



Legislation Text

File #: 20-1483, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Pass the ordinance approving the Preliminary/Final Plat of Subdivision and OAA for Webster Street Estates (636 S. Webster) - PZC 20-1-103

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Scott Williams, AICP

BOARD/COMMISSION REVIEW:

N/A

BACKGROUND:

The subject property is zoned R2 (Single Family and Low Density Multiple-Family Residence District) and is located on the east side of Webster Street, between Porter Avenue and Hillside Road. The subject property was previously comprised of two lots and part of another; however, in 2009, the lots were consolidated into one large lot through the approval of Martin Second Addition Resubdivision. The 0.484 acre property is currently improved with a single-family residence with a home office (chiropractic) and associated driveway and small parking area.

The proposed subdivision plat meets all technical requirements of the Naperville Municipal Code and staff is supportive of the request.

DISCUSSION:

The owners and petitioners, D.J.K. Custom Homes, Inc., have submitted a request to subdivide the existing lot into two lots. The existing home will be demolished.

Preliminary/Final Plat of Subdivision and OAA

The petitioner seeks approval of a Preliminary/Final Plat of Subdivision and Owner's Acknowledgement and Acceptance (OAA) agreement in order to subdivide the property into two lots. Attached to the ordinance approving the Preliminary/Final Plat of Subdivision is an OAA agreement which includes further details on the school and park donations, the two alternatives for the donation amounts, and the stipulation that the existing residential home and all associated structures must be demolished prior to the recordation of the Preliminary/Final Plat.

The proposed lots will each be 10,560 square feet in size thus exceeding the R2 minimum area requirement of 6,000 square feet, and the Ninety Percent Rule minimum of 9,054 square feet. The preliminary/final plat of subdivision does comply with the minimum lot width with each lot 55.75 feet wide where 50 feet is required. Review of the plat of subdivision by the City Council is required given the proposed subdivision results in a net increase of buildable lots pursuant to Section 7-2-2:5.

Key Takeaways

- The petitioner requests approval of a preliminary/final plat of subdivision in order to subdivide the property located at 636 S. Webster Street into two lots.

FISCAL IMPACT:

N/A