



# Naperville

## CITY COUNCIL AGENDA ITEM

**SUBJECT:** Burlington Meadows – PZC 14-1-088

**TYPE OF VOTE:** Simple Majority

**ACTION REQUESTED:**

Pass the ordinance approving the Final Plat of Subdivision and the Owner's Acknowledgement & Acceptance (OAA) for Burlington Meadows, PZC 14-1-088.

**BOARD/COMMISSION REVIEW:**

N/A

**COUNCIL ACTION PREVIOUSLY TAKEN:**

Date	Item No.	Action
10/7/2014	M1	Council authorized execution of the annexation agreement, and approved the annexation, rezoning and preliminary subdivision of the subject property.
2/3/2015	I13	Council approved Ordinance #15-013 amending the recording timeframe established in Ordinance #14-155.

**DEPARTMENT:** TED – Planning Services

**SUBMITTED BY:** Kasey Evans, AICP – Community Planner

**FISCAL IMPACT:**

N/A

**BACKGROUND:**

The subject properties consist of six parcels, a total of 4.5 acres, and are located at the southwest corner of Burlington Avenue and Naperville-Wheaton Road with common street addresses of 25W475 Burlington Avenue, 25W501 Burlington Avenue and 5S440-5S480 Naperville-Wheaton Road. The properties were zoned R1B (Medium Density Single Family Residence District) upon annexation and are currently improved with three single-family residences.

**DISCUSSION:**

The Burlington Meadows Subdivision property was annexed to the City of Naperville and zoned R1B in accordance with Ordinances #14-156 and #14-157 on October 7, 2014. The Preliminary Subdivision Plat creating 14 single family lots was also approved on October 7, 2014 by Ordinance 14-158. The preliminary subdivision approval included approval of a deviation to allow a reduced right-of-way width for Declan Court of 60' in-lieu of the 66' typically required. The petitioner now requests approval of the Final Plat of Subdivision for Burlington Meadows.

The Final Plat of Subdivision is consistent with the approved Preliminary Subdivision Plat, including the previously approved 60' right-of-way dedication and the removal of the 30' platted setback lines along Naperville-Wheaton Road and Burlington Avenue. Staff finds that the requested Final Plat of Subdivision for Burlington Meadows meets all of the City's technical requirements and therefore recommends approval.

**RECOMMENDATION:**

Pass the ordinance approving the Final Plat of Subdivision and the Owner's Acknowledgement & Acceptance (OAA) for Burlington Meadows, PZC 14-1-088.

**ATTACHMENTS:**

1. Burlington Meadows – Ordinance Subdivision Plat – PZC 14-1-088
  - Exhibit a. Burlington Meadows – Legal – PZC 14-1-088
  - Exhibit b. Burlington Meadows – Final Subdivision Plat – PZC 14-1-088
  - Exhibit c. Burlington Meadows – Owner's Acknowledgement & Acceptance (OAA)
2. Burlington Meadows – Ordinance #14-158 – Preliminary Subdivision Plat – PZC 14-1-088