



Legislation Details (With Text)

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Title: Receive the staff report for 836 South Julian Street - PZC 21-1-029 (Item 2 of 7)

Sponsors:

Indexes:

Code sections:

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

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 836 South Julian Street - PZC 21-1-029 (Item 2 of 7)

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Kathleen Russell, Community Planner

BOARD/COMMISSION REVIEW:

The Planning and Zoning Commission (PZC) considered PZC #21-1-029 on May 5, 2021. The Commission voted 7-0 to approve the rezoning. Staff concurs.

BACKGROUND:

Located at the northeast corner of the intersection of Julian Street and Gartner Road, the subject property has a common address of 836 S. Julian Street. The 1.02-acre property is currently improved with a single-family residence and detached garage and is zoned R-4 in unincorporated DuPage County. The property is adjacent to unincorporated properties to the north and west and incorporated properties to the south and east. The surrounding incorporated properties are zoned R1A (Low Density Single Family Residence District) and R1 (Low Density Single Family Residence District).

Prior City Council Action

City Council reviewed and approved PZC 21-1-029 (836 S. Julian Street) on May 18, 2021. Unfortunately, following City Council approval of this case, staff became aware that although newspaper publication of the annexation agreement was provided, staff had failed to give notice to the impacted districts (Fire Protection, Library, Township, etc.), as is required with annexation. Accordingly, the annexation approvals granted by City Council on May 18, 2021 are invalid and staff is seeking Council revocation of these ordinances.

The annexation and rezoning request for 836 S. Julian Street currently before the Council remains unchanged from the request reviewed on May 18, 2021.

Please note that in advance of the June 15 meeting, staff provided all statutorily required notices related to this request.

DISCUSSION:

The Petitioner, Mathieson House, LLC, d/b/a M House, on behalf of the owner Madonna E. Gannon, requests annexation, rezoning to R1A upon annexation and approval of a preliminary/final plat of subdivision to subdivide the property into two lots and construct two new single-family homes (note: all existing structures on the subject property will be demolished). The proposed single-family homes will be setback approximately 41' from the front property line which exceeds the R1A minimum front yard setback of 30'.

Annexation and Rezoning

Upon annexation, the Petitioner seeks to rezone the subject property to R1A (Low Density Single Family Residence District). The subject property meets the R1A lot size and width requirements. 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 City Council.

Preliminary/Final Plat of Subdivision

The proposal includes a request to subdivide the existing lot into two lots. The proposed lot sizes will be 27,273 square feet and 20,001 square feet in size. The preliminary/final plat of subdivision complies with all technical zoning requirements.

Planning and Zoning Commission

The public hearing before PZC was conducted on May 5, 2021. Caitlin Csuk, Rosanova & Whitaker, Ltd., represented the Petitioner and was in attendance for any questions. No members of the public spoke on the request. The Commission closed the public hearing and voted 7-0 to recommend approval of the rezoning. Staff concurs with the recommendation.

Key Takeaways

- The Petitioner is requesting annexation, rezoning to R1A upon annexation, and a preliminary/final plat of subdivision in order to subdivide and build two single family residences at the property located at 836 S. Julian Street. Staff is in support of the request.

Related Files

- Pass the ordinance revoking ordinances 21-052, 21-053, 21-054, and 21-055 for 836 South Julian Street - PZC 21-1-029 (Item 1 of 7);
- Conduct the public hearing to consider the Annexation Agreement for 836 South Julian Street - PZC 21-1-029 (Item 3 of 7);
- Pass the ordinance authorizing the execution of the Annexation Agreement (*requires six positive votes*) for 836 South Julian Street - PZC 21-1-029 (Item 4 of 7);
- Pass the ordinance annexing 836 South Julian Street - PZC 21-1-029 (Item 5 of 7);
- Pass the ordinance rezoning 836 South Julian Street to R1A upon annexation - PZC 21-1-029 (Item 6 of 7);

- Pass the ordinance approving the preliminary/final plat of subdivision for 836 South Julian Street - PZC 21-1-029 (Item 7 of 7)

FISCAL IMPACT:

N/A