



Warren H. Fales Columbia Bay Estates Subdivision

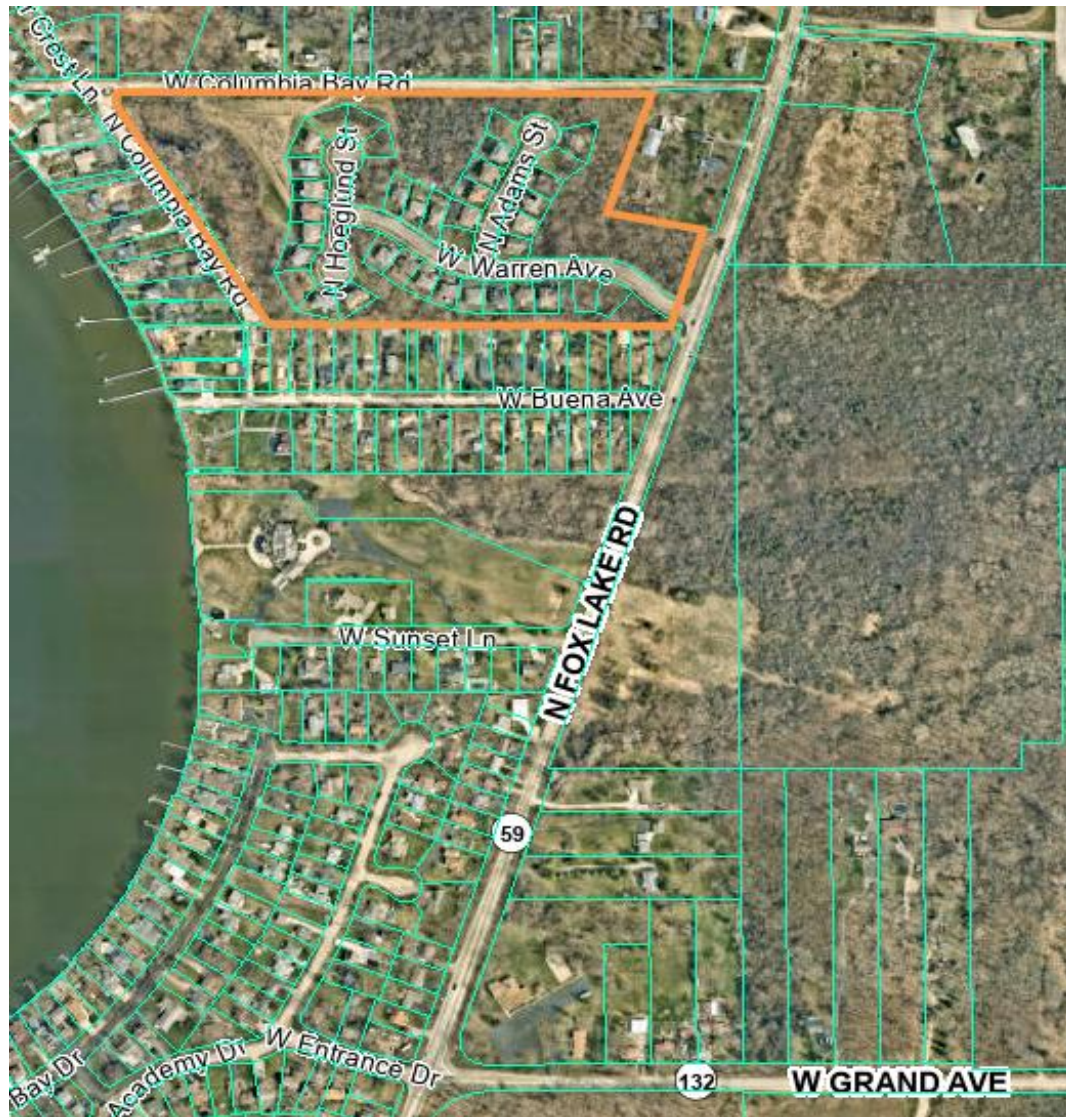
Plat Amendment

PTRL #000877-2023

**Petition to reallocate deed
restricted open space
Lake Villa Township**

November 1, 2023

SITE LOCATION



West side of IL Rt. 59; one-half mile north of IL. Rt 132

Request proposes to amend six lots located in the Warren H. Fales Columbia Bay Estates Subdivision

