



Legislation Text

File #: 2013-0446, Version: 3

Title/Name/Summary

9833 W. 144th Place - Record Plat of Subdivision

History

QUICKFACTS

Project

9833 W. 144th Place

Petitioner

John Lawler

Purpose

The purpose of this case file is to document the formal subdivision plat which re-divides the two lots in the Old Orland Historic District, that served one dwelling unit, now into two equally sized lots for two new single family homes to be constructed.

Requested Actions: Approval for record plat of subdivision

Project Attributes

Address: 9833 W. 144th Place

P.I.N.(s): 27-09-216-050; -017; -018

Size: 11,250 square feet

Comprehensive Plan Planning District: Downtown

Comprehensive Plan Land Designation: Single Family Residential

Existing Zoning: OOH Old Orland Historic District

Existing Land Use: Single Family Residential

Proposed Land Use: Single Family Residential

Note

The Certificate of Appropriateness and Subdivision were originally separated into two case numbers (Legistar numbers) to accommodate the public hearing for the subdivision. Since both cases dealt with the same property, they have been combined into one Board report. Action is still required on both items. This action is for the subdivision.

OVERVIEW AND BACKGROUND

Covered in previous discussion of this case. The proposed subdivision is related to a Certificate of Appropriateness petition approved by the Historic Preservation Review Commission on July 16, 2013 by a vote of 5-0-1 (with one abstention).

The petitioner demolished an existing 118 year old structure, and shall re-subdivide the property at 9833 W. 144th Place into two equally sized parcels and construct two new single family homes in the same architectural style.

HISTORIC PRESERVATION REVIEW COMMISSION MOTION

On July 16, 2013, the Historic Preservation Review Commission moved 5-0-1 to recommend to the Village Board to approve a Certificate of Appropriateness for two new single family homes and their elevations proposed at 9833 W. 144th Place as shown in the elevation drawings titled "Two Story Residence for 9833 W. 144th Place Lo1" and "Two Story Residence for 9833 W. 144th Place Lot 2", prepared by IJM Group Inc, sheets A-1.0 for each elevation drawing, dated 7/11/13, subject to the following conditions:

- 1) Correctly display Lot 1 and Lot 2 titles on the elevation drawings to match the site plan.
- 2) The Certificate of Appropriateness is subject to the approval of the 144th Place Re-Subdivision by the Village Board.

PLAN COMMISSION MOTION

On August 13, 2013, the Plan Commission moved 4-0 to recommend to the Village Board approval of the subdivision per the proposed plat of survey titled "144th Place Re-Subdivision" with a number of conditions.

DEVELOPMENT SERVICES AND PLANNING COMMITTEE MOTION

On August 19, 2013, the Development Services and Planning Committee, by a vote of 3-0 moved to recommend to the Village Board approval of a subdivision per the proposed plat of survey titled "144th Place Re-Subdivision", prepared by Geopool CML Engineering Land Surveyors, dated 7/9/13, sheet 1 of 1, subject to the following conditions:

- 1) Submit a Plat of Subdivision to the Village for recording.
- 2) Meet all final engineering and building code related items.
- 3) Correctly display Lot 1 and Lot 2 titles on the elevation drawings to match the site plan per the recommendation for approval of the Certificate of Appropriateness.
- 4) Meet all final engineering and building code related items.
- 5) Work with staff to address engineering issues on water runoff.
- 6) Require a 10' utility easement on the south end of both new resubdivided lots and relocate garages to 15' setback on south wall.
- 7) Work with staff and the contiguous property owner to achieve a 10' utility easement on the south end of said property.

DISCUSSION

The record plat has been reviewed by staff and complies with typical plat requirements and the aforementioned conditions listed above.

[Recommended Action/Motion](#)

I move to approve the record plat of subdivision for two single family homes on two lots at 9833 W. 144th Place as recommended at the July 16, 2013 Historic Preservation Review Commission meeting and the Development Services and Planning Committee meeting and as fully referenced below.

THIS SECTION FOR REFERENCE ONLY (NOT NECESSARY TO BE READ)

I move to approve the record plat of subdivision for two new single family homes and their elevations proposed at 9833 W. 144th Place as shown upon the subdivision plat titled "144th Place Resubdivision" prepared by Geopool Civil Engineering, Land Surveyors consisting of one (1) sheet, dated July 9, 2013, Project Number 13-036