



Legislation Text

File #: 22-0723, Version: 1

PLANNING AND ZONING COMMISSION AGENDA ITEM

ACTION REQUESTED:

Conduct the public hearing for 24254 111th Street, Naperville (The Belvedere) - PZC 22-1-023

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Sara Kopinski, AICP

ENTITLEMENTS REQUESTED:

1. A petition for annexation into the City of Naperville;
2. Rezoning from A-1 (Agricultural District) in Will County to OCI (Office, Commercial and Institutional District) in the City of Naperville upon annexation;
3. A conditional use pursuant to Section 6-7F-3:2 for a 212-unit multi-family residential development in the OCI Zoning District;
4. A conditional use pursuant to Section 6-7F-3:7 for a Planned Unit Development ("PUD") in the OCI zoning district and Preliminary PUD Plat.

BOARD/COMMISSION REVIEW:

Official notice for the public hearing for PZC 22-1-023 was published in the Naperville Sun on Sunday, May 29, 2022.

BACKGROUND:

The subject property consists of approximately 20 acres currently zoned A-1 (Agricultural District) in unincorporated Will County. It is improved with a building and greenhouses utilized by the former Lizzie's Nursery, which closed and ceased operations in 2018. The petitioner proposes annexing the property into the City of Naperville and developing a 212-unit, multi-family residential development. To do so, the petitioner requests approval of: rezoning to OCI (Office, Commercial and Institutional District) following annexation; a conditional use to allow multi-family residential in the OCI Zoning District; a conditional use for a Planned Unit Development (PUD) and a Preliminary PUD Plat; and, a Preliminary Plat of Subdivision.

DISCUSSION:

Annexation

The petitioner proposes annexation of the subject property into the City of Naperville. The subject property is contiguous to the City of Naperville's current municipal boundaries and therefore is eligible for annexation. The annexation request is not reviewed by the Planning & Zoning Commission, but information is provided for reference. City Council will consider the request at a subsequent public hearing.

Rezoning

The petitioner seeks to rezone the property to OCI (Office Commercial and Institutional District) upon annexation. The intent of the OCI district is to act as a transitional zone between intensive business areas and residential neighborhoods.

Several different zoning districts and land uses abut the subject property:

- The adjacent property to the east is zoned B2 (Community Shopping Center District) and is developed with Naperville Marketplace.
- The properties to the west are developed with single family homes zoned R1 (Low Density Single-Family Residence District) and unincorporated residences.
- Unincorporated Tamarack Golf Club is located north of the property.
- Unincorporated single-family homes are located to the south.

The Belvedere is anticipated to help transition between the businesses to the east and residential uses to the west. As part of the submittal, the petitioner provided engineering plans which depict the proposed development layout. The plans comply with OCI zoning regulations and do not require approval of any zoning variances or PUD deviations. Additionally, the proposal is consistent with the City's Land Use Master Plan. The Master Plan designates the subject property as Urban Center, which accommodates Planned Unit Developments and multi-family residential. Consequently, staff is supportive of the petitioner's proposed rezoning and finds it to be compatible with properties in the surrounding area.

Findings of Fact

The petitioner's responses to the Standards for Granting a Map Amendment can be found in the attachments. Upon review, staff agrees with the petitioner's Findings and recommends their adoption by the Planning and Zoning Commission.

Conditional Use, Multi-family Residential

The OCI zoning district classifies multi-family residential as a conditional use. As part of the development petition, the petitioner has identified that The Belvedere will provide a much-needed housing opportunity on the southwest side of the City due to the limited rental options currently available. Upon review, staff finds the proposed development's design and scale to be compatible with adjacent properties and that it will provide a good transition between commercial uses (Naperville Marketplace) to the east and residential uses to the west.

Additionally, the proposal is consistent with the City's Land Use Master Plan. The Master Plan designates the subject property as Urban Center, which allows for multi-family residential as a supporting use to surrounding commercial and office uses. Since the subject property does not have any frontage along IL Route 59, the petitioner believes that there is limited potential for a commercial development on the site. A multi-family residential development on the subject property is anticipated to support nearby commercial uses while providing a transition to nearby single-family neighborhoods.