Petitioner: David Fales

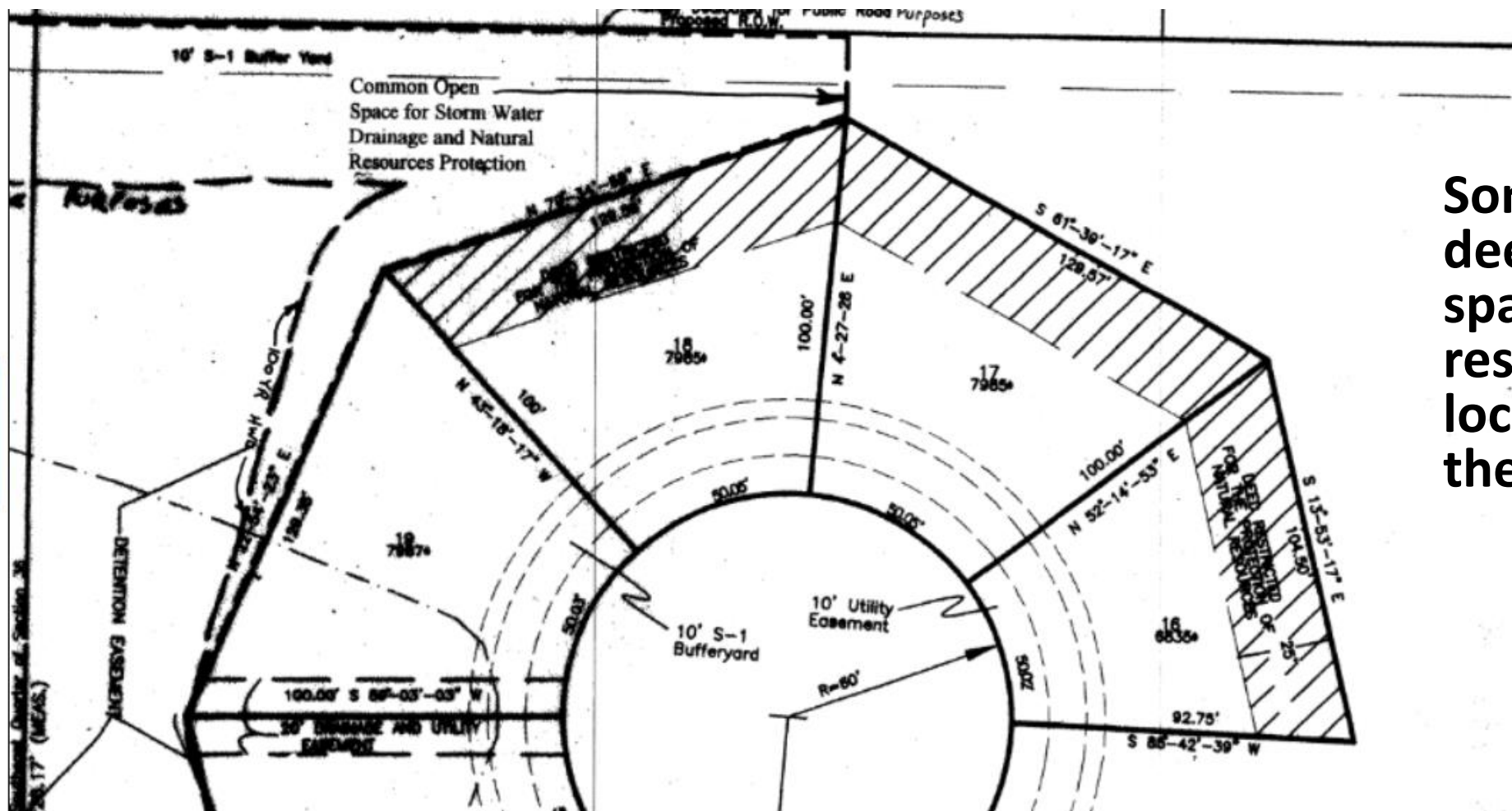
EXISTING CONDITIONS



Subdivision contains 37 single-family residential lots.

