



Legislation Text

File #: 18-728B, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Receive the staff report for Charleston Row II located at the southeast corner of Aurora Avenue and Main Street - PZC 18-1-062 (Item 1 of 3).

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Sara Kopinski, AICP

BOARD/COMMISSION REVIEW:

The Planning and Zoning Commission considered this matter on September 5, 2018 and voted to recommend approval of the request (Approved 9-0). Staff concurs.

BACKGROUND:

The subject property is made up of two lots that are zoned R2 (Single-Family and Low Density Multiple Family District) and measure a combined 26,426 square feet at the southeast corner of Aurora Avenue and Main Street. The petitioner proposes consolidating the properties into one buildable lot, and redeveloping the property with eight townhomes. To achieve this, approval of a conditional use and variances allowing the development to exceed the maximum permitted height, decrease the required minimum lot area, and reduce the required rear yard setback along the south property line have been requested.

The East Sector Update (1998) identifies the future land use of the property as "Low Density Residential". Though denser than previously planned for, staff finds the proposed development to be compatible with this designation given recent development trends in the area, including the Charleston Row development located west of the subject property, Water Street District to the northwest, and adjacent commercial uses to the north and east. Furthermore, the proposed residential units can be accommodated with the existing R2 zoning through approval of a conditional use; thus, rezoning to a more intense residential district is not required.

DISCUSSION:

Preliminary Plat of Subdivision and Abrogation of the Platted Setback Line

The petitioner requests approval of a preliminary plat of subdivision in the R2 zoning district to consolidate two lots into one lot. The consolidation can be approved administratively; however, concurrent with this request, the petitioner proposes a platted setback deviation to abrogate a twenty-five foot building setback line that was established in 2005 (per Doc. R2005-54551) on the southern portion of the subject property along Main Street.

The proposed site plan for Charleston Row II defines the Main Street frontage as a corner side yard, which is required to maintain a fifteen-foot setback per the R2 district. The existing platted setback

line at twenty-five feet is more restrictive than the R2 requirements. As a result, compliance with the existing platted setback would require the petitioner to shift the buildings back an additional ten feet from Main Street, resulting in a reduction in the amount of open space provided on the site and potentially the amount of guest parking provided. Staff is supportive of the proposed preliminary plat and abrogation of the platted setback, subject to the condition that the Final Plat of Subdivision for Charleston Row II be in substantial conformance with the approved Preliminary Plat of Subdivision.

Conditional Use for Single-Family Attached Dwelling Units

The R2 zoning district classifies single-family attached residential units as a conditional use. Staff considers the proposed townhomes to be consistent and complementary to surrounding properties. Six of the proposed units will front Aurora Avenue and two will be oriented towards Main Street. The units will be accessible by one access drive off Main Street, resulting in fewer curb cuts along Aurora and improved vehicular circulation. Additionally, the proposal exceeds the City's parking requirements due to each unit having a two car garage and six off-street guest parking spaces that are provided at the rear of the site. Staff finds the development to be well designed and an appropriate transition between the single-family homes to the south and commercial uses to the north, east and west.

Findings of Fact

The petitioner's responses to the Standards for Granting a Conditional Use, as well as additional information regarding the proposed development, 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 City Council.

Requested Variances

Height Variance

The maximum height for townhomes in the R2 district is 3 stories not to exceed 40 feet. The petitioner has requested a variance to [Section 6-6C-8 \(Height Limitations/Bulk Regulations\)](https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH6REDI_ARTCR2SIMILODEMUMIREDI_6-6C-8HELIBURE) of the Naperville Municipal Code to allow the proposed units to be 3.5 stories; and, when measured from the datum point, 42 feet 2 inches in height.

