

PLAT COMMITTEE

October 8, 2025

Case Number:	2025-PLT-066
Property Address:	2147, 2151, and 2155 North Illinois Street (<i>Approximate Addresses</i>)
Location:	Center Township, Council District #12
Petitioner:	Near North Development Corporation, by Leslie Steinert
Zoning:	D-8 (RC)
Request:	Approval of a Subdivision Plat, to be known as Near North Duplexes, dividing 0.41-acre into six single-family attached lots.
Waiver Requested:	None
Current Land Use:	Undeveloped
Staff Reviewer:	Michael Weigel, Senior Planner

PETITION HISTORY

This is the first public hearing for this petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated August 28, 2025, complies with the standards of the Subdivision regulations, subject to the following conditions:

1. That the applicant provides a bond, as required by Section 741-210, of the Consolidated Zoning and Subdivision Ordinance.
2. Subject to the Standards and Specifications of Citizens Energy Group, Sanitation Section.
3. Subject to the Standards and Specifications of the Department of Public Works, Drainage Section.
4. Subject to the Standards and Specifications of the Department of Public Works, Transportation Section.
5. That addresses and street names, as approved by the Department of Metropolitan Development, be affixed to the Final Plat prior to recording.
6. That the Enforcement Covenant (Section 741-701, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
7. That the Site Distance Covenant (Section 741-702, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
8. That the Sanitary Sewer Covenant (Section 741-704, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.
9. That the Storm Drainage Covenant (Section 741-703, of the Consolidated Zoning and Subdivision Ordinance) be affixed to the Final Plat prior to recording.

10. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the Final Plat.
11. That all the standards related to Secondary Plat approval listed in Sections 741-207 and 741-208 of the Consolidated Zoning and Subdivision Ordinance be met prior to recording the Final Plat.
12. That all required internal sidewalks will be affixed to the Final Plat prior to recording.
13. That the traffic plan and natural infrastructure plan be affixed to the Final Plat prior to recording.

PETITION OVERVIEW

SITE PLAN AND DESIGN

These three parcels and areas to the north were platted via the petition 2024-PLT-069 to create 23 single-family attached lots to the north as well as three (3) single-family detached lots to the south. The property was also recently rezoned to the D-8 district and received a variance to allow for lots with deficient square footage. This plat petition would further subdivide the three (3) parcels furthest to the south (0.41-acre in total) into six (6) single-family attached lots per the below plat. The proposed plat meets the standards of the D-8 zoning district.

STREETS

The property is bordered by other parcels created by 2024-PLT-069 to the north, Illinois Street to the west, and McLean Place to the south.

