

**Application
Subdivision Plat Amendment**

Commentary:

This document has been created by the Lake County Planning, Building and Development Department as a tool to guide the applicant(s) through the Plat Amendment application process. Plat amendments are modifications of a portion of a recorded final plat of subdivision that does not result in any additional lots. Examples include reconfiguring existing lots (also defined as a resubdivision), changing lot or open space boundaries, combining conforming lots, and the adjustment or vacation of easements. Within 7 days of receipt of a complete written application, staff will:

- Review and evaluate the application considering the Standards for Plat Amendments.
- Notify the applicant whether the application is eligible for consideration as a Plat Amendment.

Plat Amendment Procedure: Upon Staff's determination that a proposal to modify the plat is appropriately classified as a "Plat Amendment", the Project Manager shall schedule a meeting to review the proposal. The Multi-Disciplinary Team shall make a recommendation to the Public Works, Planning and Transportation Committee. Based on recommendations from the Multi-Disciplinary Team, the Public Works, Planning and Transportation Committee shall make a final decision whether to approve the proposed Plat Amendment. Neighbor, newspaper, and posted notice of the Public Works, Planning and Transportation Committee's meeting shall be provided in accordance with the Lake County, Illinois Code of Ordinances.

1. Contact Information

Name: Carol Bates

Address: 25195 W Jessica Ct
Lake Villa IL 60046

Telephone # [REDACTED] E-mail: [REDACTED]

2. Property Information

Permanent Index Number (PIN)(s): 0134204012

Existing Land Use: single family residence

Proposed Land Use: single family residence

Subdivision Name: Dering Woods

3. Proposed Amendment (Detailed Description): _____

We bought house in 2015 with the pool installed in deed restricted openspace. We would like to amend the subdivision plat. We are replacing the current deck keeping the same footprint. We have received approval from our HOA for the deck replacement

April 8, 2026

John and Carol Bates
25195 West Jessica Court, Lake Villa Il
Lot 12, Dering Woods Subdivision-Lake Villa Township
Plat Amendment to Exchange Deed Restricted Open Space

Background:

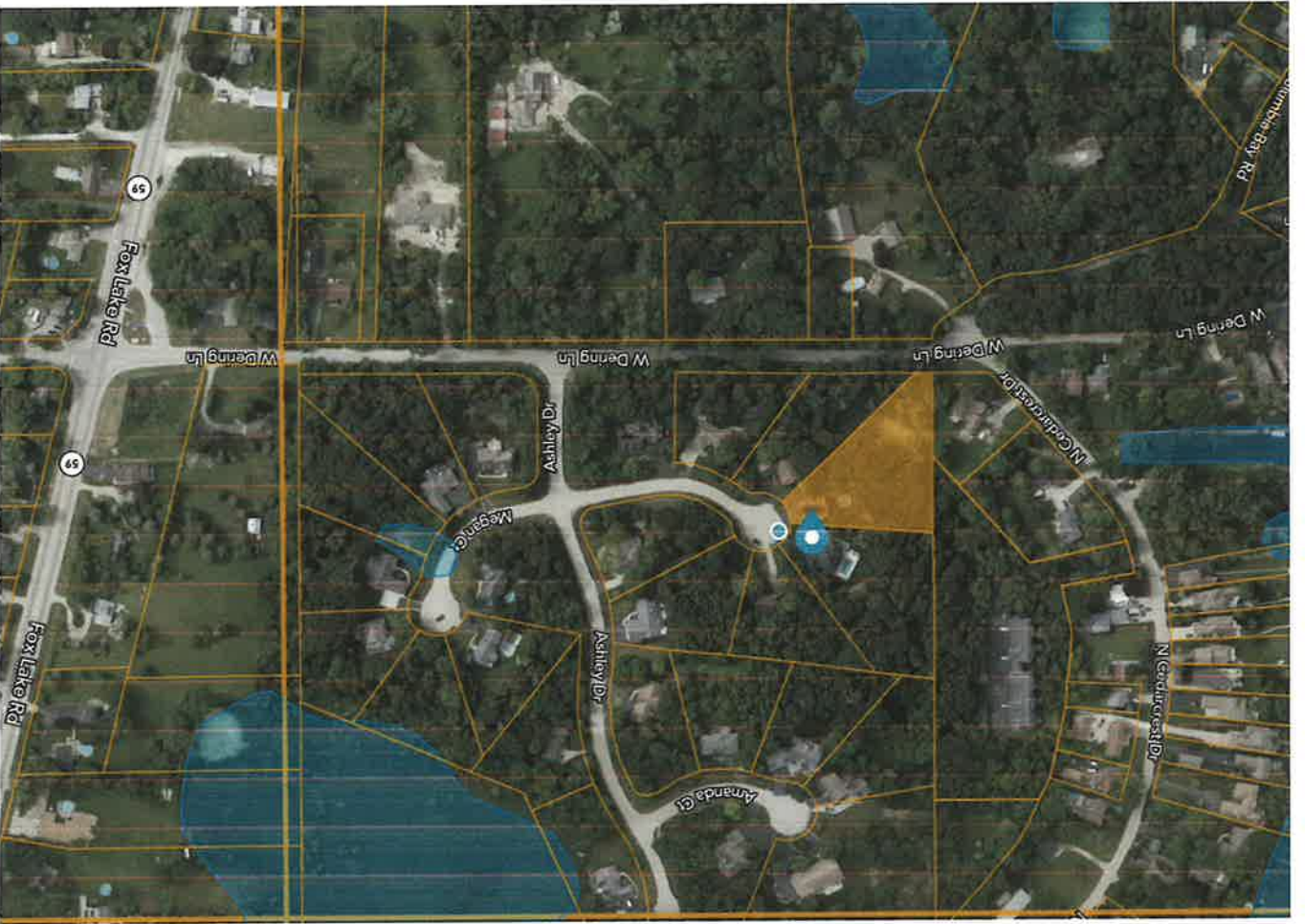
The Dering Woods Subdivision is located west of Route 59 and W Dering Lane. There are 25 lots with areas dedicated for open space and preservation of natural resources, recorded in September 1993.