Section 6-1-6 (Definitions) of the Code

[Section 6-1-6 \(Definitions\) of the Code](https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH1ZOTIPUDE_6-1-6DE) requires the floor area of a half story to be less than 50% of the gross building area of the story immediately below it. Furthermore, a half story includes finished or unfinished space under a roof that meets one of the following criteria: it is accessible by a stairway; it is designed to support habitable spaces as well as bathrooms, toilet rooms, closets, storage, or hallways; or, it is improved with floor sheathing or decking. The enclosed portion of the proposed top level meets all the required criteria of a half story, and measures at approximately 32% of the gross floor area of the floor below (at approximately 355 square feet). Consistent with the developer's nearby Charleston Row project, the additional half story is envisioned to serve as both functional space for the homeowners, while also providing access to a rooftop deck. Staff has reviewed the requested variance and feels the proposal is compatible with the existing character of the neighborhood while providing property owners with a unique amenity. Staff believes the proposed height and bulk of the development will serve as an appropriate transition between the single-family homes to the south, and the adjacent nonresidential uses to the north, east and west.

Section 6-2-4 (Building Height and Bulk)

https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH2GEZOPR_6-2-4BUHEBU

of the Code requires building height to be measured from a datum point established by the average of the two grades along each side lot line. The subject property has a unique topography that varies more than 6 feet from the western lot line to the eastern lot line. The petitioner requests a variance to increase the height limitations for the site from 40 feet to 42 feet 2 inches to adjust for the unusual topography. Staff finds that the significant slope of the property provides a hardship that unnecessarily restricts the height of any proposed residential structure. Furthermore, staff notes that the building will appear tallest from the eastern property line which is adjacent to commercial.

Findings of Fact

The petitioner's responses to the Standards for Granting a Zoning Variance 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 City Council.

Density Variance

The R2 district requires lots developed with single-family attached residential units to have a minimum lot area of 4,000 square feet per dwelling unit. This requirement is not intended to impose a minimum interior/livable square footage requirement for each residential unit; rather, it is used as a means of controlling site density and the overall bulk of the building.

The petitioner requests approval of a variance to allow a minimum lot area of 3,303.25 square feet per dwelling unit. In comparison with the nearby Charleston Row development, staff finds the proposed Charleston Row II to have a lesser perceived bulk and massing due to smaller unit sizes and lot coverage, resulting in a smaller floor area ratio (FAR). Despite the higher unit count, the total building footprint for Charleston Row II is approximately 33.5% of the lot area (8,862.81 sq. ft. building footprint / 26,426 sq. ft. lot area), while the building footprint for Charleston Row is approximately 38% (9,878 sq. ft. building footprint / 25,687 sq. ft. lot area). Staff is supportive of the requested deviation, noting that the increased density has not directly impacted the bulk of the building and is not anticipated to be detrimental to the provision of municipal services and infrastructure.

Findings of Fact

The petitioner's responses to the Standards for Granting a Zoning Variance 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 City Council.

Rear Yard Setback Variance

The R2 district permits multiple townhome buildings to be constructed on a single lot, with applicable yard requirements measured from the building to the edge of the abutting right-of-way or perimeter of the subdivision (whichever is applicable), provided there is a minimum of twelve feet of separation between all primary structures. [Section 6-6C-7 \(Yard Requirements\) of the Code](https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH6REDI_ARTCR2SIMILODEMUMIREDI_6-6C-7YARE) https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH6REDI_ARTCR2SIMILODEMUMIREDI_6-6C-7YARE identifies a required rear yard setback of 25 feet for properties in the R2 district; and, a required interior side yard setback of 16 feet total for two side yards, with each side yard a minimum of 6 feet.

The petitioner requests a variance to reduce the required rear yard from 25 feet to 10 feet to accommodate the development of two townhome buildings. As noted, one of the buildings will be oriented towards Aurora Avenue (Building 1), and a smaller building will be oriented towards Main Street (Building 2). Configuring Building 2 towards Main Street allows the subject property's southern property line to function as an interior side yard despite being defined as a rear yard.

