



Legislation Text

File #: 22-0586, Version: 1

PLANNING AND ZONING COMMISSION AGENDA ITEM

ACTION REQUESTED:

Conduct the public hearing to consider rezoning to R1A upon annexation for the property located at 722 Woodlawn Avenue - PZC 21-1-028

DEPARTMENT: Transportation, Engineering and Development

SUBMITTED BY: Gabrielle Mattingly, Community Planner

ENTITLEMENTS REQUESTED:

A petition seeking annexation, rezoning to R1A (Low Density Single-Family Residence District) upon annexation, a preliminary/final plat of subdivision, and a deviation to the platted building line for the property located at 722 Woodlawn Avenue.

BOARD/COMMISSION REVIEW:

Official notice for the public hearing for PZC 21-1-028 was published in the Daily Herald on May 2, 2022.

BACKGROUND:

The property is located on the south side of Woodlawn Avenue with a common address of 722 Woodlawn Avenue. The 35,151 square foot lot is currently improved with a single-family residence and is zoned R-4 in unincorporated DuPage County. The property is surrounded by incorporated properties on all sides. The surrounding incorporated properties are zoned R1A (Low Density Single Family Residence District) and R1 (Low Density Single Family Residence District).

DISCUSSION:

The Petitioner, Mathieson House, LLC, d/b/a M House, with permission from the property owners Jeffrey and Kimberly Goldstone, requests annexation, rezoning to R1A upon annexation and approval of a preliminary/final plat of subdivision with a deviation to the platted building line in order to annex the property into the City and construct a new single-family home. All existing structures at the subject property will be demolished following annexation.

Upon annexation, the Petitioner seeks to rezone the subject property to R1A (Low Density Single Family Residence District). The subject property meets the R1A lot size and width requirements. Staff finds the proposed R1A zoning to be compatible with surrounding zoning districts and consistent with the recommendation of the Land Use Master Plan. The Petitioner's standards for Granting a Map Amendment are included in the attachments. Upon review, staff agrees with the Petitioner's findings and recommends their adoption by the Planning and Zoning Commission.

Annexation, Preliminary/Final Plat, and Subdivision Deviation

In association with the rezoning request, the petitioner is also requesting approval of annexation to incorporate the property and approval of a preliminary/final plat of subdivision to establish the lot as a legal lot of record, and a request for a deviation to the 33' platted building line. All of these requests are subject to City Council review only; however, information on these requests is provided below for reference.

The subject property is contiguous to the City of Naperville's corporate limits and is therefore eligible for annexation. Upon annexation, the petitioner is proposing to construct a new single-family home on the lot. A 33' platted building line exists on the lot parallel to the western property line. The platted building line restricts the location of any building improvements on the lot, resulting in a setback requirement of 33' from the interior property line for the new single family home. The R1A interior side yard setback requirement is a minimum of 8', total of 20' for two interior side yards. Since the platted building line is more restrictive than the interior side yard setback, the petitioner has requested a deviation from the platted building line in order to allow the new home to follow the R1A zoning district interior side yard setback requirements.

Pursuant to Section 7-1-13 (Platted Setbacks and Building Lines) of the Subdivision regulations, Planning and Zoning Commission review is not required for the requested deviation. Staff has no concerns with the requested deviation.

Key Takeaways

- The Petitioner is requesting rezoning to R1A upon annexation in order to annex the subject property into the City and construct a new single family home at the property located at 722 Woodlawn Avenue. Staff is in support of the request.