



Legislation Text

File #: 22-0723B, Version: 1

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 24254 111th Street (The Belvedere) - PZC 22-1-023 (Item 1 of 6)

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Sara Kopinski, AICP

BOARD/COMMISSION REVIEW:

The Planning and Zoning Commission (PZC) considered PZC 22-1-023 on June 15, 2022 and recommended approval of the request (approved 7-0). Staff concurs.

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 & Rezoning

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 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, the PZC and staff agree with the petitioner's Findings and recommend their adoption by City Council.

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.

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, the PZC and staff agree with the petitioner's Findings and recommends their adoption by City Council.

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.

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 this requirement and feature three alternating building models with varied rooflines, porch designs, and accent materials. The elevations exceed the City's 50% masonry requirement and include earthtone masonry veneer and fiber cement board siding.

Note: Please see additional comments under "Changes Made Following the PZC Meeting."

Findings of Fact

The petitioner's responses to the Standards for Granting or Amending a Planned Unit Development can be found in the attachments. Upon review, the PZC and staff agree with the petitioner's Findings and recommend adoption by the City Council.

Planning and Zoning Commission Action

The PZC conducted a public hearing to consider PZC 22-1-023 on June 15, 2022. Staff raised concerns with the elevations as presented at the time and recommended a condition that the petitioner enhance the building design prior to final PUD approvals. Six members of the public provided comments on the case, noting concerns with the increase in traffic in the area, maintaining privacy, the potential for flooding, and protecting the neighboring golf course. The PZC members discussed the building elevation concerns raised by staff, the neighbors' traffic concerns, and the concept of providing a fence to protect the neighboring golf course. Following discussion, the Commission closed the public hearing and concluded they would not include the condition proposed by staff to require the petitioner enhance the building elevations. The PZC voted to recommend approval of the petitioner's request as presented (approved 7-0). Staff continued to recommend modifications to the building elevations.

Changes Made Following the PZC Meeting

Despite the unanimous recommendation for approval by the PZC members, the petitioner continued

to work with staff on enhancements to the proposed building elevations after the PZC meeting. Significant modifications were made, including establishment of three alternating building models, variations in roofline and color, and the addition of dormers and new accent materials for visual interest. Staff finds the revised building elevations meet the intent of Section 6-4-3:11.1.3 (Designs and Criteria) of the Municipal Code, which requires PUDs to feature superior architectural design. Additionally, staff finds the residential building elevations to better complement the development's clubhouse. Staff is in support of the revisions made by the petitioner.

Key Takeaways

- The petitioner requests authorization of an annexation agreement and annexation 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 petitioner requests approval of rezoning to OCI upon annexation into the City of Naperville. The PZC and staff are supportive of this zoning designation due to the transitional nature of the property.
- The petitioner requests approval of a preliminary plat of subdivision. Staff finds the subdivision plat to meet the technical requirements for approval.
- The petitioner requests approval of a conditional use for a two hundred and twelve (212) unit, multi-family development in the OCI Zoning District. The PZC and staff are 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. The PZC and staff believe the proposed development, open space areas, and building elevations meet the intent of the City's PUD standards.

RELATED FILES

1. Pass the ordinance authorizing the execution of an annexation agreement for the property located at 24254 111th street (The Belvedere) - PZC 22-1-023
2. Pass the ordinance annexing certain property located at 24254 111th street (The Belvedere) - PZC 22-1-023
3. Pass the ordinance rezoning certain property located at 24254 111th street to OCI (The Belvedere) - PZC 22-1-023
4. Pass the ordinance approving a preliminary plat of subdivision for The Belvedere - PZC 22-1-023
5. Pass the ordinance approving a conditional use in the OCI zoning district to allow a multi-family residential development, a conditional use for a PUD, and a preliminary PUD plat for The Belvedere - PZC 22-1-023