The side elevation of Building 2 will be visible from the single-family property located to the south. The proposed setback of 10 feet from the southern property line exceeds the requirements of an interior side yard setback, and staff concludes that the proposed building is not located any closer to the south property line than another residential structure would be should the property be subdivided differently. Additionally, the petitioner has provided landscaping along the southern property line to provide a visual and physical buffer between the proposed Charleston Row II development and the adjacent single-family home. A usable open space area enhanced with landscaping and garden benches is provided in the southeast corner of the subject property as an additional amenity and to function as a rear yard.

Findings of Fact

The petitioner's responses to the Standards for Granting a Zoning Variance 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 City Council.

Landscape Plan

The proposed landscaping and recreational amenities exceed the requirements of the City's Landscaping and Screening Ordinance. The landscape plan includes a usable open space area enhanced with plantings and garden benches in the development's rear yard, as well as shrubs and trees along the southern property line to provide a physical and visual buffer between the proposed development and the single-family home to the south. Parkway trees are being provided as required by Code.

Building Elevations

The petitioner has identified the proposed Charleston Row II development to be a comparable continuation of the Charleston Row project located to the west along Aurora Avenue. The homes are historically inspired, with exterior elevations comprised of cast stone and stucco. Upon review, the building elevations exceed the City's requirement that 50% of the exterior wall construction be constructed of solid masonry. Additional architectural details and variations in the building's massing are also provided and include covered entryways, decorative gutters and downspouts, wrought iron railings, an outdoor balcony above the garage, and a rooftop patio.

Planning & Zoning Commission Action

The Planning and Zoning Commission considered this matter at their meeting on September 5, 2018. Five members of the public spoke in favor of the project and commented that the development would be an enhancement to the neighborhood and benefit surrounding properties. Secretary Hanson read an additional public comment into the record at the individual's request, which expressed concern over Main Street's setbacks and construction debris. The Planning and Zoning Commission voiced support for the project and noted that the development would provide a good transition between the single-family homes to the south and the Central Business District to the north. The Commissioners commended the developer on the nearby Charleston Row and for gaining the support of surrounding

neighbors. The Planning and Zoning Commission closed the public hearing and moved to adopt the findings of fact as presented by the petitioner and approve PZC 18-1-062 (approved 9-0). Staff concurs with the Planning and Zoning Commission's recommendation.

Key Takeaways

- The petitioner is requesting a conditional use to allow a townhome development in the R-2 Zoning District. The Planning and Zoning Commission and staff are in support of the request due to compatibility with surrounding properties and improved vehicular circulation along Aurora Avenue.
- The petitioner requests approval of a variance to allow the development to exceed the maximum permitted height. The Planning and Zoning Commission and staff are in support of the request due to the site's inconsistent topography and consistency with nearby developments.
- The petitioner requests approval of a variance to allow for a decrease in the required minimum lot area. The Planning and Zoning Commission and staff are in support of the request due to the proposed FAR and perceived bulk of the buildings.
- The petitioner requests approval of a variance to reduce the required rear yard setback along the south property line. The Planning and Zoning Commission and staff are in support of the request due to the proposed site layout and compliance with required interior side yard setbacks.
- The Planning and Zoning Commission and staff are supportive of the proposed use and layout of the subject property. The proposed development is compatible with the surrounding area and includes amenities that exceed Code requirements.

Related Files

The following agenda items are related to PZC 18-1-062:

- Pass the ordinance approving a Preliminary Plat of Subdivision and Abrogation of the Platted Setback Line along Main Street for Charleston Row II - PZC 18-1-062 (Item 2 of 3).
- Pass the ordinance approving a conditional use in the R2 District to permit single-family attached dwellings; and, variances to increase the maximum building height, decrease the required minimum lot area, and reduce the required rear yard setback along the south property line for Charleston Row II - PZC 18-1-062 (Item 3 of 3).

FISCAL IMPACT: N/A