



Legislation Details (With Text)

**File #:** 2017-0484    **Version:** 2    **Name:** Dykas Lot Consolidation - Plat of Subdivision  
**Type:** MOTION    **Status:** IN COMMITTEE /COMMISSION  
**File created:** 6/30/2017    **In control:** Development Services, Planning and Engineering Committee  
**On agenda:** 9/5/2017    **Final action:** 9/5/2017  
**Title:** Dykas Lot Consolidation - Plat of Subdivision

**Code sections:**

**Attachments:** 1. Consolidated Plat, 2. Lot 45 Plat, 3. Lot 46 Plat, 4. Petition

Date	Ver.	Action By	Action	Result
9/5/2017	2	Board of Trustees		
8/30/2017	2	Development Services Department	INTRODUCED TO BOARD	
8/21/2017	1	Development Services, Planning and Engineering Committee	RECOMMENDED FOR APPROVAL	Pass
8/21/2017	1	Development Services Department	INTRODUCED TO COMMITTEE	
8/8/2017	0	Plan Commission		
8/8/2017	0	Development Services Department	INTRODUCED TO COMMISSION	

**Title/Name/Summary**

Dykas Lot Consolidation - Plat of Subdivision

**History**

**QUICKFACTS**

**Project**

Dykas Lot Consolidation - 2017-0484

**Petitioner**

James and Renee Dykas

**Purpose**

To consolidate Lot 45 and Lot 46 located in the R-3 Residential District in the Olde Mill Phase III subdivision into a single lot.

*Requested Actions:* Subdivision

**Project Attributes**

*Address:* 17424 (Lot 45) & 17430 (Lot 46) Deer Trail Court

*P.I.N.(s):* 27-29-424-016 (Lot 45) and 27-29-424-017 (Lot 46)

*Size:* Lot 45:13,000 square feet

Lot 46: 13,000 square feet (Consolidated Total = 26,000 sf)



### **Plan Commission Discussion**

Two residents who live just south of the proposed lot consolidation site spoke at the Plan Commission meeting. The residents expressed concerns, including an increase in vandalism on their property, the type of future accessory structures (a putting green and a shed), and the elimination of the potential for a single family home to be built on the vacant lot.

The Plan Commission noted that vandalism is a police matter and not a function of zoning. The Plan Commission affirmed that the land use is appropriate for the district and subdivision.

### **Development Services and Planning Committee Motion**

On August 21st, 2017, the Development Services Planning and Engineering Committee moved 3-0 to recommend to the Village Board of Trustees to approve the consolidation of the two parcels at 17424 & 17430 Deer Trail Court.

### **Development Services and Planning Committee Discussion**

There was no discussion at Committee.

The case is now before the Village Board of Trustees for consideration.

### **Recommended Action/Motion**

I move to approve the consolidation of the two parcels located at 17424 & 17430 Deer Trail Court as recommended at the August 21st, 2017 Development Services and Planning Committee meeting and as indicated in the below fully referenced motion.

### **(THIS SECTION FOR REFERENCE ONLY (NOT NECESSARILY TO BE READ))**

I move to approve the lot consolidation of Lot 45 and Lot 46 in the Olde Mill Phase III subdivision as depicted on the "Dykas Consolidation" plat dated June 29<sup>th</sup>, 2017, subject to the following conditions:

- 1) Submit a Mylar Plat of Consolidation to the Village for recording.
- 2) Install a sidewalk and two (2) parkway trees along the frontage of Lot 46.
- 3) Meet all building and engineering code related items.