

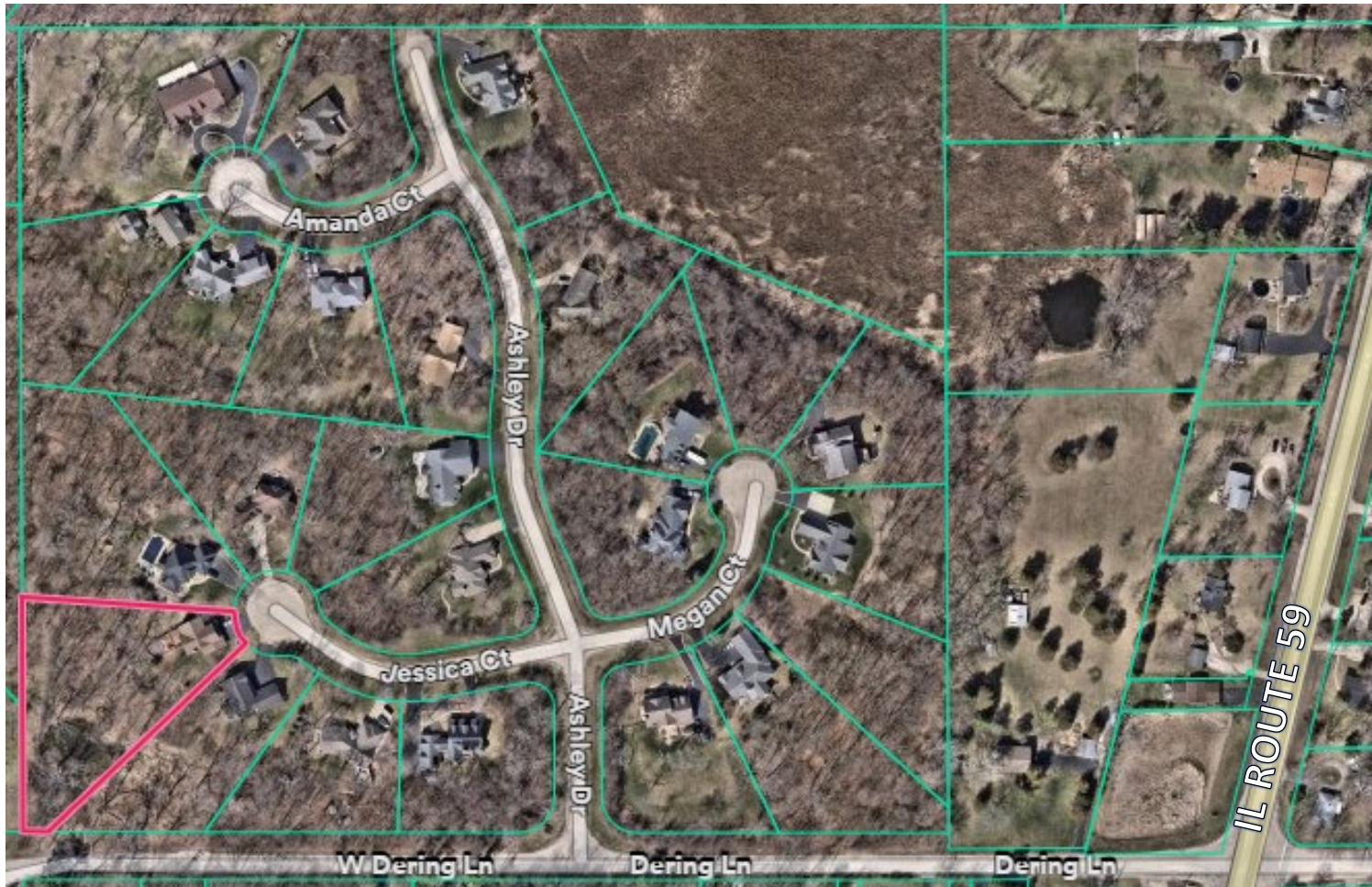


Dering Woods Subdivision Plat Amendment

**Petition to Relocate Deed Restricted
Open Space
Lake Villa Township**

**Planning, Building & Development
July 8, 2026**

Site Location



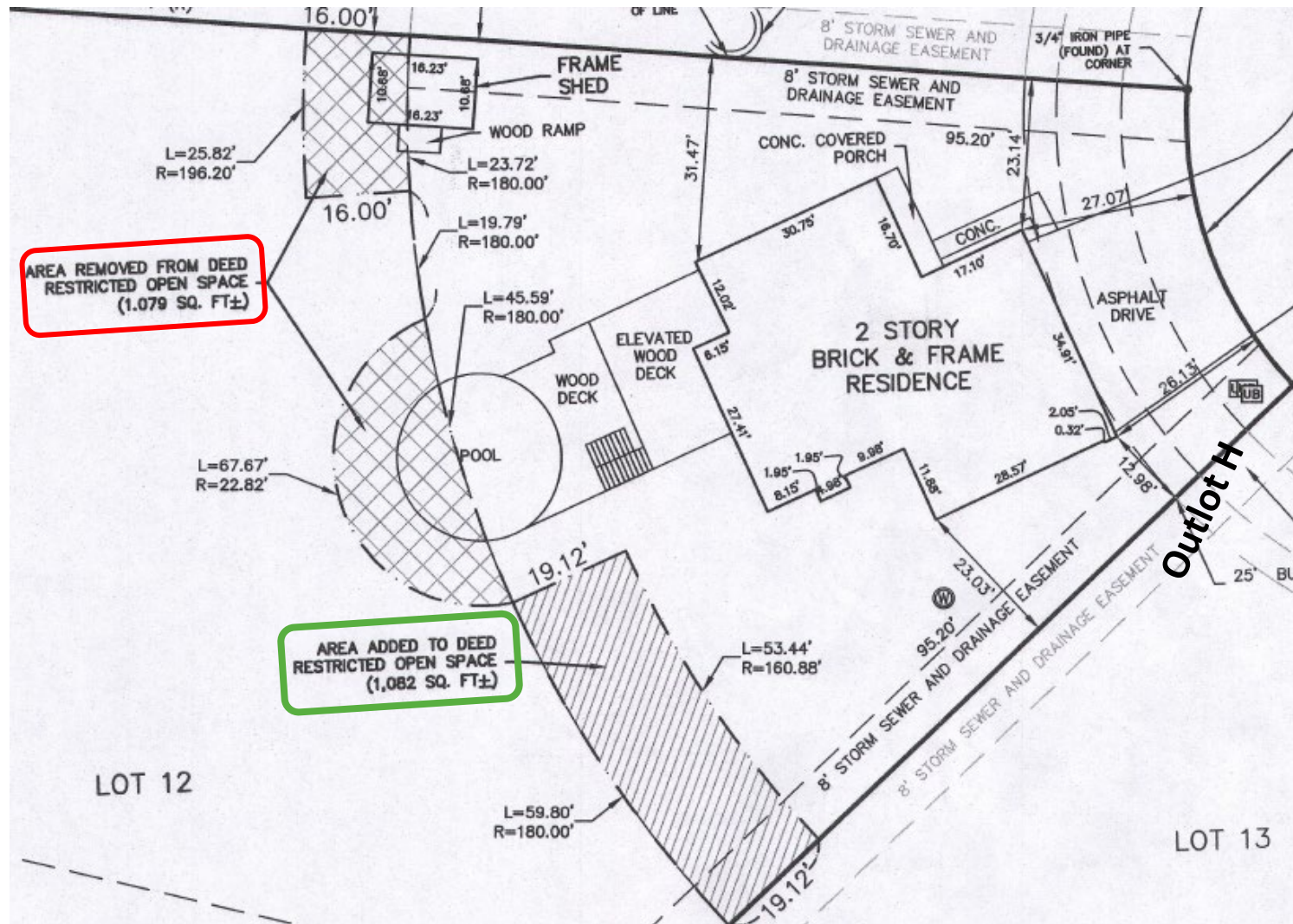
- **Lot 12, located in the Dering Woods Subdivision**
- **Petitioners: John and Carol Bates**

Existing Conditions





- Existing deed-restricted open space is located on the western portion of the property to the rear of the residence.

Proposed Plat Amendment



Open Space Area Exchange:

- Remove two areas  of open space (total 1,079 sq. ft.) of open space from the west side of the house
- Add a new area  of open space (total 1,082 sq. ft.) of open space on the southwest side of the house

Proposed Plat Amendment Cont.



Plat amendment:

- Will allow the applicant to continue to use an existing shed and pool within the deed restricted open space.
- Will allow the existing pool to be improved with a new deck.
- Will result in a net gain of open space area.

Site Photos



Staff Recommendation

Staff recommends approval :

- 1. No objections from any government entities, adjacent property owners, or HOA.**
- 2. There are minimal natural resources present with the open space area to be removed.**
- 3. The amendment will result in a net increase in the amount of open space and the new area to be placed into open space remains contiguous with the existing open space area.**



Questions