



Legislation Details (With Text)

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Title: Receive the staff report for Julian Woods located at 806 South Julian Street - PZC 21-1-002 (Item 1 of 5)

Sponsors:

Indexes:

Code sections:

Attachments: 1. Application, 2. Annexation Petition, 3. Response to Standards, 4. Disclosure of Beneficiaries, 5. Legal Description, 6. Prelim-Final Subdivision Plat, 7. Annexation Plat, 8. Location Map, 9. PZC Meeting Minutes 3-17-21

Date	Ver.	Action By	Action	Result
6/15/2021	1	City Council	received	Pass

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Receive the staff report for Julian Woods located at 806 South Julian Street - PZC 21-1-002 (Item 1 of 5)

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Kathleen Russell, Community Planner

BOARD/COMMISSION REVIEW:

The Planning and Zoning Commission (PZC) considered PZC #21-1-002 on March 17, 2021. The Commission voted 8-0 to approve the rezoning. Staff concurs.

BACKGROUND:

Located at the southeast corner of the intersection of Woodlawn Avenue and Julian Street, the subject property has a common address of 806 S. Julian Street. The .53-acre property is currently improved with a single-family residence, detached garage and accessory structure, and is zoned R-4 in unincorporated DuPage County. The property is adjacent to unincorporated properties to the south and west and incorporated properties to the north and east. 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 House, LLC, d/b/a M House, on behalf of the owners Simon Frisch and Mona Gandhi, requests annexation and rezoning to R1 upon annexation. The Petitioner intends to demolish the existing residence and build a new single-family residence.

Annexation and Rezoning

The subject property is contiguous to the City's current municipal boundaries and therefore is eligible for annexation. Upon annexation, the Petitioner seeks to rezone the subject property to R1 (Low Density Single Family Residence District). The subject property meets the R1 lot size and width requirements. Staff finds the proposed R1 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 City Council.

Preliminary/Final Plat of Subdivision

The proposal includes a request to create a legal lot of record. No lot splits are proposed. The preliminary/final plat of subdivision complies with all technical zoning requirements and is only provided for reference.

Planning and Zoning Commission

The public hearing before the PZC was conducted on March 17, 2021. Caitlin Csuk, Rosanova & Whitaker, Ltd., presented the case. No members of the public spoke on the request. The Commission asked for clarification on the future plans for the site and Caitlin Csuk responded that a single-family residence is planned to be constructed. The Commission closed the public hearing and voted 8-0 to recommend approval of the rezoning. Staff concurs with the recommendation.

Key Takeaways

- The Petitioner requests annexation and rezoning to the R1 zoning district upon annexation into the City of Naperville for the property located at 806 South Julian Street in order to construct a single-family home. Staff and the Planning and Zoning Commission are in support of the request.

Related Files

- Conduct the public hearing to consider the Annexation Agreement for Julian Woods located at 806 South Julian Street - PZC 21-1-002 (Item 2 of 5);
- Pass the ordinance authorizing the execution of the Annexation Agreement (requires six positive votes) for Julian Woods located at 806 South Julian Street - PZC 21-1-002 (Item 3 of 5);
- Pass the ordinance annexing Julian Woods located at 806 South Julian Street - PZC 21-1-002 (Item 4 of 5);
- Pass the ordinance rezoning Julian Woods located at 806 South Julian Street to R1 upon annexation - PZC 21-1-002 (Item 5 of 5)

FISCAL IMPACT:

N/A