



Legislation Details (With Text)

File #: 24-0725B **Version:** 1

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

File created: 6/20/2024 **In control:** City Council

On agenda: 7/16/2024 **Final action:**

Title: Receive the staff report and conduct the public hearing to consider the Annexation Agreement for the property located at 1081 Parkside Road - PZC 24-1-047 (Item 1 of 4)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Development Petition, 2. Annexation Petition, 3. PZC Minutes 6-19-24, 4. Response to Standards, 5. Annexation Plat, 6. Disclosure of Beneficiaries, 7. Legal Description, 8. Final Engineering, 9. Cost Estimate

Date	Ver.	Action By	Action	Result
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CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Receive the staff report and conduct the public hearing to consider the Annexation Agreement for the property located at 1081 Parkside Road - PZC 24-1-047 (Item 1 of 4)

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Anna Franco, Community Planner

BOARD/COMMISSION REVIEW:

The Planning and Zoning Commission (PZC) considered PZC 24-1-047 on June 19, 2024, and recommended approval of the petitioners’ request (approved 6-0). Staff concurs.

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:

Daniel Popiela and Rachel Popiela, as owners, and Mathieson House, LLC d/b/a M House, as authorized by the owners (together known as “**Petitioners**”) requests approval of an annexation agreement, annexation, and rezoning to R1A (Low Density Single-Family Residence District) for future construction of 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 Petitioners seek 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 Petitioners' standards for Granting a Map Amendment are included in the attachments. Upon review, staff agrees with the Petitioners' findings and recommends their adoption by the Planning and Zoning Commission.

The Annexation Agreement, included in the attachments, outlines all applicable requirements for the subject property.

Legal Lot of Record

The property is not a legal lot of record and administrative approval of a subdivision plat is required to record the property as such. To ensure the subdivision plat is recorded post approval of the requests, the following condition of approval is recommended and is included in the prepared ordinance:

The petitioner shall submit a plat of subdivision to create the subject property as a legal lot of record. Said plat shall be recorded prior to issuance of any City building permits.

Planning and Zoning Commission Action

The Planning and Zoning Commission conducted the public hearing to consider PZC 24-1-047 on June 19, 2024. No public comment was provided during the meeting. The Planning and Zoning Commission closed the public hearing and voted to recommend approval of the petitioner's request (approved 6-0). Staff concurs with the Planning and Zoning Commission recommendation.

Key Takeaways

- The Petitioners are requesting approval of an annexation agreement, annexation, and rezoning to R1A upon annexation for future construction of a new single-family home at the property located at 1081 Parkside Road.
- Staff and the Planning and Zoning Commission are in support of the request.

Related Files

- 24-0788 - Pass the ordinance authorizing the execution of the Annexation Agreement for 1081 Parkside Road - PZC 24-1-047 (Item 2 of 4)
- 24-0789 - Pass the ordinance annexing 1081 Parkside Road - PZC 24-1-047 (Item 3 of 4)
- 24-0790 - Pass the ordinance rezoning 1081 Parkside Road to R1A upon annexation - PZC 24-1-047 (Item 4 of 4)