

MEMORANDUM



VILLAGE OF DEERFIELD

TO: Plan Commission

FROM: Jeff Ryckaert, Principal Planner and Dan Nakahara, Planner

DATE: October 7, 2021

RE: Request for Approval for a Final Plat of Resubdivision of the Property at
924 and 936 Westcliff Lane (Theodore D. Kuczek and Cheryl J. Kuczek)

Application History

Public Hearing Publication Date: August 5, 2021

Planning Commission Public Hearing Date: August 26, 2021

Board of Trustees Preliminary Plat of Subdivision Meeting: September 20, 2021

Plan Commission Meeting Final Plat of Subdivision: October 14, 2021

Zoning Actions

The Deerfield Plan Commission is conducting a Workshop Meeting to consider the request from Theodore D. Kuczek and Cheryl J. Kuczek (Tenants by the Entirety of 924 Westcliff Lane) and Theodore D. Kuczek (owner of 936 Westcliff Lane) for the following zoning action:

1. Approval of a Final Plat of Resubdivision.

The petitioner is seeking approval of a final plat of resubdivision for the subject properties at 924 and 936 Westcliff Lane. They are seeking a determination that the final plat 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 on August 26, 2021 and the Board of Trustees approved the preliminary plat on September 20, 2021. The configuration of the 3 lots in the resubdivision remains the same from the preliminary plat of subdivision that was approved by the Board of Trustees.

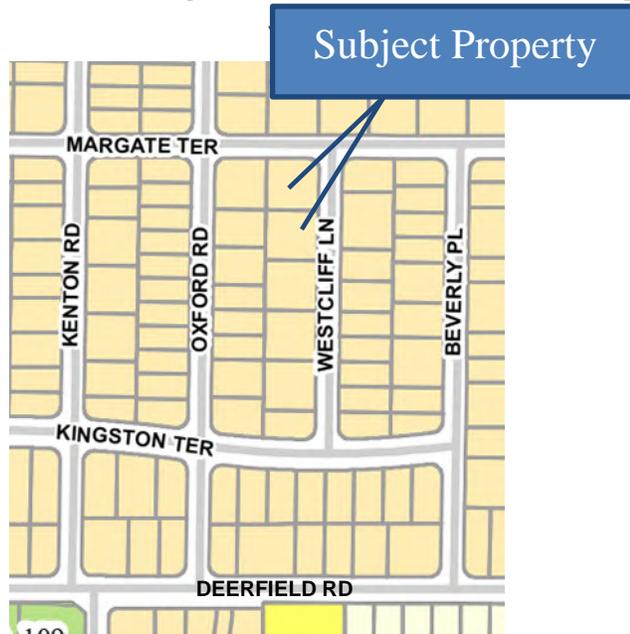
Subdivision Agreement for the 924 and 936 Westcliff Lane Resubdivision

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 2021 Zoning Ordinance Map



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

