



Legislation Details (With Text)

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File created:	5/7/2020	In control:	City Council
On agenda:	6/2/2020	Final action:	6/2/2020
Title:	Receive the staff report for 850 E. Hillside Road (PZC 20-1-015) 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. Location Map, 6. Pre-Final Subdivision Plat, 7. Annexation Plat, 8. Annexation Petition, 9. PZC Meeting Minutes 5-6-20		

Date	Ver.	Action By	Action	Result
6/2/2020	1	City Council	received	Pass

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Receive the staff report for 850 E. Hillside Road (PZC 20-1-015) 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 20-1-015 on May 6, 2020. The Commission voted 9-0 to approve the rezoning, staff concurs.

BACKGROUND:

The subject property consists of approximately 21,395 sf, and is generally located on the south side of Hillside Road, just east of Julian Street. It is currently zoned R-4 Single Family in unincorporated DuPage County. The subject property is directly adjacent to 830 Hillside Road which was recently reviewed and approved by the City Council for rezoning to R1B upon annexation. The properties immediately north of the subject property are zoned R1B (Low 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 owners and petitioners Douglas L. Donovan and Molly J. Donovan, seek to rezone the subject property to R1B (Low Density Single-Family Residence District). Staff finds the proposed R1B zoning to be compatible with surrounding zoning

districts and compatible with the annexation and rezoning of 830 Hillside Road.

A single-family home currently exists on the subject property. Following annexation into the City, the homeowners will be required to demolish the existing home no later than 90 days after the recordation of the annexation agreement. The homeowners plan to build a new single-family home after demolition. The petitioner's responses to the Standards for Granting a Map Amendment are included in the attachments. Upon review, staff and the Planning and Zoning Commission agree 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 May 6, 2020. No members of the public spoke on the request. 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 850 Hillside Road (Donovan Subdivision).

Related Items

The following agenda items are related to PZC 20-1-015:

- Conduct the public hearing to consider the Annexation Agreement for the subject property located at 850 E. Hillside Road, PZC 20-1-015 (Item 2 of 5);
- Pass the ordinance authorizing the execution of the Annexation Agreement (*requires six positive votes*) for 850 E. Hillside Road, PZC 20-1-015 (Item 3 of 5);
- Pass the ordinance annexing the subject property located at 850 E. Hillside Road, PZC 20-1-015 (Item 4 of 5);
- Pass the ordinance rezoning the subject property at 850 E. Hillside Road to R1B upon annexation, PZC 20-1-015 (Item 5 of 5)

FISCAL IMPACT:

N/A