



Legislation Details (With Text)

**File #:** 24-0725      **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 1081 Parkside Road - PZC 24-1-047

**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 1081 Parkside Road - PZC 24-1-047

**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 1081 Parkside Road.

**BOARD/COMMISSION REVIEW:**

Official notice for the public hearing for PZC 24-1-047 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 1081 Parkside Road. The 14,587 square foot parcel is currently improved with a single-family residence and is zoned R-4 in unincorporated DuPage County. The property is contiguous with incorporated property zoned R1 (Low-Density Single-Family Residence District) and R1A (Low Density Single-Family Residence District) to the north and by unincorporated properties to the east, west, and south.

**DISCUSSION:**

The Petitioner, Mathieson House, LLC, d/b/a M House, with permission from the property owners Daniel Popiela and Rachel Popiela, requests annexation and rezoning to R1A 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. All existing structures at the subject property will be demolished following 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 1081 Parkside Road. Staff is in support of the request.