

West Neighborhood Concept Plan Amendment to the Village of Belleville Comprehensive Plan: 2/25/08

Introduction

This summary plan contains the first major amendment to the Village of Belleville Comprehensive Master Plan, which was adopted November 1, 2004. This amendment makes up the third major neighborhood in Belleville, the 307-acre West Neighborhood. The neighborhood is bounded by County Highway PB on the west, the Sugar River on the north, Lake Belle View on the east and State Highway 69/92 on the south however it includes the Belleville School District lands, south of STH 69/92.

Public Participation

The Amendment to the Comprehensive Plan was adopted on March 3, 2008 following a public hearing held on February 25, 2008, as consistent with the guidelines laid out in the Public Participation Plan, which was adopted by the Village Board on March 3, 2003. This process started with the preparation of the Neighborhood Concept Plans: Northeast, Northwest and West Neighborhoods, which was completed in June 2007. Subsequent plan commission meetings were held to refine the west neighborhood concept plan with the cooperative participation of three major landowners from the neighborhood.

Housing

The West Neighborhood contains a residential area will accommodate 533 housing units or a potential population of 1,158. The population is expected to have 236 persons of school age. Most of the residential area will house 290 single-family units, including small lots, standard size lots and a fifth of the homes are planned for larger urban lots. The rest of the new housing made up of about 243 two-family or multifamily units. Some of the multifamily would be owner-occupied and some is planned for persons age 55 or older.

Transportation

Highway 69/92 provides access on four local streets and County Highway PB provides access from the west on two local streets. One east-west collector street is planned from the CTH PB on the west to the eastside of the neighborhood. Sidewalks will be constructed on both sides of streets. Interior streets are laid out to interconnect residential areas with shopping areas. Six park drives and/or pedestrian trails will provide access to extensive parklands located on the north and east of the neighborhood.

Utilities and Community Facilities

Full municipal services will be provided to the neighborhood including the construction of a Westside sanitary sewer interceptor. Four community facilities are planned to be located in the neighborhood, including: a new post office, a medical clinic, an auditorium/indoor pool and a senior center. The extensive open space system will feature more than 50 acres of parkland, mostly located on the south bank of the Sugar River and the west shore of Lake Belle View. Neighborhood-type recreational facilities will be provided in park areas.

Natural Resources

The neighborhood contains an open space system of 90 acres. Neighborhood open space plays three functions, which are listed by the acreage of each: conservancy (30 acres) which are mostly wetland-floodplain areas along Lake Belle View or the Sugar River; parks (51 acres) which are dispersed throughout the neighborhood along drainage ways; and

stormwater management basins (22.5 acres) which are located next to parks or the conservancy area. Pedestrian trails will links open space to residential areas.

Economic Development

A retail and office complex will be located at the center of the neighborhood. Along County Highway PB a commercial park will provide a site for new area employers. In total the combined business areas has room for enough businesses, which could employ an estimated 324 workers.

Land Use

Table 1 below details the proposed land uses in the West Neighborhood. The total area of plan is 306.6 acres. About one-third of the area is devoted to open space.

Nearly half (48.8%) of the developed area is planned for residential development. The average density of housing is 5.5 units per acre.

Land for new businesses will occupy nearly one-third of the developed portion of the neighborhood. Businesses along highways will face the highway, but parking will be located in the rear of the business lots.

About one-fifth of the area will be reserved for street rights-of-way.

Table 1: Belleville Comprehensive Plan Amendment Land Uses

Land Use	Number of Acres	Percent of Total Area	Percent of Developed Area	Housing Units	Housing Density	Number of Persons	Number of Students
Single-Family	70.6	23.0%	34.7%	290	4.1	696	189
Two-Family	9.7	3.2%	4.8%	82	8.5	156	29
Multifamily	13.7	4.5%	6.7%	121	8.8	230	18
Elderly Housing	3.4	1.1%	1.7%	40	11.8	76	0
Commercial / Industrial	63.9	20.8%	31.4%				
Street Right-of-Way	42.1	13.7%	20.7%				
Developed Area	203.4	66.3%	100%				
Open Space	103.2	33.7%					
Total	306.6	100%		533	5.3	1,158	235

Implementation

After annexation of the western two-thirds of the west neighborhood, the development proposals will require the following implementation approvals.

Subdivision The neighborhood area will be part of three large subdivisions.

Zoning Proposed development will be zoned into one of ten zoning districts.

Urban Service Area About two-thirds of the neighborhood is currently located outside of the Belleville Urban Service Area (USA), and an amendment to the USA will be submitted to the area wide water quality agency to approve the request in order to extend public sanitary sewer service to the whole neighborhood.