



Legislation Text

File #: 23-0487, Version: 1

PLANNING AND ZONING COMMISSION AGENDA ITEM

ACTION REQUESTED:

Conduct the public hearing for 25W462 75th Street, Naperville (Forest Meadows) - PZC 23-1-007

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Sara Kopinski, AICP

ENTITLEMENTS REQUESTED:

1. A petition for annexation into the City of Naperville;
2. Rezoning the property from R-2 (Single Family Residence District) in DuPage 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 of the Municipal Code to allow for a 38-unit multi-family residential development in the OCI Zoning District;
4. A variance to Section 6-7F-8 the Municipal Code to increase the maximum permitted height from 43 feet to up to 47 feet;
5. A variance to Section 6-7F-5 of the Municipal Code to increase the permissible residential density.

BOARD/COMMISSION REVIEW:

Official notice for the public hearing for PZC 23-1-007 was published in the Naperville Sun on Sunday, April 2, 2023.

BACKGROUND:

The subject property consists of approximately 1.53 acres currently zoned R-2 (Single Family Residence District) in unincorporated DuPage County. The petitioner proposes annexing the property into the City of Naperville and developing a multi-family residential development consisting of 38 units. 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 variance to Section 6-7F-8 (Height Limitations/Bulk Regulations) of the Municipal Code to increase the maximum building height from 43 feet to up to 47 feet; and, a variance to Section 6-7F-5 (Area Requirements) of the Municipal Code to increase the permissible residential density to allow for a 38-unit development on an approximately 1.53 acre parcel.

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

A variety of land uses border the subject property, including: unincorporated Goodrich Woods Forest Preserve to the north; a City-owned electric substation to the east; an unincorporated religious institution to the west; and, 75th Street to the south. The petitioner seeks to rezone the property to OCI (Office Commercial and Institutional District) upon annexation. The intent of this zoning designation is to act as a transitional zone between intensive business areas and residential neighborhoods. The OCI district supports a variety of land uses including residential, office, institutional and supporting commercial facilities.

As part of the submittal, the petitioner provided engineering plans which depict the proposed development layout. The plans do not require approval of any setback or parking variances. Additionally, the proposal is consistent with the City's Land Use Master Plan. The Master Plan designates the subject property as City Corridor, which accommodates multi-family residential. Consequently, staff is supportive of the petitioner's proposed rezoning and finds it to be complementary to 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 Forest Meadows will provide a desirable living option that serves the community by providing a different style and density of home than is prevalent in this part of the community. The petitioner proposes 38 units with a mix of one- and two-bedrooms, in a three-story building. The proposal includes exterior amenity areas and code required parking, and maintains existing mature tree lines along the perimeter. Upon review, staff finds the proposed development's design and scale are compatible with adjacent properties.

Multi-family residential is also supported by the City's Land Use Master Plan, which designates the future place type of the subject property as City Corridor and accommodates multi-family residential as a supporting land use. Staff notes that the property is only accessible by a right-in/right-out access point, which may limit opportunities for commercial development in this area. Additionally, the subject property is situated between nonresidential land uses on the north side of 75th Street, including the Islamic Center of Naperville to the west, and an electric substation to the east. A multi-family residential development on the subject property is anticipated to support nearby commercial uses while complementing the diverse uses in the area.

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.

Variances

Building Height

Section 6-2-4 (Building Height and Bulk

https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH2GEZOPR_6-2-4BUHEBU

> of the Code requires building height to be measured from a datum point established by the average of the two grades along each side lot line. The maximum height for multi-family residential in the OCI district is 43 feet. The petitioner has requested a variance to Section 6-7F-8:1 (Height Limitations/Bulk Regulations) https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH7BUDI_ARTFOCOFCOINDI_6-7F-8HELIBURE to allow the proposed building to measure up to 47 feet in height when measured from the datum point.

The subject property has a unique topography with a natural incline from the south property line abutting 75th Street, to the north property line adjacent to Goodrich Woods Forest Preserve. This results in the building appearing tallest when viewed from 75th Street, a major arterial roadway. The perceived building height decreases as one moves north on the property. Staff finds that the slope of the property provides a hardship that restricts the height of any proposed residential structure. Additionally, staff notes that the subject property is adjacent to non-residential land uses, so no residences are impacted by the increased height of the building. The subject property is also screened along the property lines by mature trees that further minimize the impact of the additional building height. Staff believes the proposed height of the building is reasonable and is supportive of the variance request.

Density Variance

Section 6-7F-5:2 (Area Requirements)

https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH7BUDI_ARTFOCOFCOINDI_6-7F-5ARRE

> of the Municipal Code requires lots developed with multi-family residential units in the OCI zoning district to have a minimum lot area of 2,600 square feet per dwelling unit (resulting in approximately 16.75 dwelling units per acre). This density ratio would allow 26 dwelling units to be constructed on the subject property.

The petitioner requests approval of a variance to allow a minimum lot area of approximately 1,758 square feet per dwelling unit (or approximately 24.8 dwelling units per acre), to accommodate 38 units on the 1.53-acre property.

The City's minimum lot area requirement is not intended to impose a minimum interior/livable square footage requirement for each residential unit; rather, it is used as a means of controlling site density and the overall bulk of the building. The proposed building footprint for Forest Meadows consists of approximately 27% of the total lot area. The building complies with the OCI zoning district's required yards and setbacks, and code required parking is accommodated on site. Staff is supportive of the requested variance, noting that the increased density has not resulted in increased building bulk or additional variances. Furthermore, staff finds the proposal will not negatively impact adjacent properties due to the subject property's location along a major arterial and adjacency to nonresidential uses.

Findings of Fact

The petitioner's responses to the Standards for Granting a Variance can be found in the attachments. Upon review, staff agrees with the petitioner's Findings for both variances and recommends their

adoption by the Planning and Zoning Commission.

Elevations

The elevations proposed for Forest Meadows exceed the City's 50% masonry requirement and include earthtone face brick, stone accents, and cementitious panels. Varied rooflines add visual interest to the building and balconies provide exterior access for each apartment. Staff is supportive of the elevations as proposed.

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 compatibility with the surrounding area.
- The petitioner requests approval of a conditional use for a 38-unit, multi-family development in the OCI Zoning District. Staff is supportive of the request and finds diversifies housing in the area and maintains consistency with the Land Use Master Plan.
- The petitioner requests approval of building height and density variances. Staff finds the proposed development meets the required standards for each variance and is supportive of the requests.

RELATED FILES

N/A