John and Carol Bates, owners of lot 12 are requesting an amendment to adjust the deed restricted open space to allow for construction of a deck to replace the current deck. The proposal is to remove 1,079 square ft in the deed restricted space and reallocate 1,082 square ft that is currently not in the deed restricted space.

This will allow for the improvement on the property of an updated and up to code deck. The deck will be remaining in the same location with the same footprint. There is no current plan to remove or replace the existing pool which is the structure that is over the deed restricted building line. This pool has been in its current location since before the purchase of the home in 2015.

There has already been approval from the HOA to move forward with the current deck replacement plan. The Plat Amendment was submitted and signed by the County Clerk of Lake County, Illinois and the Clerk of the Village of Lake Villa.

There will be no further natural resources that will be removed from the existing open space area and the unprotected trees and open space in the proposed area will be protected with the plat amendment.



area to be removed from deed restricted open space is 1079 sq ft +/-
area to be added to deed restricted open space is 1082 sq ft +/-

current deed restricted open space

proposed deed restricted open space

N Cedarcrest Dr







Fwd: Deck Approval

From: JOHN BATES [REDACTED]

To: [REDACTED]

Date: Thursday, April 9, 2026 at 08:38 AM CDT

Begin forwarded message:

From: Dering Woods HOA [REDACTED]

Date: February 2, 2026 at 5:14:43 PM CST

To: John and Carol Bates [REDACTED]

Cc: Tracy Vekemans [REDACTED], Tom and Jaime Friel [REDACTED], Joe and Rachel Dowell [REDACTED], Mike and Renee Loehde [REDACTED]

Subject: Deck Approval

Good evening,

Attached please find the approval letter for your deck project.

Thank you,

Ray Deatherage



Bates Deck ARC Approval.pdf

312 KB



Bates Deck Approval Letter 02.02.2026.pdf

126.8 KB



**DERING WOODS
HOMEOWNER'S ASSOCIATION**

February 1st, 2026

John and Carol Bates
25195 W. Jessica Court
Lake Villa, IL 60046

RE: 25195 W. Jessica Ct, Lake Villa, IL
Lot 12 Dering Woods Subdivision


Dear Mr. and Mrs. Bates:

I am sending this letter on behalf of the Dering Woods Homeowners Associations Architectural Approval Committee. We have reviewed the plans dated January 15th, 2026 for a new deck.

We find that the plans submitted meet the standards set in the covenants and restrictions for Dering Woods subdivision and are therefore approved. Installation of the deck will still need approval and permitting required by Lake County. You and your contractor will be responsible for obtaining approval and permitting required by Lake County.

Should you have any questions regarding this matter, please do not hesitate to contact me.

Very truly yours,


Ray Deatherage
President