



Legislation Text

File #: 17-733, Version: 2

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Pass the Ordinance rezoning the subject property located at 2140 Fisher Drive from OCI (Office, Commercial, and Institutional District) to ORI (Office, Research, and Light Industry District) - PZC 17-1-020.

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Sara Kopinski, AICP

BOARD/COMMISSION REVIEW:

The Planning and Zoning Commission considered this matter on September 20, 2017 and voted to recommend approval of the request (Approved 8-0). Staff concurs.

BACKGROUND:

The subject property consists of 1.48 acres and is located along Fisher Drive, north of Diehl Road. It is currently vacant and zoned OCI (Office, Commercial and Institutional District). The Northwest Sector Plan (1996) identifies the future use of the property as "Office/Research and Development". The proposed rezoning to ORI (Office, Research, and Light Industry District) is compatible with this designation.

DISCUSSION:

History

The subject property and its current OCI zoning designation is the product of a rezoning request and a preliminary/final plat of subdivision that was approved in 2011. Previously, the subject property and the adjacent lot to the south functioned as one consolidated lot that was zoned ORI (Office, Research, and Light Industry District). In January of 2011, this consolidated lot was rezoned to OCI (Office, Commercial and Institutional District) to accommodate the development of a hospice facility and future medical office building. Concurrent with this entitlement request, the property was subdivided into the two lots that exist today. Seasons Hospice Inpatient Center was developed on the southern lot (Lot 1 of Season's Commons), while the subject property (Lot 2 of Season's Commons) remained vacant. At this time, the petitioner/new property owner seeks to revert Lot 2 of Season's Commons back to its original ORI zoning designation.

Rezoning Request

The petitioner, Illinois Auto Electric Co., owns the subject property and is requesting approval to rezone the property back to its original ORI designation. The petitioner also owns the adjacent property to the east, which is already zoned ORI. The requested zoning classification is more desirable for consistency between the petitioner's two neighboring properties and potential future business expansion. Furthermore, rezoning the property to back to ORI restores the property's

original zoning designation and intended use. The subject property meets [ORI district's <https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH8INDI_ARTBOROFRELIINDI>](https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH8INDI_ARTBOROFRELIINDI) minimum lot requirements identified in the Naperville Municipal Code.

Staff finds the proposed ORI zoning designation for the subject property to be consistent with the surrounding properties as well as the Northwest Sector Plan (1996), and notes that it will restore the original intended character of the area. Consequently, staff supports the petitioner's request for rezoning.

Findings of Fact

The petitioner's responses to the Standards for Granting a Map Amendment can be found in the attachments. Upon review, the Planning and Zoning Commission and staff agree with the petitioner's Findings and recommend their adoption by the City Council.

Key Takeaways

- The petitioner is requesting approval to rezone the subject property from OCI (Office, Commercial and Institutional District) to ORI (Office, Research, and Light Industry District).
- Staff supports the rezoning request given the subject property's history, the compatibility an ORI zoning designation will have with the surrounding properties' zoning classifications, and the goals of the City's Comprehensive Plan.

Planning & Zoning Commission Action

The Planning and Zoning Commission considered this matter at their meeting on September 20, 2017. No members of the public provided testimony. Following limited comments, the Planning and Zoning Commission moved to adopt the findings of fact as presented by the petitioner and approve PZC 17-1-020 (approved 8-0). Staff concurs with the Planning and Zoning Commission's recommendation.

FISCAL IMPACT: N/A