



# Naperville

## CITY COUNCIL AGENDA ITEM

**SUBJECT:** 406 S. Columbia Street - PZC 15-1-001

**TYPE OF VOTE:** Simple Majority

**ACTION REQUESTED:**

Pass the ordinance granting a deviation to a 35' platted building line based on the provisions of Section 7-1-13 (Platted Setback and Building Lines) of the Municipal Code to allow for the construction of a new home at a distance of 30' from Columbia Street for the property located at 406 S. Columbia Street - PZC 15-1-001.

**BOARD/COMMISSION REVIEW:**

Not Required.

**COUNCIL ACTION PREVIOUSLY TAKEN:**

| Date | Item No. | Action |
|------|----------|--------|
| n/a  |          |        |

**DEPARTMENT:** Transportation, Engineering, and Development Business Group

**SUBMITTED BY:** Allison Laff, AICP, Planning Operations Manager

**FISCAL IMPACT:**

None

**BACKGROUND:**

The subject property is located at the southeast corner of Porter and Columbia Streets and is commonly known as 406 S. Columbia Street. The subject property is 8,690 square feet in size and is currently improved with a single-family home. The petitioners, Thomas and Christina Quinlan, are proposing to demolish the existing home and construct a new single-family home (approximately 3,400-3,500 square feet in size) at the subject property. In conjunction with this proposal, the petitioners are seeking approval of a deviation to the 35' platted building line to allow the new home to be constructed at a distance of 30' from the front property line which is in compliance with the R1B front yard setback requirement.

**DISCUSSION:**

The proposed home will comply with all R1B setbacks; however, as noted above, because the structure would encroach into the 35' platted setback line, the petitioner requests approval of a platted setback line deviation to allow for the proposed building footprint shown in Exhibit B to

be constructed. Pursuant to Section 7-1-13 (Platted Setbacks and Building Lines) of the Subdivision Regulations, Plan Commission review is not required for the requested deviation.

As provided in Attachment 2, the petitioner notes that the requested deviation is necessary based upon construction limitations that have been imposed on the property due to newly mapped flood plain. Engineering staff concurs with the flood plain limitations discussed in this attachment.

Staff additionally finds that the majority of new homes constructed along the east side of Columbia Street appear to have a 30' setback (rather than 35', as required by the platted building setback line). Therefore, if approved, the proposed home will be largely consistent with the existing homes fronting this block. In addition, a portion of the proposed encroachment includes a covered front porch, which is a design feature that adds to a home's aesthetics without adding significant perceived bulk. For these reasons, staff supports the requested deviation.

*Required Condition:*

A condition of approval is included in the attached ordinance, which stipulates that granting of the deviation will be subject to compliance with the site plan (Exhibit B). If the petitioner were to seek additional improvement in the future which creates further encroachments into the platted building line, an additional deviation would be required to be processed.

**RECOMMENDATION:**

Pass the ordinance granting a deviation to a 35' platted building line based on the provisions of Section 7-1-13 (Platted Setback and Building Lines) of the Municipal Code to allow for the construction of a new home at a distance of 30' from Columbia Street for the property located at 406 S. Columbia Street, PZC 15-1-001.

**ATTACHMENTS:**

1. 406 S. Columbia Street – Ordinance – PZC 15-1-001
  - a. Exhibit A – Legal Description
  - b. Exhibit B – Site Plan
2. 406 S. Columbia Street – Petitioner – PZC 15-1-001