



Legislation Details (With Text)

File #: 20-386 **Version:** 1

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

File created: 3/12/2020 **In control:** Planning and Zoning Commission

On agenda: 4/29/2020 **Final action:**

Title: Conduct the public hearing regarding the requested rezoning of the property located at 830 Hillside to R1B upon annexation - PZC #19-1-144

Sponsors:

Indexes:

Code sections:

Attachments: 1. Development Petition, 2. Disclosure of Beneficiaries, 3. Response to Standards, 4. Prelim-Final Subdivision Plat, 5. Legal Description, 6. Annexation Plat, 7. Annexation Petition, 8. Location Map, 9. Public Comment

Date	Ver.	Action By	Action	Result
4/29/2020	1	Planning and Zoning Commission		

PLANNING AND ZONING COMMISSION AGENDA ITEM

ACTION REQUESTED:

Conduct the public hearing regarding the requested rezoning of the property located at 830 Hillside to R1B upon annexation - PZC #19-1-144

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Gabrielle Mattingly, Community Planner

BOARD/COMMISSION REVIEW:

Official notice for the public hearing for PZC 19-1-144 was published in the Daily Herald on April 13, 2020.

BACKGROUND:

The subject property consists of approximately 24,732 sf, and is generally located on the south side of Hillside Road, just east of Julian Street. The property is currently zoned R-4 Single Family in unincorporated DuPage County. The properties immediately north and west of the subject property are zoned R1B (Medium Density Single-Family Residence District), and properties immediately south and to the east are unincorporated DuPage County.

DISCUSSION:

Annexation and Rezoning

Upon annexation, the petitioner seeks to rezone the subject property to R1B (Medium Density Single-Family Residence District). Staff finds the proposed R1B zoning to be compatible with surrounding zoning districts. The petitioner's responses to the Standards for Granting a Map Amendment are included in the attachments. Upon review, staff agrees with the petitioner's Findings and recommends their adoption by the Planning and Zoning Commission.

A single-family home currently exists on the property, the demolition of which will occur prior to the annexation process being completed. Following annexation into the City, the homeowners, Brian and Carrie Sternstein, plan to build a new single-family home. The petitioner's annexation request is not reviewed by the Planning and Zoning Commission, but information on the request is provided for reference. The annexation request will be heard by the City Council at a subsequent meeting date.

Preliminary/Final Plat of Subdivision

The preliminary/final plat of subdivision is required to create a legal lot of record for the property. The proposed plat of subdivision complies with all technical zoning requirements and meets the criteria to be administratively reviewed and approved by staff. Upon approval, said plat will be recorded together with the annexation and rezoning ordinances. The preliminary/final plat of subdivision is provided for reference.

Key Takeaways

- The petitioner requests annexation and rezoning to the R1B zoning district upon annexation into the City of Naperville for the property located at 830 Hillside Road.