



Legislation Details (With Text)

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Title: Conduct the public hearing for the property located at 836 South Julian Street - PZC #21-1-029

Sponsors:

Indexes:

Code sections:

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

Date	Ver.	Action By	Action	Result
5/5/2021	1	Planning and Zoning Commission	approved	Pass

PLANNING AND ZONING COMMISSION AGENDA ITEM

ACTION REQUESTED:

Conduct the public hearing for the property located at 836 South Julian Street - PZC #21-1-029

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Kathleen Russell, Community Planner

ENTITLEMENTS REQUESTED:

A petition seeking annexation, preliminary/final plat of subdivision and rezoning to R1A (Low Density Single-Family Residence District) has been submitted for the property located at 836 South Julian Street.

BOARD/COMMISSION REVIEW:

Official notice for the public hearing for PZC #21-1-029 was published in the Daily Herald on April 19, 2021.

BACKGROUND:

Located at the northeast corner of the intersection of Julian Street and Gartner Road, the subject property has a common address of 836 S. Julian Street. The 1.02-acre property is currently improved with a single-family residence and detached garage and is zoned R-4 in unincorporated DuPage County. The property is adjacent to unincorporated properties to the north and west and incorporated properties to the south 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 owner Madonna E. Gannon, requests annexation, rezoning to R1A upon annexation and approval of a preliminary/final plat of

subdivision to subdivide the property into two lots and construct two new single-family homes (note: all existing structures on the subject property will be demolished). The proposed single-family homes will be setback approximately 41' from the front property line which exceeds the R1A minimum front yard setback of 30'.

Annexation and Rezoning

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. 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 subdivide the existing lot into two lots. The proposed lot sizes will be 27,273 square feet and 20,001 square feet in size. The preliminary/final plat of subdivision complies with all technical zoning requirements and is only provided for reference. As required by Section 7-2-2:5, the proposed lot subdivision will be reviewed by the City Council at a subsequent meeting date.

Key Takeaways

- The Petitioner is requesting annexation, rezoning to R1A upon annexation, and a preliminary/final plat of subdivision in order to subdivide and build two single family residences at the property located at 836 S. Julian Street. Staff is in support of the request.