITIONAL REVIEW OF THE SPECIAL USE OR VARIATIONS; AND**
- 3. IT IS THE PETITIONER'S OBLIGATION TO MAINTAIN COMPLIANCE WITH ALL APPLICABLE FEDERAL, STATE, COUNTY AND VILLAGE LAWS, ORDINANCES, REGULATIONS, AND POLICIES.**

**SECONDED BY MR. QUANDT.**

**ROLL CALL:**

**AYE: Messrs. McCormick, Waechtler, Griesbaum, Matejczyk, Quandt, Mrs. Rabatah, Chairman Jirik**

**NAY: None**

**MOTION PASSED. VOTE: 7-0**

**FILE NO. PC-07-05 (Continued from March 4, 2007 Meeting)** A petition seeking 1) a Text Amendment to the Zoning Ordinance establishing requirements for Multi-Family Residential Uses as Planned Developments in the Office-Research-Manufacturing (O-R-M) District; and 2) Preliminary Approval of an Amendment to Planned Development No. 31 for a Multi-family Residential Component to the Esplanade Office Complex. The property is located west of Lacey Road and south of Wood Creek Drive, Downers Grove, Illinois (part of PIN 05-36-200-011 and part of PIN 06-31-103-004); Gary Mori, Petitioner; HP/AG Esplanade at Locust Point Land Limited Partnership, Owner

Chairman Jirik read the oath to those individuals who would be speaking on behalf of File No. PC-07-05.

Directing the Plan Commissioners' attention to the overhead projector, Amanda Riordan, Planner, explained the Petitioner was seeking approval of a text amendment and Preliminary Planned Development approval to develop a portion of the Esplanade office complex with a 280 unit multi-family residential component. She noted that the bedroom mix is proposed with half of the units as one-bedroom and the other half as two-bedroom units. Two buildings are