

**VILLAGE OF DOWNERS GROVE  
REPORT FOR THE VILLAGE COUNCIL MEETING  
JUNE 3, 2008 AGENDA**

<b>SUBJECT:</b>	<b>TYPE:</b>	<b>SUBMITTED BY:</b>
Annexation, Rezoning and Final Plat of Subdivision for 5416-5418 Belmont Avenue	✓ Resolution ✓ Ordinance Motion Discussion Only	Tom Dabareiner, AICP Community Development Director

**SYNOPSIS**

Ordinances have been prepared to annex and rezone the properties at 5416-5418 Belmont Avenue from County R-4 and B-1 to Village B-2 (General Retail Business). A resolution has been prepared for a final plat of subdivision consolidating the three existing lots into two.

**FISCAL IMPACT**

N/A.

**STRATEGIC PLAN ALIGNMENT**

The Five Year Plan and Goals for 2007-2012 identified *Vibrant Major Commercial Corridors*. Supporting these goals are the objectives *More Attractive Commercial Developments* and *More Contribution to Local Economy*.

**UPDATE & RECOMMENDATION**

This item was discussed at the May 27, 2008 Workshop. Staff recommends approval on the June 3, 2008 active agenda.

**BACKGROUND**

The properties at the southwest corner of Belmont Road and Inverness Avenue, commonly known as 5416-5418 Belmont Road, are currently located in unincorporated DuPage County and are classified as B-1 Local Business District (two lots at 5416 Belmont Road) and R-4 Single Family Residence (lot at 5418 Belmont Road) by the County’s Zoning Ordinance. There are currently two single family homes on three lots. The home at 5416 Belmont is being used in conjunction with the Belmont Bible Church. The properties abut manufacturing uses on the north, institutional uses (Belmont Bible Church) on the south and west, and attached single family uses on the east.

The petitioner is proposing to annex to the Village of Downers Grove and rezone the property to B-2 General Retail Business. Additionally, the petitioner is requesting a plat of subdivision to consolidate the three existing lots into two. The petitioner has indicated his intent is to construct two new two-story office buildings on the property. No exceptions or variations are being requested as part of this petition. If the future development requires variations, additional review by the Plan Commission and Village Council may be necessary.

The Future Land Use Plan designates this property as Residential (6-11 D.U./acre). Staff believes the proposed rezoning and annexation will complement the existing land uses in the area and provide an adequate transition from the manufacturing uses to the north to the residential uses south of the Belmont

Bible Church. A majority of the property is currently zoned for commercial uses under the DuPage County Zoning Ordinance. The County's B-1 district permits similar uses as the Village's B-2 district. The remainder of the property is being used in conjunction with the Belmont Bible Church. Staff believes the proposed rezoning meets the standards for approval in Section 28.1702 of the Zoning Ordinance.

The Plan Commission held a public hearing for this matter on April 7, 2008. No objections or concerns were raised by the public. The Plan Commission found the rezoning was in compliance with the standards in Section 28.1702 of the zoning ordinance and recommended unanimous approval of the petition including the annexation, rezoning and plat of subdivision.

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

**INITIATED:** \_\_\_\_\_ Petitioner \_\_\_\_\_ **DATE:** \_\_\_\_\_ June 3, 2008 \_\_\_\_\_  
(Name)

**RECOMMENDATION FROM:** \_\_\_\_\_ Plan Commission \_\_\_\_\_ **FILE REF:** PC-07-08 \_\_\_\_\_  
(Board or Department)

**NATURE OF ACTION:**

**STEPS NEEDED TO IMPLEMENT ACTION:**

- Ordinance
- Resolution
- Motion
- Other

Motion to Adopt "AN ORDINANCE ANNEXING 5416-5418 BELMONT ROAD TO THE VILLAGE OF DOWNERS GROVE, ILLINOIS", as presented.

**SUMMARY OF ITEM:**

Approval of the attached ordinance will authorize the annexation of the property located at 5416-5418 Belmont Road.

**RECORD OF ACTION TAKEN:**

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

**AN ORDINANCE ANNEXING 5416-5418 BELMONT ROAD TO THE  
VILLAGE OF DOWNERS GROVE, ILLINOIS**

WHEREAS, there has been filed with the Clerk of the Village of Downers Grove, in DuPage County, Illinois, a verified petition requesting annexation to said Village of a parcel of land commonly known as 5416-5418 Belmont Road, as hereinafter described and hereafter referred to as the "Territory"; and

WHEREAS, it appears that the owner or owners of record of each parcel of land within the Territory and at least fifty-one percent (51%) of the electors, if any, residing therein, have joined in said petition; 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 respecting said petition on April 7, 2008 and has made its findings and recommendations respecting said requested annexation in accordance with the statutes of the State of Illinois and the ordinances of the Village of Downers Grove; and,

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

**SECTION 1.** The following described real estate, together with any public streets or highways adjacent to or within the Territory described that have not been previously annexed to any municipality, is hereby annexed to the Village of Downers Grove, to wit:

Lots 1, 2 and 3 in Carlson's Resubdivision of Lots 24 of Arthur T. McIntosh and Company's Belmont Farms, being a subdivision situated in the South Half of Section 12 and the North Half of Section 13, Township 38 North, Range 10 East of the Third Principal Meridian and in the Southwest Quarter of Section 7, Township 38 North, Range 11 East of the Third Principal Meridian, according to the plat thereof recorded on July 17, 1950 as Document 598421 and Certificate of Correction recorded on February 23, 1954 as Document 708561 in DuPage County, Illinois. Together with that part of Belmont Avenue (County Highway 2) lying Westerly of and adjoining to the above described property not previously annexed to the Village of Downers Grove.

Commonly known as 5416-5418 Belmont Road, Downers Grove, IL (PIN 08-12-411-012,-013,-014)

**SECTION 2.** A certified copy of this ordinance, together with an accurate map of the Territory hereby annexed shall be recorded in the office of the Recorder of DuPage County and shall be filed with the County Clerk of DuPage County by the Clerk of the Village.

**SECTION 3.** Immediately upon annexation, the Village agrees to adopt an ordinance zoning the Property R-1, Single Family Residence District, under the Village of Downers Grove Zoning Ordinance.

**SECTION 4.** A certified copy of this ordinance, together with an accurate map of the Territory

hereby annexed shall be recorded in the office of the Recorder of DuPage County and shall be filed with the County Clerk of DuPage County by the Clerk of the Village.

SECTION 5. All ordinances or resolutions, or parts thereof, in conflict with the provisions of this ordinance be and are hereby repealed.

SECTION 6. This ordinance shall be in full force and effect from and after its passage and publication in the manner provided by law.

\_\_\_\_\_

Mayor

Passed:

Published:

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

Village Clerk

