

**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE VILLAGE COUNCIL MEETING  
NOVEMBER 6, 2007 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
Belmont Underpass Rezoning, Variation and a Plats of Subdivision	<ul style="list-style-type: none"> <li>✓ Resolutions</li> <li>✓ Ordinances</li> <li>Motion</li> <li>Discussion Only</li> </ul>	Tom Dabareiner, AICP Community Development Director

**SYNOPSIS**

An ordinance has been prepared to change the zoning of seven residential parcels located at southwest corner of Belmont Road and Haddow Avenue from R-4 (Single Family Residential) and R-6 (Multiple Family Residence) to B-2 (General Retail Business). An ordinance has been prepared to reduce the front yard setback along Belmont Road for the properties at the northeast corner of Belmont Road and Hitchcock Avenue. Resolutions for finals plat of subdivision to consolidate the parcels have also been prepared.

**STRATEGIC PLAN ALIGNMENT**

The Five Year Plan and Goals for 2006-2011 identified *Top Quality Village Infrastructure and Facilities*. Supporting these goals are the objectives *Improved Neighborhood Infrastructure Curbs, Gutters, Streets and Sidewalks* and *Completion of Major Capital Projects on Time, Within Budget*.

**FISCAL IMPACT**

N/A.

**UPDATE & RECOMMENDATION**

This item was discussed at the November 6, 2007 Council Meeting. Per discussion at the Meeting, the preamble to the Ordinance rezoning the property has been revised to include language that states that the rezoning is intended for the furtherance of the Belmont Underpass project and that due consideration should be given to restoring the pre-existing zoning classification should the project not proceed.

The Village Council voted to approve an ordinance for a front yard setback variation on November 6, 2007. The Village Council will be voting on an ordinance to rezone property and a resolution to approve a final plat of consolidation at the November 13, 2007 Workshop.

Staff recommends approval of the updated item at the November 13, 2007 Workshop.

**BACKGROUND**

Participants in a five-party intergovernmental agreement, including the Village, are proposing to construct an underpass at the intersection of Belmont Road and BNSF railroad to improve north-south traffic circulation within the Village. Most of the work will occur in the existing road and railroad rights of way. As part of the project, two new commuter parking lots will be constructed – one at the southwest corner of Haddow Avenue and Belmont Road (“Northwest Parking Lot”) and one at the northeast corner of Hitchcock Avenue and Belmont Road (“Southeast Parking Lot”). These parking lots require Village Council approval

for rezoning and consolidation plats. A front yard setback variation from Belmont Road is required to construct the Southeast Lot.

*Northwest Parking Lot*

The Northwest Lot is zoned R-4 and R-6. Commuter parking lots are not permitted in either of these zoning districts. As such, the Village requests approval of an amendment to the Zoning Map. The proposed zoning of the parking lot would be B-2 General Retail Business. Additionally, the Village requests approval of a Final Plat of Subdivision to consolidate the four existing lots into one.

The property is surrounded by single family residential uses to the west and multi-family residential use to the east. Henry Puffer Elementary school is located north of the site. The properties south of the subject property will be used for the construction of the underpass. The new parking lot will include 148 commuter parking spaces, landscaping and an underground storm water detention facility. The site’s only access would be from Haddow Avenue. The traffic entering and exiting the parking lot would be restricted from traveling through the neighborhood to the west to and from the parking lot through the design of the driveway. The parking lot complies with all bulk regulations of the zoning ordinance and is summarized in the table below:

<i>Northwest Parking Lot</i>	Front Setback (North and East)	Rear Setback (South)	Side Setback (West)	Parking Spaces
Required	25 feet	0 feet	5 feet	0
Provided	25 feet North 28.11 feet East	108 feet	17 feet (24 feet w/ alley)	148

*Southeast Parking Lot*

Southeast Lot is zoned B-2. However, a front yard setback variation is required to construct the parking lot as proposed. The required setback from Belmont Road is twenty-five feet. The proposed parking lot would be 22.73 feet from the Belmont Road right-of-way. The Village requests the variation to allow for a larger landscape buffer between the parking lot and residential uses to the east. Additionally, the Village requests approval of a Final Plat of Subdivision to consolidate the six existing lots into one.

