



Legislation Text

File #: 2015-0519, Version: 3

Title/Name/Summary

Olde Mill Lot Consolidation - Lots 52 & 53

History

QUICKFACTS

Project

Olde Mill Lot Consolidation - 2015-0519

Petitioner

David Kane

Purpose

The petitioner is proposing to consolidate lots 52 and 53 in the Olde Mill Phase III subdivision into a single lot to increase the side yard for the existing single-family home on lot 53. The proposed side yard on lot 52 may accommodate accessory structures in the future, however none are proposed as part of this lot consolidation petition.

Requested Actions: Subdivision

Project Attributes

Address:

Lot 52: 10700 Deer Trail Court

Lot 53: 10716 Deer Trail Court

P.I.N.(s):

Lot 52: 27-29-424-023-0000

Lot 53: 27-29-424-024-0000

Size:

Lot 52: 13,000 square feet

Lot 53: 13,577 square feet

Combined Lot Size: 26,577 square feet

Existing Zoning: R-3 Residential District

Comprehensive Plan designation: Single Family Residential

OVERVIEW AND BACKGROUND

The Olde Mill Subdivision and Olde Mill Addition were approved as single family residential subdivisions near 108th Avenue and Deer Point Road. In 1999, the Olde Mill Subdivision was

approved for 42 single family lots. In 2002, the Village Board approved the Olde Mill Addition for 17 lots to 22 lots on 9.51 acres, depending on final stormwater detention designs. Overall, the revised site plan was approved for 64 lots in 2006.

PROJECT DESCRIPTION & CONTEXT

The petitioner proposes to consolidate lot 52 (10700 Deer Trail Court) and lot 53 (10716 Deer Trail Court) of the Olde Mill Addition Phase III into a single lot to increase the side yard area and accommodate future accessory structures for the existing single-family home on lot 53. Future accessory structures may be located on lot 52, which is currently vacant. The consolidated lot size will be 26,577 square feet.

The petitioner is proposed minor grading changes to create a more level area on lot 52. The utility and drainage easement for both lots, which measures a total of 15 feet wide, will remain as is between the properties to accommodate a possible re-subdivision of the lots in the future

The total number of lots in the Olde Mille Addition, and therefore single family homes, will be reduced from 22 to 21. The proposed lot consolidation does not significantly alter the approved subdivision density.

The recommendation motion includes the following conditions:

- 1) That the petitioner submit a Record Plat of Subdivision to the Village for recording.

Overall, the project conforms to the Village's Comprehensive Plan, Land Development Codes and policies for this area.

Additional details about the project are discussed in the Plan Commission report, which is attached for reference.

PLAN COMMISSION MOTION

On October 13, 2015, the Plan Commission, by a vote of 5-0, moved to recommend to the Village to approve the subdivision / lot consolidation of lots 52 and 53 in the Olde Mill Addition subdivision for a 26,577 square foot lot, as depicted in the "Site Grading Plan" dated July 27, 2015, and proposed plat titled "Spyglass Consolidation" prepared by Lincolnway Engineering and Land Surveying Ltd., subject to the following condition outlined below:

- 1) That the petitioner submit a Record Plat of Subdivision to the Village for recording.

PLAN COMMISSION DISCUSSION

Two residents that live nearby the proposed lot consolidation site spoke at the Plan Commission meeting. The residents expressed concerns about the project, including the possibility of creating a private park, future noise issues, and the type of proposed accessory structures (such as a tennis court or basketball court).

The petitioner of the project also spoke during the meeting and addressed the concerns brought up by residents. He noted that no accessory structures were proposed as part of the lot consolidation petition. The petitioner confirmed that any future accessory structures would meet the requirements stated in the Land Development Code.

The Plan Commission shared their opinions and agreed with the Staff recommendation to approve the motion, noting that that project met all Code requirements. The motion was passed unanimously 5 - 0.

DEVELOPMENT SERVICES AND PLANNING COMMITTEE MOTION

On October 19, 2015, this item was reviewed by the Development Services Planning and Engineering Committee, recommended for approved and referred to the Village Board of Trustees for consideration.

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

Recommended Action/Motion

I move to approve the subdivision / lot consolidation for lots 52 and 53 in the Olde Mill Addition subdivision as recommended at the October 19, 2015 Development Services Planning and Engineering Committee meeting and as fully referenced below.

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

I move to approve the subdivision / lot consolidation of lots 52 and 53 in the Olde Mill Addition subdivision for a 26,577 square foot lot as depicted in the "Site Grading Plan" dated July 27, 2015, and proposed plat titled "Spyglass Consolidation" prepared by Lincolnway Engineering and Land Surveying Ltd., subject to the following condition:

- 1) That the petitioner submit a Record Plat of Subdivision to the Village for recording.