

DESCRIPTION

The petitioner is requesting approval of a plat of resubdivision for a tract of land located at 137 N. Elizabeth St., entitled "Arndt-Ludwig Resubdivision". The plat proposes to make the tract a lot of record, as defined by the Zoning Ordinance. This division is being requested in order to facilitate the construction of a new single-family residence on the property. Most of these types of resubdivisions can be approved administratively, as they are under an acre in size. However this division is considered a major plat of subdivision as it is greater than one acre in size. Therefore, it must be reviewed and approved by the Plan Commission and Board of Trustees.

INTER-DEPARTMENTAL REVIEW COMMENTS

ENGINEERING

The Private Engineering Services Division has no objection to the request.

PUBLIC WORKS

The Department of Public Works has no objection to the petition.

FIRE DEPARTMENT

The Fire Department has no objection to the petition.

BUILDING

The Building Division has no comment at this time.

PLANNING

The subject property was originally improved with a single-family residence. The petitioner acquired the property and is proposing to construct a new residence on the site.

Section 155.220 of the Zoning Ordinance reads as follows:

155.220 DEVELOPMENT ON LOTS OF RECORD.

The following construction activity shall only occur on a Lot of Record:

- (A) The construction of a principal structure.
- (B) The construction of an addition to a principal structure which includes a foundation, footers or piers, except where:

1. The foundation, footers or piers are replacing an existing foundation or existing footers or piers; or
2. The addition does not exceed 350 square feet.

(C) The construction of an accessory structure greater than 800 square feet.

Village Code states that construction of a new residence would need to meet our requirement that development of a new structure must be on a lot of record. Any subdivisions of greater than one acre in size cannot be approved as administrative plats - they must be approved as major plats of subdivision.

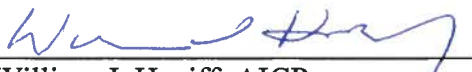
This subdivision meets the requirements of the Zoning Ordinance and Subdivision and Development Ordinance. The lot exceeds the 60-foot minimum lot width and minimum 7,500 square foot area requirements of the underlying R2 Single-Family Residential District. With the proposed lot exceeding one-acre in size, the lot also meets the desired lot size expressed within the Comprehensive Plan for the site. As the plat shows, the proposed lot will include five-foot public utility and drainage easements along the western and southern property lines and ten-foot public utility and drainage easements along the northern and eastern property lines.

FINDINGS AND RECOMMENDATIONS

Staff finds that the proposed Plat of Subdivision meets the requirements of the Subdivision and Development Ordinance and the Zoning Ordinance. Based on the above considerations, the Inter-Departmental Review Committee recommends that the Plan Commission make the following motion recommending **approval** of this petition:

Based on the submitted petition and the testimony presented, the proposed Plat of Subdivision meets the requirements of the Lombard Subdivision and Development Ordinance and the Zoning Ordinance, and therefore, I move that the Plan Commission recommend to the Corporate Authorities **approval** of the Plat of Subdivision associated with SUB 12-01.

Inter-Departmental Review Group Report Approved By:



William J. Heniff, AICP
Director of Community Development

WJH/MST:

c. Petitioner

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