



Legislation Text

File #: 2017-0484, **Version:** 2

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)

Comprehensive Plan Planning District: Grasslands Planning District

Comprehensive Land Designation: Single Family Residential

Existing Zoning: R-3 Residential Zoning

Existing Land Use: Lot 45: Single Family Home

Lot 46: Vacant

Proposed Land Use: Single Family Home

Surrounding Land Use:

North: R-3 Residential District - Open Space (Detention)

South: R-3 Residential District - Single Family Home

East: R-3 Residential District - Open Space (Detention)

West: R-3 Residential District - Vacant

Preliminary Engineering: N/A.

OVERVIEW AND BACKGROUND

The Olde Mill Subdivision and Olde Mill Phase III 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 site plan for Olde Mill Phase III for 17 lots to 22 lots on 9.51 acres. Overall, a revised site plan was approved for 64 lots in 2006. This is the second proposed lot consolidation in Olde Mill Phase III. In 2015, the Village Board approved a lot consolidation for Lots 52 & 53 (Legistar #2015-0519).

PROJECT DESCRIPTION & CONTEXT

The petitioner proposes to consolidate Lots 45 and 46 in Olde Mill Phase III subdivision into a single lot measuring 26,000 square feet. Both lots are owned by the petitioner, and are currently two separate parcels. Lot 45 contains a house, and Lot 46 is currently vacant. Once consolidated, the petitioner plans to construct a number of permitted accessory structures, such as a basketball court and putting green on the empty lot. Approval of this or any other structure is not a part of this petition and is generally handled via building permit reviews. Accessory structures are not allowed without a principal structure. The consolidation will result in both lots containing the house as a single principal structure.

The recommendation motion includes 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.

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

Plan Commission Motion

On August 8th, 2017 the Plan Commission, by a vote of 4-0, moved to recommend to the Village to approve the consolidation of the parcels owned by James and Renee Dykas, as fully referenced below.

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 29th, 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.