

VILLAGE OF DOWNERS GROVE
Report for the Village
2/18/2025

SUBJECT:	SUBMITTED BY:
5241 Lyman Avenue and 831 Maple Avenue - Alley Vacation	Stan Popovich, AICP Director of Community Development

SYNOPSIS

The petitioners are requesting the vacation of a 16-foot by 50.75-foot right-of-way in between their two properties. The following items have been prepared:

1. An ordinance vacating the public alley.
2. A motion waiving the \$1,676.65 payment for the vacated public alley from the Downers Grove Park District.

STRATEGIC PLAN ALIGNMENT

The Goals for 2023 to 2025 include Exceptional Municipal Services.

FISCAL IMPACT

The Petitioner at 5241 Lyman will pay the Village \$1,676.65 for a portion of the vacated alley. The Park District is requesting a waiver of the payment required for the vacated public alley. Per the Village's Right-of-Way Vacation Policy (Resolution #2003-58), the value of the alley is based on the fair market value of land per acre as defined by Section 20.300.d.2 of the Subdivision Ordinance. When land will be encumbered with an easement, land is generally valued at one-third (1/3) of the value of the same property that does not have an easement. As such, the fair market value of the entire alley to be vacated will be discounted to reflect the blanket easement:

The table below summarizes the estimated value:

Land Value per Acre	Sq. Ft. of right-of-way to be Vacated	Estimated Value	Encumbered Value	5241 Lyman Avenue	831 Maple Avenue
\$545,000	812.18	\$10,161.51	\$3,353.3	\$1,676.65	\$1,676.65

RECOMMENDATION

UPDATE & RECOMMENDATION

This item was discussed at the February 11, 2025 Village Council meeting. Staff recommends approval on the February 18, 2025 Consent Agenda.

Approval on the February 18, 2025 active agenda per the Planning and Zoning Commission's unanimous 7:0 positive recommendation. The Planning and Zoning Commission found that the proposal is compatible with the Comprehensive Plan and meets the requirements of the Village Council Policy, Resolution 2003-58.

BACKGROUND

Property Information and Zoning Request

The applicant is requesting that the Village vacate the 16-foot wide by 50.75-foot deep unimproved right-of-way immediately adjacent to and between the property at 5241 Lyman Avenue and 831 Maple Avenue. The resulting vacation would be split between the two abutting properties and provide more flexibility for future site development all lots.

The utility providers and the Village do not have an objection to the vacation of the right-of-way as long as a public drainage, utility and access easement is retained along the entire width and length of the alley. The petitioner has submitted a plat of easement that provides the required easements.

Compliance with the Zoning Ordinance

No new construction or development is proposed at this time. Only a fence or driveway can be constructed with the vacated alley. The proposed vacation is consistent with the Zoning Ordinance.

Compliance with the Comprehensive Plan

The Residential Area Plan notes that the Village should continue to ensure that quality housing stock remains a table of the community, and modernization of the existing housing stock is one way to archive this. The vacation of the alley will provide more flexibility for future development.

Public Comment

There were no public comments.

ATTACHMENTS

Motion

Fee Waiver Request

VILLAGE OF DOWNERS GROVE
COUNCIL ACTION SUMMARY

INITIATED: Village Manager **DATE:** February 18, 2025
(Name)

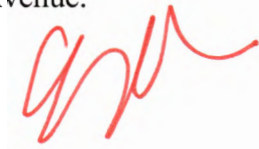
RECOMMENDATION FROM: _____ **FILE REF:** _____
(Board or Department)

NATURE OF ACTION:

- ☐ Ordinance
- ☐ Resolution
- ☒ Motion
- ☐ Other

STEPS NEEDED TO IMPLEMENT ACTION:

Motion to authorize a fee waiver in the amount of \$1,676.65 to the Downers Grove Park District for vacating a certain portion of a right-of-way adjacent to 831 Maple Avenue.



SUMMARY OF ITEM:

Adoption of this motion shall authorize a fee waiver to the Downers Grove Park District in the amount of \$1,676.65 for its portion of the Vacated Lyman and Maple right-of way.

RECORD OF ACTION TAKEN:



Administration Office
2455 Warrenville Road
Downers Grove, IL 60515
Phone: 630.960.7500
Fax: 630.963.1543

Recreation and Fitness Center
4500 Belmont Road
Downers Grove, IL 60515
Phone: 630.960.7250
Fax: 630.960.7251

Lincoln Center
935 Maple Avenue
Downers Grove, IL 60515
Phone: 630.963.1300
Fax: 630.963.5884

Golf Course
2420 Haddow Avenue
Downers Grove, IL 60515
Phone: 630.963.1306
Fax: 630.963.9435

Museum
831 Maple Avenue
Downers Grove, IL 60515
Phone: 630.963.1309
Fax: 630.963.0496

**William F. Sherman, Jr.
Interpretive Center**
901 31st Street
Downers Grove, IL 60515
Phone: 630.963.9388
Fax: 630.963.9389

January 6, 2025

Village of Downers Grove
850 Curtiss Street
Downers Grove, IL 60515

Re: Fee Waiver Request: Right-of-Way Vacation (24-PZC-0005)

Dear Mayor Barnett and Village Council,

Thank you for your consideration of the Park District's right-of-way vacation request related to an Alley adjacent to Wandschneider Park (the Downers Grove Museum Campus).

As I'm sure you are aware, the Downers Grove Park District is nearly coterminous with the Village of Downers Grove, and serves the same residents. Upon vacation of the alley right-of-way, the Park District will be accepting responsibility for maintaining this property, and it will remain public open space accessible to all Downers Grove residents.

For these reasons, the Park District respectfully requests that the Village Council consider waiving the \$1,676.65 fee for the vacated alley property.

Sincerely,

William G. McAdam
Executive Director

