



Legislation Details (With Text)

File #: 19-916 **Version:** 1

Type: Public Hearing **Status:** Agenda Ready

File created: 9/20/2019 **In control:** Planning and Zoning Commission

On agenda: 10/2/2019 **Final action:**

Title: Conduct the public hearing to consider rezoning the subject property located at 24W560 77th Street to R1A (Low Density Single-Family Residence District) upon annexation (77th Street Project) - PZC 19-1-070

Sponsors:

Indexes:

Code sections:

Attachments: 1. Application, 2. Findings of Fact, 3. Landscape Plans, 4. Legal Description, 5. Location Map, 6. Petition for Annexation, 7. Plat of Annexation, 8. Preliminary Engineering, 9. Preliminary Plat of Subdivision

Date	Ver.	Action By	Action	Result
10/2/2019	1	Planning and Zoning Commission	accept	Pass

PLANNING AND ZONING COMMISSION AGENDA ITEM

ACTION REQUESTED:

Conduct the public hearing to consider rezoning the subject property located at 24W560 77th Street to R1A (Low Density Single-Family Residence District) upon annexation (77th Street Project) - PZC 19-1-070

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Erin Venard

BOARD/COMMISSION REVIEW:

Official notice for the public hearing for PZC 19-1-070 was published in the Daily Herald on Monday, September 9, 2019.

BACKGROUND:

The subject property is approximately 3.4 acres, is zoned R2 in unincorporated DuPage County, and is currently vacant. It is located at the northeast corner of Wehrli Road and 77th Street and has a common address of 24W560 77th Street. The East Sector Update (1998) of the Comprehensive Master Plan designates the future land use of the subject property as low density residential (2.5 lots per acre).

DISCUSSION:

Proposed Use:

The petitioner, Oak Creek Capital Partners, LLC., requests annexation of the subject property into the City of Naperville, rezoning to R1A upon annexation, and a preliminary plat of subdivision. The petitioner intends to subdivide the property into 10 lots in order to construct single-family residences.

The subject property is contiguous to property that is currently within the City of Naperville and is eligible for annexation. The annexation request is not reviewed by the Planning and Zoning Commission and will be heard by the City Council at a subsequent meeting.

Rezoning:

The petitioner is seeking rezoning of the subject property to R1A (Low Density Single-Family Residence District). Per Section 6-6A-1 (R1A District: Intent), the R1A District is intended to provide single-family areas of a low-density character with lots containing a minimum of 10,000 square feet. The proposed lots average 12,188 square feet in size meeting the intent of the R1A District and the low-density residential designation of the Comprehensive Plan with 2.3 units per acre. The proposed rezoning is also compatible with the R1A zoning designation of the properties to the north and east of the subject property. The petitioner's responses to the standards for granting a rezoning are attached. Upon review, staff agrees with the petitioner's findings and recommends their adoption by the Planning and Zoning Commission.

Preliminary Plat of Subdivision

The petitioner also requests approval of a Preliminary Plat of Subdivision for the 77th Street Project in order to establish 10 buildable lots and one outlot. The 10 lots range in size from 11,187 square feet to 12,532 square feet. The outlot, which will be used for post construction best management practices for storm water, is approximately 2,734 square feet. The proposed lots comply with the R1A lot size minimum of 10,000 square feet and the 90% rule minimum of 10,303 square feet. Staff finds that the proposed Preliminary Plat of Subdivision for the 77th Street Project meets all technical requirements for approval. The plat is not subject to review by the Planning and Zoning Commission because there are no variances requested; the plat will be reviewed by City Council at subsequent meeting.

Key Takeaways

- The petitioner requests to annex into the City, rezone to R1A upon annexation, and subdivide the property into 10 lots.
- Staff supports the proposed rezoning as it is consistent with the intent of the R1A District and the City's Comprehensive Plan, as well as the zoning of the surrounding properties.