

Memorandum

To: Lake County Planning, Building and Zoning Committee

From: Hannah Mulroy, Planner/Project Manager
Lake County Planning, Building and Development Department

RE: Lot 67, Hunt Club Farms Unit III Subdivision, Warren Township
Plat Amendment to Exchange Deed Restricted Open Space

Hunt Club Farms Unit III is located west of the intersection of Stearns School Road and Hunt Club Road. The Planning, Building and Zoning Committee approved the plat in 1988.

Andrew and Jinghua Schneider are requesting an amendment to adjust the deed restricted open space on Lot 67 to allow for a more functional, buildable lot. The proposed plat amendment consists of adjusting the deed restricted open space on the lot with other land that was unrestricted on the original plat so there will be no net loss of open space in the subdivision.

A copy of the proposed plat amendment is attached to this report.

Recommendation

Staff recommends that the plat amendment be granted.

Reasons for Recommendation

It is staff's opinion that the amendment be granted for the following reasons:

1. The amendment will result in a slight increase in the amount of open space.
2. There are no natural resources present within the deed restricted open space.
3. The exchanged deed restricted open space is contiguous with common open space to the south.