



Legislation Details (With Text)

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Title: Conduct the public hearing for the property located at 26W325 Case Street (Cvengros Estates) - PZC 24-1-023

Sponsors:

Indexes:

Code sections:

Attachments: 1. Development Petition, 2. Response to Standards, 3. Petition for Annexation, 4. Legal Description, 5. Owner Disclosure of Beneficiaries, 6. Petitioner Disclosure of Beneficiaries

Date	Ver.	Action By	Action	Result
5/15/2024	1	Planning and Zoning Commission	approved	Pass

PLANNING AND ZONING COMMISSION AGENDA ITEM

ACTION REQUESTED:

Conduct the public hearing for the property located at 26W325 Case Street (Cvengros Estates) - PZC 24-1-023

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Brad Iwicki, Assistant Planner

ENTITLEMENTS REQUESTED:

1. A petition for annexation into the City of Naperville;
2. Rezoning the property from R-4 in DuPage County to R1A (Low Density Single-Family Residence District) in the City of Naperville upon annexation.

BOARD/COMMISSION REVIEW:

Official notice for the public hearing for PZC 24-1-023 was published in the Daily Herald on April 28, 2024.

BACKGROUND:

The property is located on the south side of Case Street between N Wright Street (west) and Columbia Street (east) with a common address of 26W325 Case Street. The 18,708 square foot lot is currently improved with a single-family residence, detached garage, and shed and is zoned R-4 in unincorporated DuPage County. The property is adjacent to unincorporated properties to the north and east and incorporated properties to the south and west. The surrounding incorporated properties are zoned R1A (Low Density Single Family Residence District).

DISCUSSION:

The Petitioners seek annexation into the City of Naperville and rezoning to R1A (Low Density Single-Family Residence District) upon annexation, and approval of a preliminary/final plat of subdivision to construct a single-family residence. Development plans have not been provided at this time. If it is determined that variances are required during future plan review, the homeowner will be required to formally petition for a zoning variance before the Planning and Zoning Commission and City Council.

Annexation and Rezoning

The Petitioners, with permission from the property owner, Estate of John Squires (Patricia Landorf, as executor), requests annexation and rezoning to R1A upon annexation to construct a new single-family home. The subject property is contiguous to the City of Naperville's current municipal boundaries and therefore is eligible for annexation. All existing structures at the subject property will be demolished following annexation. The annexation request is not reviewed by the Planning & Zoning Commission, but information is provided for reference. City Council will consider the request at a subsequent public hearing.

Upon annexation, the Petitioner seeks to rezone the subject property to R1A (Low Density Single Family Residence District). The subject property meets the R1A lot size and width requirements. Staff finds the proposed R1A zoning to be compatible with surrounding zoning districts and consistent with the Land Use Master Plan (2022).

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.

Preliminary/Final Plat of Subdivision

In association with the rezoning request, the petitioner is also requesting approval of a preliminary/final plat of subdivision. The preliminary/final plat of subdivision complies with all technical zoning requirements and does not require Planning and Zoning Commission review (Section 7-2-2:5 of the Naperville Municipal Code).

Key Takeaways

- The Petitioner is requesting rezoning to R1A upon annexation in order to annex the subject property into the City and construct a new single-family home at the property located at 26W325 Case Street. Staff is in support of the request.