



Legislation Text

File #: 21-0936, Version: 1

CITY COUNCIL AGENDA ITEM

ACTION REQUESTED:

Pass the ordinance approving the final plat of subdivision for Heritage Place, located at 126, 140 and 148 North Wright Street, 619 E. Franklin Avenue and 147 N. Columbia Street- PZC 20-1-119

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Gabrielle Mattingly, Community Planner

BOARD/COMMISSION REVIEW:

N/A

BACKGROUND:

The Subject Property is approximately 3.79 acres and is zoned R2 (Single Family and Low Density Multiple Residence District). The property is owned by RAM West Capital, LLC, and is generally located at the northeast corner of Franklin Avenue and Wright Street within the City's local Historic District.

On October 20, 2020, the City Council approved the following:

- 1) COA #20-2321 to allow exterior façade changes to the Kroehler Mansion and the exterior façade of the townhome unit buildings for Heritage Place;
- 2) the Preliminary Plat of Subdivision and the Owner's Acknowledgement and Acceptance Agreement (OAA) for Heritage Place; and
- 3) a conditional use for single-family attached units in the R2 Zoning District and variances for height and setback for the Subject Property to allow for the development of 41 single-family attached dwelling units on the Subject Property.

DISCUSSION:

The Owner and Petitioner is seeking approval of a Final Subdivision Plat for Heritage Place. Per Section 7-2-2 (Subdivision Plat Procedures) *if the preliminary plat and final plat are filed separately, the petition for the final plat approval shall be submitted no later than two years after the preliminary plat approval has been granted and will be subject to City Council review and approval.*

Upon approval of the Final Plat, the development will include 41 single family attached units, associated parking spaces, private park space on Outlot A, and dedicated park space on Outlot B and Outlot C.

Following approval of the Preliminary Plat of Subdivision for Heritage Place (Ordinance 20-109), the Owner and Petitioner proposed to install and maintain a Pedestrian Crossing Sign on Outlot C (Park District designated lot). This proposal was agreed upon by the City and the Naperville Park District, subject to the condition that the Pedestrian Crossing Sign and its location must be approved by the City Engineer and the Park District.

The Owner and Petitioner is required to install and perpetually maintain the Pedestrian Crossing Sign in good condition. As described in Recital 4 and Section 4 of the attached Ordinance, the Owner and Petitioner may transfer the obligations to fulfill the Pedestrian Crossing Sign requirements to a fully operational homeowner's association formed for the Heritage Place Subdivision through Covenants, Conditions and Restrictions (CCR) recorded with the DuPage County Recorder. The provisions of the CCR pertaining to the Pedestrian Crossing Sign Requirements shall be subject to review by the City Attorney and written approval prior to recordation.

The proposed Final Subdivision Plat substantially conforms to the Preliminary Plat of Subdivision and the provisions of the OAA approved by Ordinance 20-109. Upon approval of the Final Plat of Subdivision, the OAA shall remain in full force and effect, including but not limited to, the provisions set forth in Section 4 (School Donation), Section 5 (Park Donation) and Section 12 (COA Requirements).

FISCAL IMPACT:

N/A