



Legislation Details (With Text)

File #:	20-603	Version:	1
Type:	Public Hearing	Status:	Agenda Ready
File created:	5/14/2020	In control:	Planning and Zoning Commission
On agenda:	5/20/2020	Final action:	
Title:	Conduct the public hearing for the property located at 831 S. Julian Street - (Hidden Creek Subdivision) - PZC 20-1-026 (Item 1 of 3)		
Sponsors:			
Indexes:			
Code sections:			
Attachments:	1. Development Petition, 2. Response to Standards, 3. Legal Description, 4. Annexation Petition, 5. Disclosure of Beneficiaries, 6. Final Engineering, 7. Plat of Annexation, 8. Preliminary-Final Plat of Subdivision, 9. Public Comment		

Date	Ver.	Action By	Action	Result
------	------	-----------	--------	--------

PLANNING AND ZONING COMMISSION AGENDA ITEM

ACTION REQUESTED:

Conduct the public hearing for the property located at 831 S. Julian Street - (Hidden Creek Subdivision) - PZC 20-1-026 (Item 1 of 3)

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Gabrielle Mattingly, Community Planner

BOARD/COMMISSION REVIEW:

Official notice for the public hearing for PZC 20-1-026 was published in the Daily Herald on May 4, 2020.

BACKGROUND:

Located on the west side Julian Street, south of Woodlawn Avenue, the subject property has a common address of 831 S. Julian Street. The 1.89-acre property is currently vacant and is zoned R-4 in unincorporated DuPage County. The property is surrounded by unincorporated properties to the north, east and south and incorporated properties to the north, west and south. The surrounding incorporated properties are zoned R1A (Low Density Single Family Residence District) and R1 (Low Density Single Family Residence District).

DISCUSSION:

The petitioner, Mathieson, LLC, on behalf of the owners Kyle and Joni Javes, requests annexation, rezoning to R1A upon annexation, and approval of a preliminary/final plat of subdivision to subdivide the property into two lots in order to construct two new single-family homes. A variance from Section 6-2-26:4 (Teardown/Infill Regulations) of the Naperville Municipal Code is required for construction of the single-family home on the southern lot which exceeds the maximum height regulations.

The proposed single-family homes will be setback approximately 45' and 202' from the front property line. A stream currently cuts through the property from the northeast corner and runs southwest. As part of the proposal, the developer is looking to enhance this stream by stabilizing the embankment and introducing native plantings to help control erosion.

Annexation and Rezoning

Upon annexation, the petitioner seeks to rezone the subject property to R1A (Low Density Single Family Residence District). Staff finds the proposed R1A zoning to be compatible with surrounding zoning districts. The petitioner's 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.

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 proposal includes a request to subdivide the existing lot into two lots. The proposed lot sizes will be 39,046 square feet and 43,209 square feet in size. The preliminary/final plat of subdivision complies with all technical zoning requirements and is only provided for reference. As required by Section 7-2-2:5, the proposed lot subdivision will be reviewed by the City Council at a subsequent meeting date.

Variance

The tear down infill regulations (Section 6-2-26:4) of the Municipal Code state that the maximum height for single family detached dwelling units shall be 2½ stories, not to exceed 35' with a maximum peak roof height of 40'. The proposed single-family home on the southern lot is 4 stories and 40'-4 ½" in height. The petitioner requests the following variances: (1) to permit the 4-story single family home on the southern lot to exceed the 2½ story maximum by 1½ stories; and (2) to permit the 40'-4 ½" tall single-family home on the southern lot to exceed the 40' maximum peak height.

Per Section 6-2-4 (Building Height and Bulk) building height is measured from a datum point, which is established by the average of the 2 grades along each side lot line where the front yard line meets the side lot lines, to the highest point of the roof surface. The proposed single-family home on the southern lot is 40'-4 ½" as measured from the datum point to the highest point of the rooftop.

A story is defined in Section 6-1-6 (Definitions) as that part of a building or structure between any floor and the floor next above. Exterior walls more than 4' above the finished floor of the story below are considered a full story. The proposed single-family home is 4 stories given that both the basement level (5'-11 ½" above the datum point) and the ceiling joists (measured to the peak roof height are 12'-7") are counted as a story.

The petitioner's responses to the standards for granting a variance are attached. Given the proposed large lot size and the deep setback from Julian Street, staff finds the overall visual impact will be minimal. Therefore, staff is in support of the request.

Key Takeaways

- The petitioner is requesting annexation, rezoning to R1A upon annexation, a preliminary/final plat of subdivision and a variance to the height regulations for the southern lot in order to subdivide the property to build two single family homes at the property located at 831 S. Julian Street. Staff is in support of the request.

Related Files

- Consider the requested rezoning of the property located at 831 S. Julian Street to R1A upon annexation (Item 2 of 3)
- Consider a variance to section 6-2-26:4 in order to construct a single-family home which exceeds the maximum height and maximum number of stories on the southern lot of subdivided property located at 831 S. Julian Street (Item 3 of 3)