



Legislation Text

File #: 18-599, Version: 1

PLANNING AND ZONING COMMISSION AGENDA ITEM

ACTION REQUESTED:

Conduct the public hearing to consider rezoning of the subject property located at 821 E. Chicago Avenue from OCI (Office, Commercial and Institutional District) to TU (Transitional Use District) - PZC 18-1-053

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Erin Venard

BOARD/COMMISSION REVIEW:

Official notice for the public hearing for PZC 18-1-053 was published in the Naperville Sun on July 1, 2018.

BACKGROUND:

The subject property is located at the northwest corner of Chicago Avenue and Huffman Street, with a common address of 821 E. Chicago Avenue. The 15,658 square foot property is improved with a two story frame building and associated parking lot. A portion of the building is occupied by Franco's, an eating establishment, while the remainder is occupied by two residential units.

In 1984, the subject property was rezoned from R2 (Single-Family and Low Density Multiple-Family Residence District) to OCI (Office, Commercial and Institutional District) per Ordinance 84-021. The rezoning ordinance also included a condition that restricted the use of a portion of the subject building to a meat market and grocery store and the remaining balance of the building to a two-family dwelling unit. Both uses, a meat market/grocery store and a two-family dwelling unit, are neither permitted nor conditional uses in OCI.

The petitioner, Brian Hellman representing Land Trust 8002374068, requests rezoning of the subject property to TU. The purpose of the rezoning to TU is to remove the restrictive conditions while also aligning the subject property with a zoning district that is compatible with the surrounding neighborhood.

DISCUSSION:

The petitioner requests rezoning of the property to TU (Transitional Use District) from OCI (Office, Commercial and Institutional District). The intent of the TU District is to serve as a mixed use transitional area between a low-density residential neighborhood and other more intense uses such as an arterial roadway. The subject property is bound by the DelCara Heights subdivision on the north, east, and west sides, and Chicago Avenue to the south. Staff finds the TU zoning appropriate for the property because DelCara Heights is a low-density residential neighborhood as it is zoned R2 and is comprised of mainly single-family and two-family units and Chicago Avenue is classified by the

City as a minor arterial roadway.

With the proposed rezoning to TU, the use of the property will no longer be restricted to a “meat market and grocery and two-family dwelling unit” only, but will be permitted to house any of the uses permitted within the TU district. While this change affords the petitioner more options for the use of his property than exist today, the petitioner has indicated that he intends to use the subject property as is. The current business tenant, Franco’s, will be considered an existing non-conforming use and will be permitted to remain in place until vacating the subject property. Any future eating establishment/restaurant uses will not be permitted to locate on the subject property as they are not a permitted use in the TU District. All future tenants will be reviewed by the City for compliance with use, building, and parking requirements prior to permit issuance.

It is important to note that staff does not find the current underlying OCI zoning to be appropriate for the subject property. While the OCI District is also intended to act as a transitional zone between higher intensity uses and residential neighborhoods, staff finds the intensity of allowable uses in OCI (schools, fitness, facilities, sleep clinics, etc.) are inconsistent with the surrounding neighborhood. The allowable uses in TU are low intensity (single-family residential, duplex, office, etc.) and are more compatible with the surrounding residential neighborhood. Furthermore, staff has found the use restrictions currently provided in Ordinance 84-201 to be problematic to administer for the City, property owner, and prospective tenants. Staff finds that rezoning of the subject property to TU is preferred for the reasons noted above.

The proposed rezoning to TU will align the subject property with the appropriate zoning classification while also removing the restrictive conditions from the previous rezoning ordinance. Upon review, staff agrees with the petitioner’s responses to the standards for granting a rezoning and recommends their adoption by the Planning and Zoning Commission.

Key Takeaways

- The petitioner requests approval of rezoning from OCI (Office, Commercial and Institutional District) to TU (Transitional Use District).
- Staff finds the proposed rezoning to TU is appropriate for the subject property because the rezoning meets the intent of the TU district and is compatible with surrounding area.