



2. Plat of Resubdivision, prepared by Ruettiger, Tonelli & Associates, Inc., dated July 21, 2008.

## **DESCRIPTION**

The petitioner is requesting approval of a plat of resubdivision for a 0.926 acre tract of land located at 1799 S. Fairfield Ave, entitled "Liam's Final Plat of Resubdivision". The plat proposes to make the tract of land a lot of record, as defined by the Zoning Ordinance. Ultimately 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; however, the public right-of-way (Fairfield Avenue) is to be officially dedicated to the Village, which would classify it as a major plat of subdivision. Currently, the property includes thirty-three feet (33') of the public right-of-way. As such, a dedication of the right-of-way is required. Pursuant to the Zoning Ordinance, all major plats of subdivision 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 petition.

### **PUBLIC WORKS**

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

### **FIRE AND BUILDING**

The Bureau of Inspectional Services has no comment at this time.

### **PLANNING**

The subject property is currently improved with an existing single-family residence. As the petitioner one day plans to construct a new single-family residence on each of the newly-created lots, a plat of subdivision is required.

Plan Commission  
Re: SUB 09-01  
Page 3

Pursuant to the Zoning Ordinance and Subdivision and Development Ordinance, any new single-family structure must be constructed on a lot of record. This subdivision meets all of the requirements of those Ordinances. The lots will exceed the 60-foot minimum lot width and 7,500 square foot area requirements of the underlying R2 Single-Family Residential District. The proposed lots will also include five-foot and ten-foot public utility and drainage easements to the side and rear property lines respectively.

### **FINDINGS AND RECOMMENDATIONS**

Staff finds that the proposed Plat of Subdivision meets the requirements of the Subdivision and Development Ordinance, 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 09-01.

Inter-Departmental Review Group Report Approved By:

---

William J. Heniff, AICP  
Director of Community Development

WJH/MST:  
att

c. Petitioner