

PLAT COMMITTEE

October 8, 2025

Case Number:	2025-PLT-061
Property Address:	3529 North Illinois Street (<i>Approximate Address</i>)
Location:	Center Township, Council District #8
Petitioner:	Lazarus Development, LLC, by John Cross
Zoning:	D-8
Request:	Approval of a Subdivision Plat, to be known as Replat of Lot 25 in Myers' North Illinois Street Addition, dividing 0.12-acre, into two single-family attached lots.
Waiver Requested:	None
Current Land Use:	Two-Family Dwelling
Staff Reviewer:	Noah Stern, Senior Planner

PETITION HISTORY

This is the first hearing for this plat petition.

STAFF RECOMMENDATION

Staff recommends that the Plat Committee **approve** and find that the plat, file-dated August 11, 2025, complies with the standards of the Subdivision regulations, subject to the following conditions:

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

9. That the plat restrictions and covenants, done in accordance with the rezoning commitments, be submitted prior to recording the final plat.
10. 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.
11. No detached single-family dwellings shall be built on the individual lots.

PETITION OVERVIEW

SITE PLAN AND DESIGN

The subject site is zoned D-8 and developed with a two-family dwelling. This proposed plat would divide the existing parcel into two lots. Lots 25A and 25B would each contain half of the two-family dwelling with the lot line following the common wall and continuing through the rear of the lot. The subject site has been developed with a two-family dwelling since at least 1915, per the Sanborn map below. This replat would allow the property owner to sell each of the parcels individually, rather than as one parcel, with minimal impact on the surrounding property owners.

STREETS

Lots 25A and 25B would front on North Illinois Street. No new streets are proposed. Sidewalks are existing along North Illinois Street.

