



Legislation Details (With Text)

File #: 24-0724 **Version:** 1

Type: Public Hearing **Status:** Agenda Ready

File created: 6/7/2024 **In control:** Planning and Zoning Commission

On agenda: 6/19/2024 **Final action:** 6/19/2024

Title: Conduct the public hearing to consider rezoning to R1A (Low Density Single-Family Residence District) upon annexation for the property located at 26w028 Parkside Road - PZC 24-1-046

Sponsors:

Indexes:

Code sections:

Attachments: 1. Development Petition, 2. Legal Description, 3. Annexation Petition, 4. Annexation Plat, 5. Response to Standards

Date	Ver.	Action By	Action	Result
6/19/2024	1	Planning and Zoning Commission	approved	Pass

PLANNING AND ZONING COMMISSION AGENDA ITEM

ACTION REQUESTED:

Conduct the public hearing to consider rezoning to R1A (Low Density Single-Family Residence District) upon annexation for the property located at 26w028 Parkside Road - PZC 24-1-046

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Anna Franco, Community Planner

ENTITLEMENTS REQUESTED:

A petition seeking annexation and rezoning to R1A (Low Density Single-Family Residence District) upon annexation for the property located at 26w028 Parkside Road.

BOARD/COMMISSION REVIEW:

Official notice for the public hearing for PZC 24-1-046 was published in the Daily Herald on June 2, 2024.

BACKGROUND:

The property is located on the north side of Parkside Avenue with a common address of 26w028 Parkside Road. The 14,587 square foot parcel is currently vacant and is zoned R-4 in unincorporated DuPage County. The property is contiguous with incorporated property zoned R1 (Low-Density Single-Family Residence District) to the north and by unincorporated properties to the north, east, west, and south.

DISCUSSION:

The Petitioner, Mathieson House, LLC, d/b/a M House, with permission from the property owner Dong Hua Investment Company, LLC, an Illinois limited liability company, requests annexation and rezoning to R1A (Low Density Single-Family Residence District) in order to construct a new single-

family home in the City of Naperville. The subject property is contiguous to the City of Naperville's corporate limits and is therefore eligible for annexation.

Annexation and Rezoning

Upon annexation, the Petitioner seeks to rezone the subject property to R1A. The subject property meets the R1A lot size and width requirements. Staff finds the proposed R1A zoning to be compatible with the existing zoning of surrounding properties and consistent with the recommendation of the Land Use Master Plan. The Petitioner's standards for Granting a Map Amendment are included in the attachments. Upon review, staff agrees with the Petitioner's findings and recommends their adoption by the Planning and Zoning Commission.

The Property Owner's annexation request is not reviewed by the Planning and Zoning Commission, but information on the request is provided for reference. The annexation request will be heard by the City Council at a subsequent meeting date.

Key Takeaways

- The Petitioner is requesting annexation and rezoning to R1A upon annexation for the property located at 26w028 Parkside Road. Staff is in support of the request.