The property is adjacent to the residential uses to the east and the BNSF railroad to the north. Commercial uses are located south of the site and the existing Belmont Road commuter parking lot is west of the subject site. The proposed commuter parking lot will ultimately have 152 spaces, landscaping and an underground storm water detention facility. Access to and from the parking lot will be provided on Hitchcock Avenue. As noted above, a variation is requested to move the parking lot closer to Belmont Road. This variation will provide a ten-foot setback to the residential uses to the east. Thirty-two six-foot tall evergreen trees and a six foot solid wood fence will be installed in this area. Other than the variation, the parking lot complies with the bulk regulations of the zoning ordinance and is summarized in the table below:

<i>Southeast Parking Lot</i>	Front Yard Setback-West	Front Yard Setback-South	Rear Setback (North)	Side Setback (East)	Parking Spaces
Required	25 feet	25 feet	0 feet	5 feet	0
Provided	<b>22.73 feet</b>	26 feet (after plan revision)	1 foot	10 feet	152
Variation	<b>YES</b>	No	No	No	No

The Plan Commission held two public hearings for the project on August 6, 2007, and October 1, 2007. At the August 6 public hearing, eleven neighbors spoke and expressed concerns about this project. Specifically, the neighbors were concerned with the Northwest Parking Lot. These concerns included the increased traffic through the neighborhood and the impacts of a commuter parking lot adjacent to Puffer Elementary School. The neighbors also had concerns about the timing of construction of the parking lot and underpass. Staff requested continuing the hearing to October 1 to address the concerns.

At the October 1 Plan Commission hearing, staff provided information regarding the expected traffic and its impact on Puffer Elementary School. Specifically, staff estimates the traffic entering the proposed commuter lot will arrive between 7:00 a.m. and 8:15 a.m. and leave between 4:00 p.m. and 6:00 p.m. Based on information from the principal at Puffer Elementary, children arrive at the school at 8:30 a.m. and dismissal starts around 2:50 p.m. and continues until approximately 3:30 p.m. Eight neighbors spoke at the October 1 hearing and re-iterated their concerns regarding the Northwest Parking Lot. The Plan Commission noted the proposal complied with the standards set forth in the Zoning Ordinance and unanimously recommended approval of the project. Staff concurs with this recommendation.

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

**INITIATED:** Applicant **DATE:** November 6, 2007  
(Name)

**RECOMMENDATION FROM:** Plan Commission **FILE REF:** 28-07  
(Board or Department)

**NATURE OF ACTION:**

**STEPS NEEDED TO IMPLEMENT ACTION:**

- Ordinance
- Resolution
- Motion
- Other

Motion to Adopt "A RESOLUTION APPROVING THE FINAL PLAT OF CONSOLIDATION FOR BELMONT ROAD AND HADDOW AVENUE", as presented.

**SUMMARY OF ITEM:**

At their meeting of October 1, 2007, the Plan Commission recommended approval of the Final Plat of Consolidation for Belmont Road and Haddow Avenue.

**RECORD OF ACTION TAKEN:**

---

---

---

**RESOLUTION \_\_\_\_\_**

**A RESOLUTION APPROVING THE  
FINAL PLAT OF CONSOLIDATION FOR BELMONT ROAD AND HADDOW AVENUE**

WHEREAS, application has been made pursuant to the provisions of Chapter 20 of the Downers Grove Municipal Code for final plat of consolidation for Belmont Road and Haddow Avenue, located on the southwest corner of Haddow Avenue and Belmont Road, Downers Grove, Illinois, legally described as follows:

Lots 1, 2, and 3 in Block 16 of the Town of Lacton, being a Subdivision in Sections 1 and 12, Township 38 North, Range 10 East of the Third Principal Meridian, according to the plat thereof recorded November 19, 1874 as Document 19145; also Lot 4 in Block 16 of the Town of Lacton, as delineated on a plat of survey attached as Exhibit "A" to the Declaration of Condominium for Belmont Crossing Condominiums, recorded December 29, 1995 as Document number R95-184333, in DuPage County, Illinois

Commonly known as 4900-4940 Belmont Road, Downers Grove, Illinois. (PIN'S 08-12-211-006; -007; -008; -009; -010; 08-12-217-001; 08-12-211-013)

WHEREAS, notice has been given and hearing held on August 6, 2007 and October 1, 2007 regarding this plat application pursuant to the requirements of the Downers Grove Municipal Code; and,

WHEREAS, the Plan Commission has recommended approval of the Final Plat of Consolidation for Belmont Road and Haddow Avenue as requested, subject to certain conditions.

NOW, THEREFORE, BE IT RESOLVED by the Village Council of the Village of Downers Grove that the Final Plat of Consolidation for Belmont Road and Haddow Avenue, be and is hereby approved subject to the following conditions:

1. The proposed plans shall substantially conform to the staff report dated August 6, 2007; and the contract plans for Belmont Road Grade Separation Project prepared by URS dated February 1, 2006; except as such plans may be modified to conform to Village codes and ordinances.
2. The striped island in the northwest parking lot shall be landscaped with curb and gutter to match the other island in the same parking lot.
3. Prior to the commencement of site development activities, the appropriate permits (water, stormwater, site development, right-of-way, etc.) shall be obtained from the appropriate permitting authority.

4. Public address systems shall be prohibited in the parking lot.

BE IT FURTHER RESOLVED, that the Mayor and Village Clerk are authorized to sign the final plat of consolidation.

BE IT FURTHER RESOLVED, that this resolution shall be in full force and effect from and after its adoption in the manner provided by law.

---

Mayor

Passed:

Attest: \_\_\_\_\_  
Village Clerk