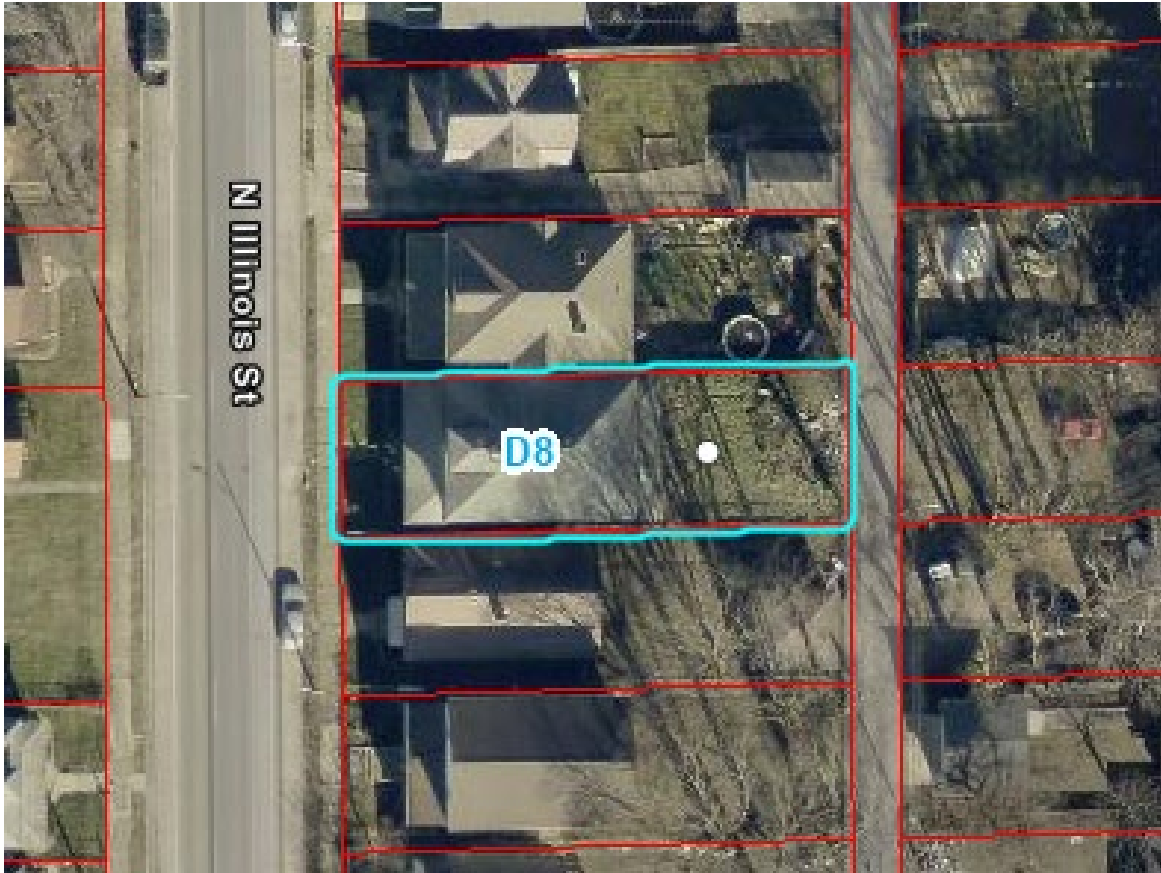
PROCEDURE

This plat petition, if approved, only legally establishes the division of land. In the event that the existing duplex were to be removed, any new construction that does not conform to the site plan approved by variance would be required to meet all development standards of the D-8 Dwelling District, including, but not limited to, setbacks, minimum lot width and frontage, and minimum open space.

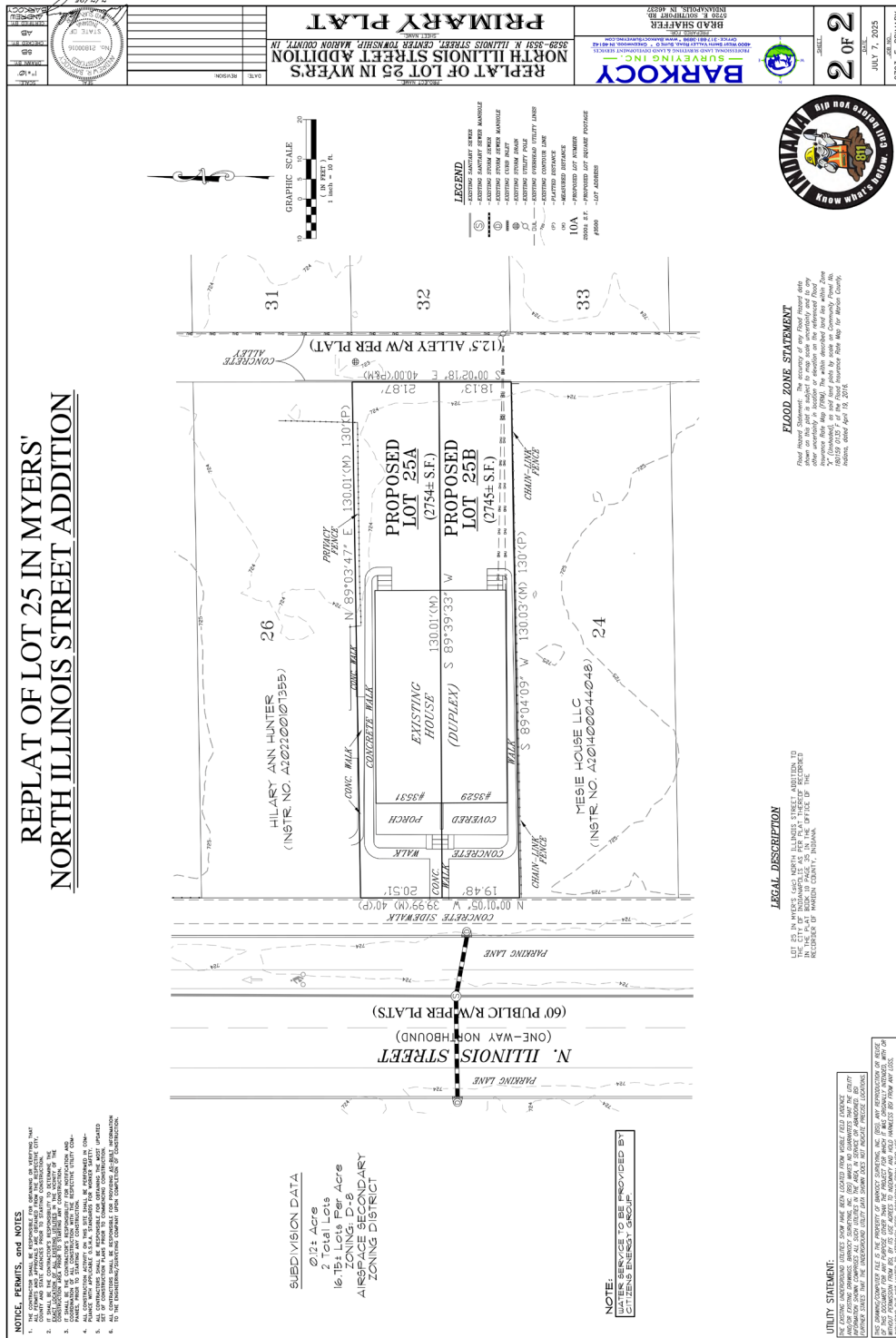
GENERAL INFORMATION

Existing Zoning	D-8	
Existing Land Use	Two-family dwelling	
Comprehensive Plan	Traditional Neighborhood	
Surrounding Context	<u>Zoning</u>	<u>Land Use</u>
North:	D-8	Two-Family residential
South:	D-8	Single-Family residential
East:	D-8	Two-Family residential
West:	D-8	Single-Family residential
Thoroughfare Plan		
North Illinois Street	Primary Arterial	60-foot existing and 56-foot proposed
Petition Submittal Date	August 11, 2025	

