

To: Planning, Building, Zoning and Environment Committee
Date: July 8, 2026
Subject: Lot 12, Dering Woods Subdivision – Lake Villa Township
Plat Amendment to Exchange Deed Restricted Open Space

The Dering Woods Subdivision is located west of the intersection of Illinois State Route 59 and W. Dering Lane. The Dering Woods Subdivision, recorded in 1993, contains 25 parcels with areas dedicated for the preservation of open space and protection of natural resources.

John and Carol Bates, owners of Lot 12 (25195 W Jessica Ct. Lake Villa), are requesting a plat amendment to adjust the deed restricted open space for natural resource protection on their property to allow for construction of a deck around an existing above-ground swimming pool and to accommodate an existing shed. The proposed plat amendment consists of removing two areas (total of 1,079 square feet) of the deed restricted open space currently situated to the west of the existing pool and shed, and placing a new area into deed restricted open space (1,082 square feet total) located on the southwest side of the house. The plat amendment will allow the applicant to improve the property and bring existing structures currently located within deed restricted open space into compliance. This exchange has been endorsed by the Dering Woods Homeowners' Association.

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

Staff recommend the plat amendment be approved for the following reasons:

1. The Dering Woods Homeowners' Association is in support of the request.
2. There are minimal natural resources present within the existing open space area that will be removed from the deed-restricted portion of the property.
3. The amendment will result in a small net increase in the amount of open space and the new area to be placed into open space is contiguous with the existing open space area.