



Legislation Details (With Text)

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Title: Receive the staff report and conduct the public hearing to consider the Annexation Agreement for the property located at 26W325 Case Street (Cvengros Estates) - PZC 24-1-023 (Item 1 of 4)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Development Petition, 2. Annexation Petition, 3. Plat of Annexation, 4. Response to Standards, 5. Legal Description, 6. Owner Disclosure of Beneficiaries, 7. Petitioner Disclosure of Beneficiaries, 8. PZC Meeting Minutes 5-15-24 DRAFT

Date	Ver.	Action By	Action	Result
6/18/2024	1	City Council		

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 26W325 Case Street (Cvengros Estates) - PZC 24-1-023 (Item 1 of 4)

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Brad Iwicki, Assistant Planner

BOARD/COMMISSION REVIEW:

The Planning and Zoning Commission (PZC) considered PZC 24-1-023 on May 15, 2024 and recommended approval of the petitioner’s request (approved 6-0). Staff concurs.

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.

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 Annexation Agreement, included in the attachments, outlines all applicable requirements for the subject property. No school or park donations apply.

The Petitioner's standards for Granting a Map Amendment are included in the attachments. Upon review, the Planning and Zoning Commission and staff agree with the Petitioner's findings and recommend their adoption by City Council.

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 meets all technical requirements for administrative approval per Section 7-2-5: - Administrative Plat Procedures of the Naperville Municipal Code.

Planning and Zoning Commission Action

The Planning and Zoning Commission conducted the public hearing to consider PZC 24-1-023 on May 15, 2024. No members of the public provided testimony. After limited discussion, 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 Petitioner is requesting approval of an annexation agreement, annexation, and rezoning to R1A upon annexation to construct a new single-family home at the property located at 26W325 Case Street.
- Staff and the Planning and Zoning Commission are in support of the request

Related Files

- 24-0707 - Pass the ordinance authorizing the execution of the Annexation Agreement for 26W325 Case Street - PZC - 24-1-023 (Item 2 of 4)
- 24-0708 - Pass the ordinance annexing 26W325 Case Street - PZC - 24-1-023 (Item 3 of 4)
- 24-0709 -Pass the ordinance rezoning 26W325 Case Street to R1A upon annexation - PZC - 24-1-023 (Item 4 of 4)