EXHIBITS

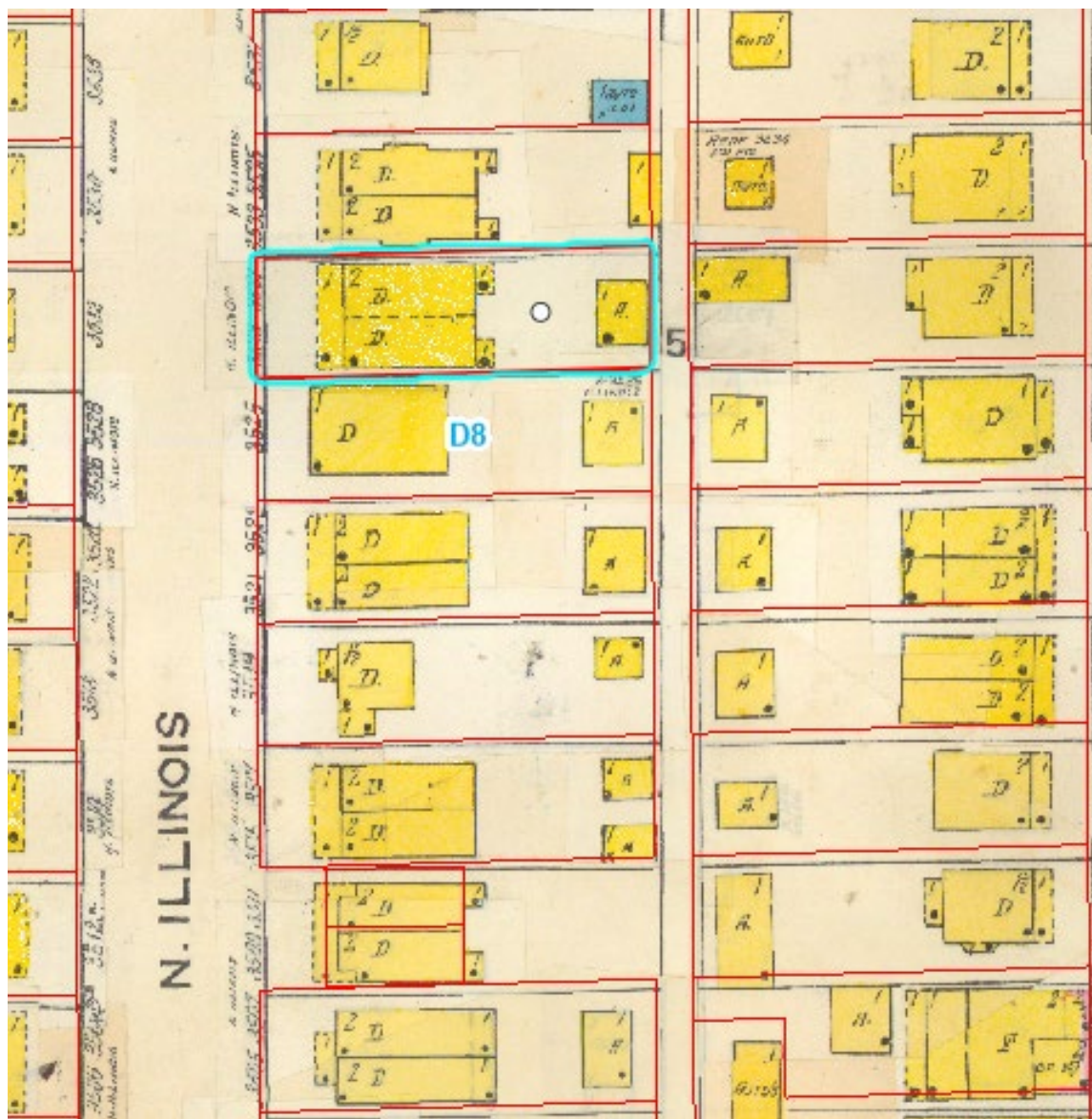


Present day aerial



Preliminary Plat

1915 Sanborn Map



PHOTOS



