



Legislation Text

File #: 19-444, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Receive the staff report for Wagner Farms Final - PZC 19-1-017 (Item 1 of 6)

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Sara Kopinski, AICP

BOARD/COMMISSION REVIEW:

N/A

BACKGROUND:

Wagner Farms consists of approximately 113 acres located at the northeast corner of Route 59 and 103rd Street. On February 5, 2019, the City Council approved a request by the petitioner for: annexation; rezoning approximately 105 acres of the property to R2 (Single-Family and Low Density Multiple-Family Residence District); rezoning approximately 8 acres of the property to OCI (Office, Commercial, and Institutional District); a preliminary plat of subdivision for Wagner Farms; and, a variance from the sign code to permit permanent ground signage for the residential portion of the development to be located on the Compass Evangelical Free Church parcel. The proposed development will include one nonresidential lot zoned OCI, 312 residential lots and 12 open space/stormwater management outlots zoned R2.

DISCUSSION:

Final Subdivision Plats - Phases 1A, 1B, 2 and 3

The petitioner is seeking approval of four final subdivision plats for Wagner Farms. The proposed Final Plats of Subdivision are divided into four phases (Phase 1A, Phase 1B, Phase 2, and Phase 3), to correspond with the developer's buildout phasing plan. Each of the proposed Final Plats of Subdivision substantially conforms to the Preliminary Plat of Subdivision approved by Ordinance 19-023 for Wagner Farms. The development includes one nonresidential lot zoned OCI with development plans for The Compass Evangelical Free Church, and 312 single-family detached residential homes zoned R2.

Owner's Acknowledgement and Acceptance

An Owner's Acknowledgement & Acceptance Agreement has been referenced within the ordinances approving each Final Plat of Subdivision. Within the OAA, specific provisions are included regarding the petitioner's required school and park donations. The Owners will satisfy school impact fees by payment of cash in lieu of land, with payment being made at time of building permit. Park impact fees will be satisfied by payment of cash in lieu of land, with payment being made pursuant to an agreement with the Park District, consistent with Section 7-3-5 of the Naperville Municipal Code.

Final Landscape Plan

The proposed final landscape plan substantially conforms to the preliminary landscape plan approved through Ordinance 19-023. The proposed landscaping and recreational amenities exceed the requirements of the City's Landscaping and Screening Ordinance. The landscape plan includes a continuous landscape buffer along the property's entire Route 59 frontage, a landscaped boulevard entrance to the development from 103rd Street, and a meandering trail system with open space areas that provide north-south connections for residents to use to access Frontier Park or recreate. Parkway trees are being provided as required by Code.

Temporary Use Approval for Marketing Signage

The developer has submitted a Marketing Sign Exhibit that outlines the desired locations for marketing/construction signs for Wagner Farms' residential development and Compass Evangelical Free Church. The signage proposed is temporary in nature, and the developer is requesting approval of a temporary use by City Council to allow the number of signs and sign locations to exceed code requirements.

Section 6-16-4 (Signs on Residential Property)

https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH16SI_6-16-4SIREPR of the Code permits one construction sign per street frontage of a qualifying residential development that is up to 48 square feet in size and ten feet in height, until the completion of the development project. Section 6-16-5:1 (Signs on Commercial and Institutional Property) https://library.municode.com/il/naperville/codes/code_of_ordinances?nodeId=TIT6ZORE_CH16SI_6-16-5SICOINPR permits one construction sign up to a 48 square feet in size and 10 feet in height to be displayed on a non-residential property with an active building permit until a Certificate of Occupancy is issued by the City.

Per Code, the Wagner Farms-Residential Property would be permitted to install one marketing/construction sign along the property's Route 59 frontage and one marking/construction sign along the 103rd Street frontage. The Compass Evangelical Free Church would be permitted to install one marketing/construction sign on their property. The petitioner proposes three signs (one for Compass Church and two for the Wagner Farms residential subdivision) to be installed along the IL Route 59 frontage, and two signs (one for Compass Church and one for the Wagner Farms residential subdivision) along the 103rd Street frontage, regardless of underlying property ownership, for a period of up to five years.

The developer has worked with staff to determine the appropriate number of marketing signs and minimum spacing requirements. Staff is supportive of the temporary use request due to the extent of the development's frontages along both Route 59 (approximately 2,600 feet) and 103rd Street (approximately 1,267 feet), the temporary nature of the signs (five years or less), and the fact that the proposed signs will comply with other Code requirements in terms of size, height, and setbacks.

Related Files

The following agenda items are related to PZC 19-1-017:

- Pass the ordinance approving the final plat of subdivision for Wagner Farms - Phase 1A - PZC 19-1-017 (Item 2 of 6)
- Pass the ordinance approving the final plat of subdivision for Wagner Farms - Phase 1B - PZC 19-1-017 (Item 3 of 6)

- Pass the ordinance approving the final plat of subdivision for Wagner Farms - Phase 2 - PZC 19-1-034 (Item 4 of 6)
- Pass the ordinance approving the final plat of subdivision for Wagner Farms - Phase 3 - PZC 19-1-033 (Item 5 of 6)
- Pass the ordinance approving a temporary use for 5 marketing signs for Wagner Farms - PZC 19-1-017 (Item 6 of 6)

FISCAL IMPACT:

N/A