



Naperville

CITY COUNCIL AGENDA ITEM

SUBJECT: Kettell’s Consolidation – PZC 14-1-143

TYPE OF VOTE: Simple majority.

ACTION REQUESTED:

- a. Pass the ordinance approving the Preliminary/Final Plat of Subdivision for Kettell’s Ogden Avenue Plat of Subdivision at the Subject Property located at 300 E. Ogden Avenue, PZC 14-1-143.
- b. Pass the ordinance rezoning the Subject Property located at 300 E. Ogden Avenue from R2 (Single-Family and Low Density Multiple-Family Residence District) to OCI (Office, Commercial and Institutional District) zoning, PZC 14-1-143.

BOARD/COMMISSION REVIEW:

The Planning and Zoning Commission considered this matter on February 18, 2015 and voted to recommend approval of the request (Approved 9-0). Staff concurs.

COUNCIL ACTION PREVIOUSLY TAKEN:

Date	Item No.	Action
N/A		

DEPARTMENT: TED – Planning Services

SUBMITTED BY: Derek Rockwell, AICP, Community Planner

FISCAL IMPACT:

N/A

BACKGROUND:

The subject property, which is located at the southeast corner of Ogden Avenue and Brainard Street, is approximately 24,000 square feet in size and developed with a 4,977 square foot multi-tenant commercial building and associated off-street parking facilities. The property is currently

zoned R2 (Single-Family and Low Density Multiple-Family Residence District) with a conditional use granted for office uses through Ordinance 85-84 (Attachment 5).

The 1998 East Sector Update to the Comprehensive Master Plan identifies the future land use of the property as “Office, Research and Development”. The existing office uses on the property are consistent with the recommendation of the Comprehensive Master Plan.

DISCUSSION:

Rezoning

The property owner is requesting the rezoning of the subject property from R2 to OCI. This request constitutes what would essentially be a zoning “clean-up”, as the current use of the property as a small scale office building (with an insurance office and two chiropractor offices as tenants) reflects the intent of the OCI District as a transitional zone between intense commercial uses and residential neighborhoods. The proposed rezoning is also consistent with the City’s East Sector Update to the Comprehensive Master Plan, as well as the Ogden Avenue Corridor Enhancement Initiative, which calls for residentially scaled and compatible commercial at the subject property.

The subject property received a conditional use approval in 1985 in order to permit office uses in the R2 District and has been operating legally since that time. The petitioner is now seeking rezoning of the property to OCI in order to establish a more appropriate zoning designation at the property as well as to formalize the existing land use. The existing office tenants at the subject property are all permitted uses in the OCI District. Additionally, the existing building meets all technical setback and bulk requirements of the OCI District.

Staff finds that the petition for rezoning provides an opportunity to bring the subject property’s zoning designation into alignment with the low intensity office character and existing function of the site. Additionally, staff agrees with the petitioner’s responses to the Standards for Granting a Map Amendment (Rezoning), included with the application as Attachment 3. As such, staff supports the request for rezoning.

Plat of Subdivision

In conjunction with the rezoning request, the petitioner is also seeking approval of a Preliminary/Final Plat of Subdivision in order to establish one legal lot-of-record on the Subject Property. Because the Plat of Subdivision requires dedication of the northern 17 feet of Ogden Avenue right-of-way on the Subject Property, City Council approval is required. The Plat of Subdivision is in technical compliance with all requirements of the Municipal Code and staff subsequently supports approval of the request.

Planning and Zoning Commission Action

The Planning and Zoning Commission considered this matter at their meeting on February 18, 2015. Following staff’s presentation, Len Monson, the petitioner’s attorney, gave an overview of the request. No members of the public provided testimony. After limited discussion, the Planning and Zoning Commission closed the public hearing and voted to recommend approval for the case (approved 9-0). Staff concurs with the Planning and Zoning Commission’s recommendation.

RECOMMENDATION:

- a. Pass the ordinance approving the Preliminary/Final Plat of Subdivision for Kettell's Ogden Avenue Plat of Subdivision at the Subject Property located at 300 E. Ogden Avenue, PZC 14-1-143.
- b. Pass the ordinance rezoning the Subject Property located at 300 E. Ogden Avenue from R2 (Single-Family and Low Density Multiple-Family Residence District) to OCI (Office, Commercial and Institutional District) zoning, PZC 14-1-143.

ATTACHMENTS:

1. Kettell's Consolidation – Ordinance Approving the Preliminary / Final Plat of Subdivision
 - Exhibit a. Legal
 - Exhibit b. Plat of Subdivision
2. Kettell's Consolidation – Ordinance Approving Rezoning
 - Exhibit a. Legal
 - Exhibit b. Plat of Subdivision
3. Kettell's Consolidation – Application
4. Kettell's Consolidation – Draft PZC Minutes 2-18-15
5. Kettell's Consolidation – Ordinance 85-84 – Granting a Conditional Use for Office