

## MEMORANDUM



VILLAGE OF DEERFIELD

TO: Plan Commission  
FROM: Jeff Ryckaert, Principal Planner and Dan Nakahara, Planner  
DATE: April 7, 2022  
RE: Request for Approval of a Final Plat of Resubdivision for the Properties  
Located at 130 and 140 Kenmore Avenue

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### **Application History**

Public Hearing Publication Date: February 3, 2022

Plan Commission Public Hearing Preliminary Plat of Resubdivision: Feb. 24, 2022

Board of Trustees Preliminary Plat of Resubdivision Meeting Date: March 21, 2022

Plan Commission Meeting Final Plat of Resubdivision: April 14, 2022

### **Zoning Action**

The Deerfield Plan Commission is conducting a Workshop Meeting to consider the following zoning action of Stephen M. and Gwen S. Platt as Tenants by Entirety, owners of 130 Kenmore Avenue and Stephen M. Platt and Gwen S. Platt, as Joint Tenancy, owners of 140 Kenmore Avenue for approval of a Final plat of resubdivision for the subject property consisting of 130 and 140 Kenmore Avenue. They are seeking a determination that the final plat of resubdivision is in substantial conformance to the previously approved preliminary plat of resubdivision. The configuration of the resubdivision and the size of the lots remain the same from the preliminary plat. The Plan Commission held the public hearing for approval of the preliminary plat of resubdivision on Feb. 24, 2022 and the Board of Trustees approved the preliminary plat or resubdivision on March 21, 2022.

The configuration of the 2 lots in the resubdivision remains the same from the preliminary plat of resubdivision that was approved by the Board of Trustees.

Subdivision Agreement for the 130-140 Kenmore Avenue Resubdivision












The Subdivision Code requires a subdivision agreement. The subdivision agreement requires the payment of the engineering view fee and the letter of credit that the developer will be required to put up for the utility improvements. The subdivision agreement is in the purview of the Board of Trustees.

Impact Fees

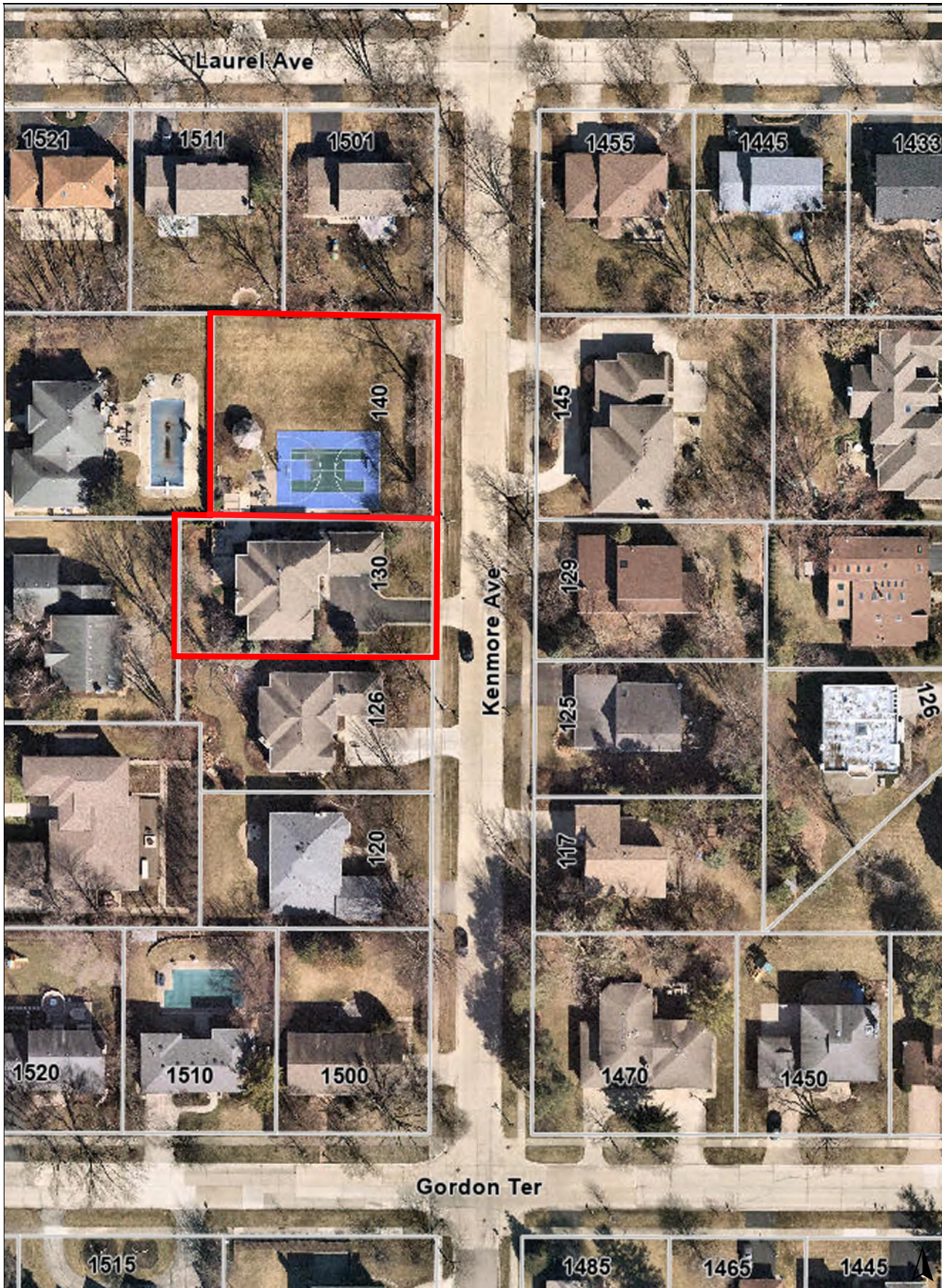
The developer will be required to pay impact fees per the Village's impact fee ordinance. The impact fee ordinance is in the purview of the Board of Trustees.

# Village of Deerfield 2022 Zoning Ordinance Map



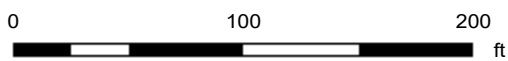
	<b>R-1</b>	<b>SINGLE FAMILY DISTRICT</b> ONE FAMILY DWELLINGS AND ACCESSORY USES
	<b>R-2</b>	<b>SINGLE FAMILY DISTRICT</b> SAME AS R1
	<b>R-3</b>	<b>SINGLE FAMILY DISTRICT</b> SAME AS R1
	<b>R-4</b>	<b>SINGLE &amp; TWO FAMILY</b> ONE FAMILY & TWO FAMILY DWELLINGS & ACCESSORY USES
	<b>R-5</b>	<b>GENERAL RESIDENCE</b> ONE FAMILY & TWO FAMILY DWELLINGS & ACCESSORY USES
	<b>C-1</b>	<b>VILLAGE CENTER</b>
	<b>C-2</b>	<b>OUTLYING COMMERCIAL</b>
	<b>C-3</b>	<b>LIMITED COMMERCIAL OFFICE</b>
	<b>I-1</b>	<b>OFFICE, RESEARCH, RESTRICTED INDUSTRY</b>
	<b>I-2</b>	<b>LIMITED INDUSTRIAL</b>
	<b>P-1</b>	<b>PUBLIC LANDS</b> SCHOOLS, PARKS, PUBLIC BUILDINGS & CEMETERIES





Legend

Notes



Print Date: 1/7/2022

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