Lastly, it should be noted that Indian Prairie School District 204 has provided the City with a letter outlining no objection to the development.

Findings of Fact

The petitioner's responses to the Standards for Granting a Conditional Use can be found in the attachments. Upon review, staff agrees with the petitioner's Findings and recommends their adoption by the Planning and Zoning Commission.

Conditional Use to Establish a Planned Unit Development (PUD) & Preliminary PUD Plat

The Municipal Code identifies that the objective of a PUD is to encourage a higher level of design and amenity than is possible to achieve under otherwise applicable zoning regulations. The proposed development will consist of a 212-unit apartment community, called The Belvedere. It is projected to include 16 one-bedroom apartments, 96 two-bedroom apartments and 100 three-bedroom apartments. The petitioner has indicated that the area surrounding the subject property is underserved with the opportunities rental communities provide for young professionals, new entries to the City, empty nesters, and retired individuals seeking flexibility in housing options.

The proposed PUD complies with all underlying OCI zoning requirements and does not require approval of any PUD deviations. It has been designed in such a manner that the front building facades face the perimeter of the Subject Property, and the parking areas and drive aisles are on the interior of the property, away from adjacent residential uses. Though generally supportive of the proposed layout, staff is working with the petitioner to determine the best cross-section for the west driveway considering both traffic flow and alignment.

Common Open Space

Section 6-4-3:3 of the Municipal Code requires that PUDs with multi-family residential uses provide outdoor common areas covering a minimum of 35% of the site. The proposed site layout provides approximately 9.63 acres of common open space area, which is equivalent to 48% of the total lot coverage. These open space areas preserve existing natural features, including a mature evergreen tree line along the west property line and a creek that traverses the northern portion of the site, in addition to introducing new amenities for residents to enjoy. New site amenities will include a club house and pool along 111th Street, walking paths, a playground and dog park area.

Elevations

Section 6-4-3:11.1.3 (Designs and Criteria) of the Municipal Code requires PUDs to feature superior architectural design. The elevations proposed for The Belvedere comply with the City's 50% masonry requirement and include earthtone masonry veneer and fiber cement board siding. However, staff has concerns with the elevations as presented, and finds the proposal to appear visually monotonous due to the length of the buildings (up to 222 ft.) and the number of buildings planned to be constructed adjacent to each other along the west property line. Staff has shared these concerns with the petitioner; however, the petitioner's architect has indicated that they do not share these concerns and do not intend to make changes to the proposed façade at this time.

The clubhouse proposed incorporates different architectural features and colors than the residential buildings. Staff recommends some of these elements be carried over onto the residential building elevations, or that the petitioner work to enhance the building elevations prior to final PUD approvals. If the PZC concurs with staff's concerns, they should recommend that the petitioner make additional changes to the building design as a condition of approval.

Findings of Fact

Staff believes that the proposed development and open space areas satisfy the intent of the City's PUD standards; however, recommends additional modifications be made to enhance the building elevations. The petitioner's responses to the Standards for Granting or Amending a Planned Unit Development can be found in the attachments. Upon review, staff agrees with the petitioner's Findings and recommends their adoption by the Planning and Zoning Commission subject to additional modifications being made to enhance the building elevations prior to final PUD approvals.

Preliminary Plat of Subdivision

The subject property currently is approximately 20.17 acres in size. The petitioner proposes establishing the property as one legal lot of record in the City of Naperville. Staff finds the proposed plat of subdivision meets the technical requirements for approval.

Key Takeaways

- The petitioner requests approval of rezoning to OCI upon annexation into the City of Naperville. Staff is supportive of this zoning designation due to the transitional nature of the property.
- The petitioner requests approval of a conditional use for a two hundred and twelve (212) unit, multi-family development in the OCI Zoning District. Staff is supportive of the request due to compatibility with the surrounding area and consistency with the Land Use Master Plan.
- The petitioner requests approval of a conditional use for a PUD and a Preliminary PUD Plat. Staff believes that the proposed development and open space areas satisfy the intent of the City's PUD standards; however, recommends additional modifications be made to enhance the building elevations prior to final PUD approvals.

RELATED FILES

N/A