



Legislation Text

File #: 22-0853B, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Receive the staff report and conduct the public hearing to consider the annexation agreement for property located at 841 South Julian Street - PZC 22-1-016 (Item 1 of 5)

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Kathleen Russell, AICP, Community Planner

BOARD/COMMISSION REVIEW:

The Planning and Zoning Commission (PZC) considered PZC 22-1-016 on July 20, 2022. The Commission voted 8-0 to approve the rezoning; staff concurs.

BACKGROUND:

Located at the northwest corner of the intersection of Gartner Road and Julian Street, the subject property has a common address of 841 S. Julian Street. The .7-acre property is currently improved with a single-family residence and detached garage. The subject property is zoned R-4 in unincorporated DuPage County. The property is adjacent to unincorporated properties to the south and west and incorporated properties to the north and east. The surrounding incorporated properties are zoned R1A (Low Density Single-Family Residence District).

DISCUSSION:

The Petitioner, Mathieson House, LLC, d/b/a M House, requests annexation, rezoning to R1A upon annexation, a preliminary/final plat of subdivision, and a deviation to a platted building line. The Petitioner intends to demolish the existing residence and build a new single-family residence.

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 properties. 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 City Council.

Preliminary/Final Plat of Subdivision

The proposal includes a request to create a legal lot of record. No lot splits are proposed. The preliminary/final plat of subdivision complies with all technical zoning requirements and is only provided for reference.

Deviation to the Platted Building Line

In association with the rezoning and annexation requests, the Petitioner is also requesting approval

of a preliminary/final plat of subdivision to deviate from the 40' platted building line along the east property line.

The platted building line restricts the location of any building improvements on the lot, resulting in a setback requirement of 40' from the front property line for the new single-family home. The R1A front yard setback is 30'. Since the platted building line is more restrictive than the front yard setback, the Petitioner has requested a deviation from the platted building line in order to allow the new home to follow the R1A zoning district front yard setback requirements.

The Petitioner has proposed that the residence and associated porch will be 30' from the east property line. The property to the east of the subject property appears to have a 30' front setback. It should be noted, the lots directly north of the subject property were annexed in 2021 and did not request a deviation to the 40-foot platted building line. However, the lots north of the subject property are 2.68 times deeper (219 feet deeper) than the subject property. Staff has no concerns with the requested deviation since the request aligns with other incorporated properties adjacent to the subject property.

Planning and Zoning Commission

The public hearing before the Planning and Zoning Commission (PZC) was conducted on July 20, 2022. Caitlin Czuk, Rosanova & Whitaker, Ltd., presented the case. No members of the public spoke on the request. The Planning and Zoning Commission closed the public hearing and voted 8-0 to recommend approval of the rezoning. Staff concurs with the recommendation.

Key Takeaways

- The Petitioner requests annexation, rezoning to the R1A zoning district upon annexation into the City of Naperville, and a deviation to the 40-foot platted building line for the property located at 841 South Julian Street in order to construct a single-family home. Staff and the Planning and Zoning Commission are in support of the request.

Related Files

- Pass the ordinance authorizing the execution of the Annexation Agreement for property located at 841 South Julian Street - PZC 22-1-016 (requires six positive votes) (Item 2 of 5)
- Pass the ordinance annexing 841 South Julian Street - PZC 22-1-016 (Item 3 of 5)
- Pass the ordinance rezoning 841 South Julian Street to R1A upon annexation - PZC 22-1-016 (Item 4 of 5)
- Pass the ordinance approving a deviation to the platted building line for property located at 841 South Julian Street - PZC 22-1-016 (Item 5 of 5)

FISCAL IMPACT:

N/A