



Legislation Details (With Text)

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On agenda:	5/19/2020	Final action:	
Title:	Receive the staff report for 830 E. Hillside Road (PZC 19-1-144) located at south side of Hillside Road and east of Julian Street (Item 1 of 5)		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Development Petition, 2. Disclosure of Beneficiaries, 3. Response to Standards, 4. Legal Description, 5. Prelim-Final Subdivision Plat, 6. Annexation Plat, 7. Annexation Petition, 8. Location Map, 9. Public Comment		

Date	Ver.	Action By	Action	Result
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CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Receive the staff report for 830 E. Hillside Road (PZC 19-1-144) located at south side of Hillside Road and east of Julian Street (Item 1 of 5)

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Gabrielle Mattingly, Community Planner

BOARD/COMMISSION REVIEW:

The Planning and Zoning Commission considered PZC 19-1-144 on April 29, 2020. The Commission voted 9-0 to approve the rezoning, staff concurs.

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

The subject property is contiguous to the City of Naperville's current municipal boundaries and therefore is eligible for annexation. 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.

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 responses to the Standards for Granting a Map Amendment are included in the attachments. The Planning and Zoning Commission and staff agrees with the petitioner's findings and recommends their adoption by the City Council.

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.

Planning and Zoning Commission

The public hearing before the Planning and Zoning Commission (PZC) was opened on April 29, 2020. One comment was received on the proposal prior to the public hearing from a neighboring property owner raising concern for drainage within the area. This comment can be found in the attachments. The City's engineering team is working with the resident to address the concerns. No members of the public spoke on the request during the public hearing. The Planning and Zoning Commission closed the public hearing and voted 9-0 to recommend approval of the rezoning, staff concurs with the recommendation.

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 E. Hillside Road in order to construct a single-family home.

Related Items

The following agenda items are related to PZC 19-1-144:

- Conduct the public hearing to consider the Annexation Agreement for the subject property located at 830 E. Hillside Road, PZC 19-1-144 (Item 2 of 5);
- Pass the ordinance authorizing the execution of the Annexation Agreement (*requires six positive votes*) for 830 E. Hillside Road, PZC 19-1-144 (Item 3 of 5);
- Pass the ordinance annexing the subject property located at 830 E. Hillside Road, PZC 19-1-144 (Item 4 of 5);
- Pass the ordinance rezoning the subject property at 830 E. Hillside Road to R1B upon annexation, PZC 19-1-144 (Item 5 of 5)

FISCAL IMPACT:

N/A