SIDEWALKS

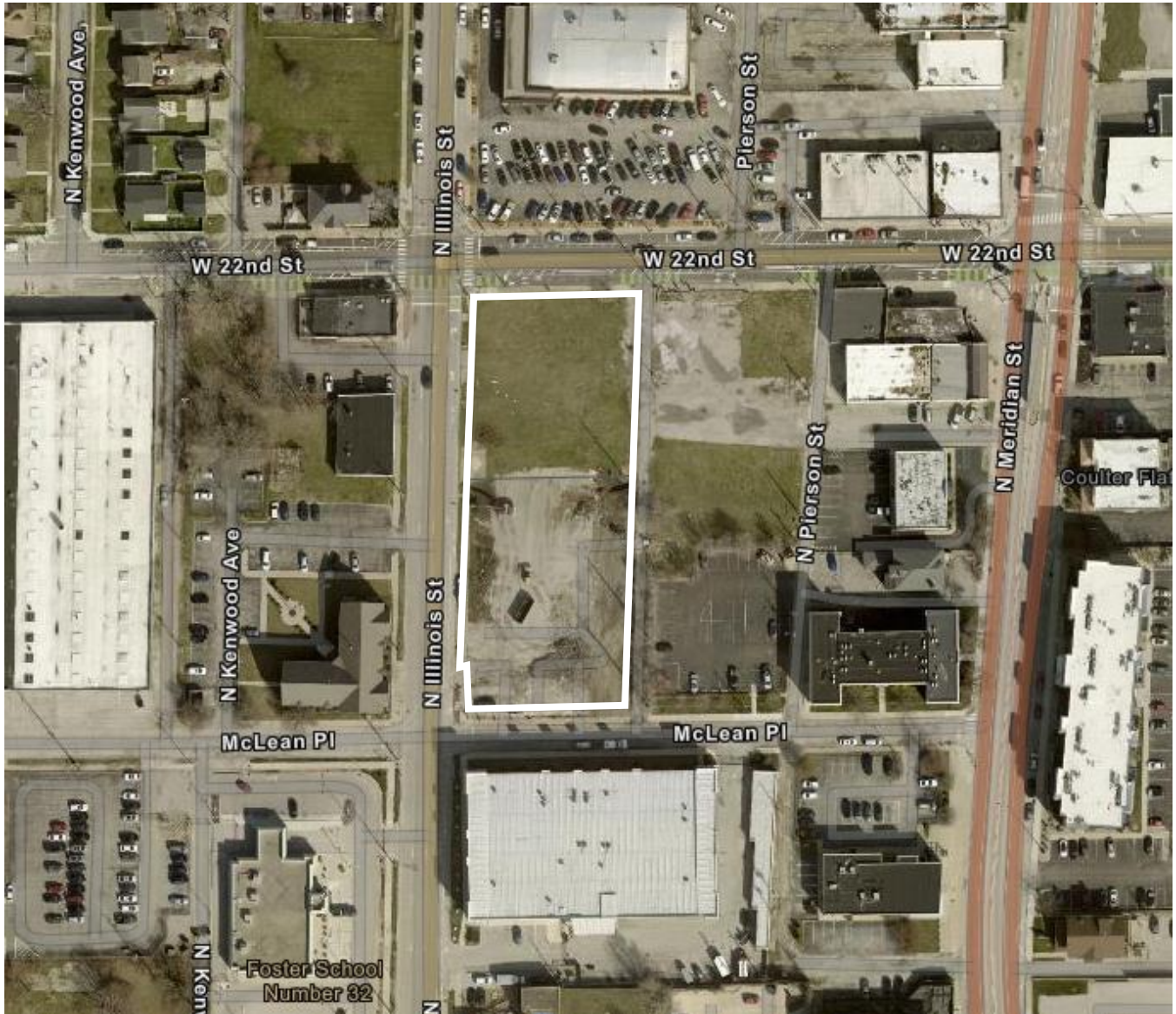
Sidewalks are required and existing along both Illinois Street and McLean Place.

GENERAL INFORMATION

Existing Zoning	D-8 (RC)	
Existing Land Use	Undeveloped	
Comprehensive Plan	Medium-Density Mixed-Use	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
	North: C-4	Commercial
	South: D-8	Commercial
	East: C-4 / MU-2	Parking Lot / Undeveloped
	West: C-4	Commercial
Thoroughfare Plan		
Illinois Street	Primary Arterial	70-foot existing right-of-way and 78-foot proposed right-of-way
22 nd Street	Primary Arterial	60-foot existing right-of-way and 78-foot proposed right-of-way
McLean Place	Local Street	48-foot existing right-of-way and 48-foot proposed right-of-way
Petition Submittal Date	August 28, 2025	

EXHIBITS

2025-PLT-066 ; Aerial Map



[illegible]

2025-PLT-066 ; Photographs



View looking south along North Illinois Street



View looking north along North Illinois Street



View of site looking north across Mc Lean Place



View of site looking northwest from adjacent property to the east



View of site looking north from adjacent property to the east



View of site looking west



View of site looking west



View of site looking west



View of site looking south across West 22nd Street



View of site looking south across West 22nd Street