



Legislation Text

File #: 23-0909, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Pass the ordinance approving the preliminary/final plat of resubdivision for 209 N. Brainard Street and 213 N. Brainard Street (Buhr Resubdivision) - PZC 23-1-050

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Gabrielle Mattingly, AICP, Project Manager

BOARD/COMMISSION REVIEW:

N/A

BACKGROUND:

The subject property consists of two lots (213 N. Brainard Street and 209 N. Brainard Street) located at the northwest corner of School Street and Brainard Street. The properties are zoned R2 (single family and low-density multiple family residence district) and are both currently improved with single-family homes and detached garages. The Owners and Petitioners, Brian and Meg Lederbuhr, are requesting a preliminary/final plat of resubdivision to create legal lots of record and shift the lot line between the lots.

DISCUSSION:

Preliminary/final plat of resubdivision

The lots were originally created in 1884 through the Declar Sleights Addition. The submitted plat of subdivision slightly shifts the lot line south. The resulting lot sizes are approximately 12,584 sf (209 N. Brainard) and approximately 9,915 sf (213 N. Brainard). The proposed lots comply with the minimum required lot size and lot width.

Although no new lots will be created through the submitted plat of resubdivision, the existing accessory structures located on the subject property will be nonconforming with Section 6-2-10 (Accessory buildings, Structures and Uses of Land) of the Municipal Code following approval of the proposed plat of resubdivision. Therefore, City Council review and approval is required per Section 7-2-5:5 (Subdivision Plat Procedures:Review) of the Municipal Code. Staff is supportive of the proposed preliminary/final plat of resubdivision and recommends approval by the City Council subject to the condition that following approval of the plat of resubdivision, the existing improvements depicted on the submitted site plan shall be subject to the provisions included in Section 6-2-19 (Existing Buildings and Structures) of the Naperville Municipal Code.

FISCAL IMPACT:

N/A