



Legislation Details (With Text)

File #: 21-0372 **Version:** 1

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

File created: 3/10/2021 **In control:** Planning and Zoning Commission

On agenda: 3/17/2021 **Final action:** 3/17/2021

Title: Conduct the public hearing for the property located at 806 South Julian Street - (Julian Woods) - PZC #21-1-002

Sponsors:

Indexes:

Code sections:

Attachments: 1. Application, 2. Annexation Petition, 3. Response to Standards, 4. Disclosure of Beneficiaries, 5. Legal Description, 6. Prelim-Final Subdivision Plat, 7. Annexation Plat, 8. Location Map

Date	Ver.	Action By	Action	Result
3/17/2021	1	Planning and Zoning Commission	approved	Pass

PLANNING AND ZONING COMMISSION AGENDA ITEM

ACTION REQUESTED:

Conduct the public hearing for the property located at 806 South Julian Street - (Julian Woods) - PZC #21-1-002

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Kathleen Russell, Community Planner

ENTITLEMENTS REQUESTED:

A petition seeking annexation and rezoning to [R1 \(Low Density Single-Family Residence District\)](https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH6REDI_ARTLR1LODESIMIREDI) <https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH6REDI_ARTLR1LODESIMIREDI> has been submitted for the property located at 806 South Julian Street (Julian Woods).

BOARD/COMMISSION REVIEW:

Official notice of the public hearing for PZC #21-1-002 was published in the Daily Herald on March 1, 2021.

BACKGROUND:

Located at the southeast corner of the intersection of Woodlawn Avenue and Julian Street, the subject property has a common address of 806 S. Julian Street. The .53-acre property is currently improved with a single-family residence, detached garage and accessory structure and is zoned R-4 in unincorporated DuPage County. The property is adjacent to unincorporated properties to the south and west and incorporated properties to the north and east. The surrounding incorporated properties are zoned R1A (Low Density Single Family Residence District) and R1 (Low Density Single Family Residence District).

DISCUSSION:

The Petitioner, Mathieson House, LLC, d/b/a M House, on behalf of the owners Simon Frisch and Mona Gandhi, requests annexation and rezoning to R1 upon annexation. The Petitioner intends to demolish the existing residence and build a new single-family residence.

Annexation and Rezoning

Upon annexation, the petitioner seeks to rezone the subject property to R1 (Low Density Single Family Residence District). The subject property meets the R1 lot size and width requirements. Staff finds the proposed R1 zoning to be compatible with surrounding zoning districts. 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 Petitioner'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.

Preliminary/Final Plat of Subdivision

The proposal includes a request to create a legal lot of record. No lot splits are proposed. The preliminary/final plat of subdivision complies with all technical zoning requirements and is only provided for reference.

Key Takeaways

- The Petitioner is requesting annexation, rezoning to R1 upon annexation, and a preliminary/final plat of subdivision in order to annex the property located at 806 S. Julian Street. Staff is in support of the request.