



Legislation Text

File #: 21-0358B, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Pass the ordinance granting a variance to permit the construction of a three-story single-family residence at 476 South Columbia Street - PZC 21-1-023

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Kathleen Russell, Community Planner

BOARD/COMMISSION REVIEW:

The Planning and Zoning Commission (PZC) considered this matter on March 17, 2021 and voted to recommend approval of the request (approved 8-0). Staff concurs.

BACKGROUND:

The subject property is located at 476 S. Columbia Street and consists of an approximately 8,686 square foot parcel. The property is currently unimproved, and is zoned R1B (Medium Density Single-Family Residence District).

DISCUSSION:

The Petitioners, Drake C. Kelly and Lauren E. Kelly, seek to construct a single-family residence illustrated on the site plan and elevations. The Petitioners request approval of a variance to the R1B number of stories requirement to permit the proposed residence to be three stories, exceeding the 2 ½ story limit by a ½ story.

The Naperville Municipal Code R1B Zoning District height requirement for single family detached dwelling units is 2½ stories, not to exceed 35 feet with a maximum peak roof height of 40 feet. The proposed single-family home would be three stories with a height of 34.2 feet and a peak height of 38.46 feet. The proposed residence would meet the total height requirement, but would not meet the number of stories requirement.

A story is defined in Section 6-1-6 (Definitions) as that part of a building or structure between any floor and the floor next above. Exterior walls more than 4½ feet above the finished floor of the story below are considered a full story. The proposed single-family home is three stories given that the basement level is 8.57 feet above the datum point.

Per the Petitioners, the proposed residence will not appear to be taller than the surrounding residences because the height of the home does not exceed Naperville's height requirement in feet. Additionally, the Petitioners explained that the basement is at a higher elevation to minimize the unique topographical limitations on the site which results in flooding. The property will maintain the

existing retaining walls as an additional flood mitigation component. The residence will be designed so that there will not be any openings in the basement that are below the high-water level and the garage floor will be above the high-water level.

Findings of Fact

The Petitioners' responses to the Standards for Granting a Zoning Variance can be found in the attachments. Upon review, staff is in general agreement with the variance findings and recommends adoption by the City Council.

Planning and Zoning Commission

The PZC considered the variance request on March 17, 2021. Kathleen West, Dommermuth, Cobine, West, Gensler, Philipchuck, and Corrigan, Ltd., presented the request. One person spoke in support of the proposal during the public hearing. The Commission moved to adopt the findings of fact as presented by the Petitioner and approve PZC 21-1-023 (approved 8-0). Staff concurs.

Key Takeaways

- The Petitioners request approval of a variance to Section 6-6B-8 (R1B Height/Bulk Regulations) of the Naperville Municipal Code to permit construction of a three-story single-family residence at 476 South Columbia Street.
- The PZC supported the requested variance (vote: 8 in favor; 0 opposed). Staff recommends approval.

FISCAL IMPACT:

N/A