



Legislation Details (With Text)

File #: 20-211 **Version:** 1

Type: Ordinance **Status:** Agenda Ready

File created: 2/7/2020 **In control:** City Council

On agenda: 2/18/2020 **Final action:**

Title: Pass the ordinance approving the final plat of subdivision and the owner’s acknowledgement & acceptance (OAA) for Chicago Commons located at 920-930 E. Chicago Avenue - PZC 19-1-098

Sponsors:

Indexes:

Code sections:

Attachments: 1. Chicago Commons - Ordinance, 2. Exhibit A - Legal Description, 3. Exhibit B - Final Plat of Subdivision, 4. Exhibit C - OAA, 5. Petition for Development Approval, 6. Location Map

Date	Ver.	Action By	Action	Result
2/18/2020	1	City Council		

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Pass the ordinance approving the final plat of subdivision and the owner’s acknowledgement & acceptance (OAA) for Chicago Commons located at 920-930 E. Chicago Avenue - PZC 19-1-098

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Gabrielle Mattingly, Community Planner

BOARD/COMMISSION REVIEW:

Not required

BACKGROUND:

The petitioner, Bob Carr on behalf of the owner Chicago Commons Naperville LLC, requests approval of a Final Plat of Subdivision and the Owner’s Acknowledgment and Acceptance agreement (OAA), in order to subdivide the subject property into three buildable lots and one outlot. The petitioner intends to construct two duplex units and a five unit single-family attached building for a total of nine units. The 0.82 acre subject property is currently vacant and was previously improved with 2 single-family residences. Located south of Chicago Avenue and east of Huffman Street, the 0.82 acre subject property has a common address of 920 to 930 E. Chicago Avenue. The subject property is zoned R2 (Single-Family and Low Density Multiple-Family Residence District).

DISCUSSION:

On December 18, 2019, the City Council approved a preliminary plat of subdivision for the subject property (Ord. 18-147), as well as a conditional use for single-family attached dwelling units in the R2 District (Ord. 18-148). In conjunction with these approvals, the City Council also approved a variance to increase the maximum building height and number of stories for the units per Ordinance 18-149. The proposed development remains consistent with the prior approvals issued.

Per Section 7-2-2:5 (Subdivision Plat Procedures: Review) of the Naperville Municipal Code, a request for a final subdivision plat in which a zoning variance is not required is sent directly to City Council for review and approval. The final plat of subdivision of Chicago Commons is consistent with the approved preliminary subdivision plat. Staff finds that the requested final plat of subdivision of Chicago Commons meets all of the City's technical requirements and therefore recommends approval.

Owner's Acknowledgement and Acceptance

An Owner's Acknowledgement & Acceptance agreement has been referenced within the ordinance approving the final plat of subdivision. The OAA includes the following:

- School and park donations are calculated based upon four 2-bedroom duplex units and five 2-bedroom single-family attached units and calculated as required per Section 7-3-5 (Dedication Of Park Lands and School Sites Or For Payments Or Fees In Lieu Of) of the Municipal Code.
- Petitioner will receive credit for the 2 existing single-family residences that were located on the subject property and were demolished in 2019.
- School and park donation fees will be paid as a lump sum amount at the time of the recording of the final plat.
- Acknowledgement of petitioner's obligations to install sidewalk, landscaping, and two streetlights pursuant to the approved final engineering plans.
- Financial Surety, in a form acceptable to the City Attorney, shall be provided in the amount of 110% of the approved engineer's cost estimate to guarantee the competition of public improvements pursuant to the approved final engineering plans

Key Takeaways

- The petitioner requests approval of the final plat of subdivision and the owner's acknowledgement and acceptance (OAA) for Chicago Commons Subdivision.
- The final plat of subdivision is consistent with the approved preliminary plat of subdivision and staff recommends approval.

FISCAL IMPACT:

N/A