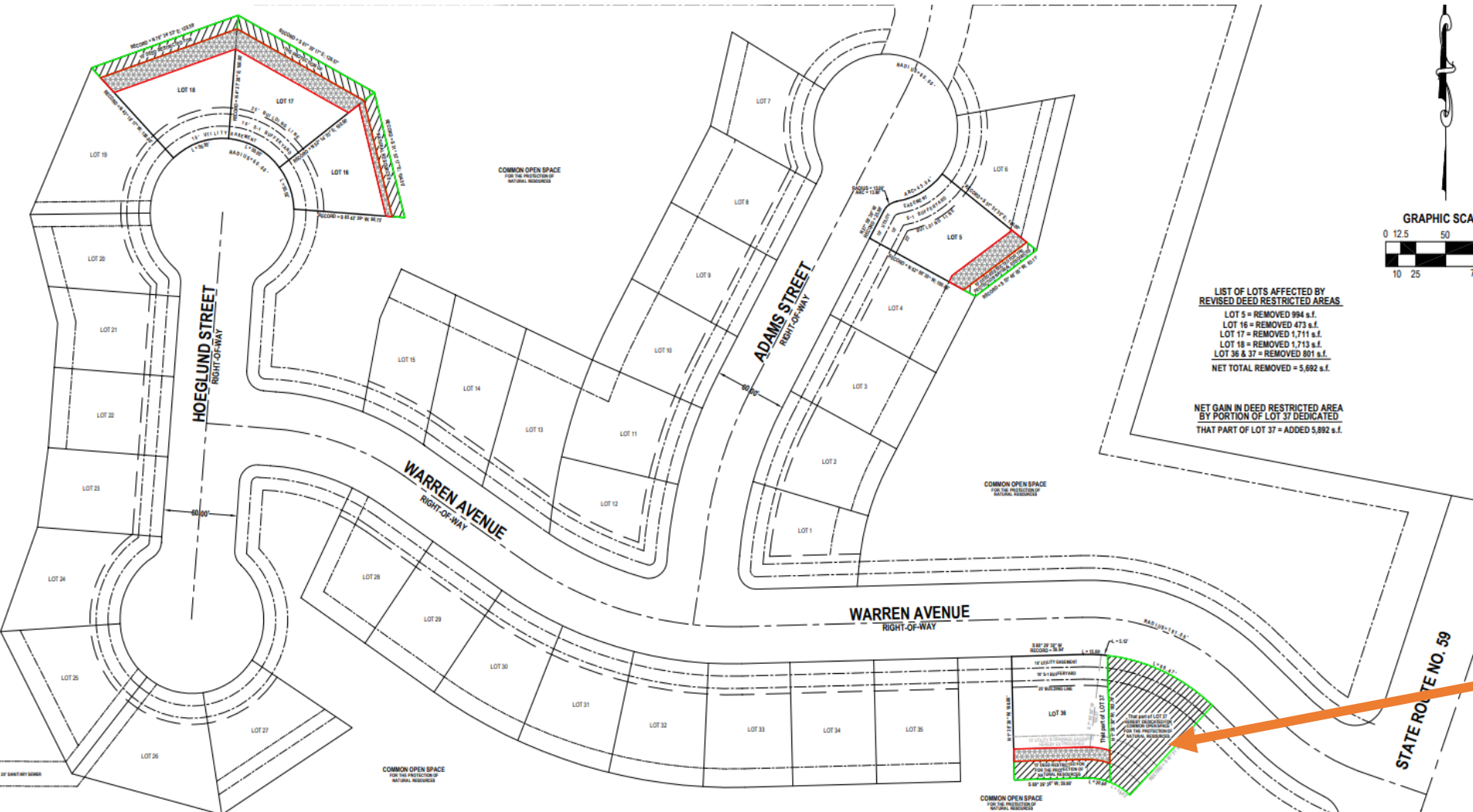
The common open space areas are located on the perimeter of property.

EXISTING CONDITIONS



Some lots contain deed restricted open space for natural resource protection located at the rear of the lots.

PROPOSED PLAT AMENDMENT



LIST OF LOTS AFFECTED BY REVISED DEED RESTRICTED AREAS

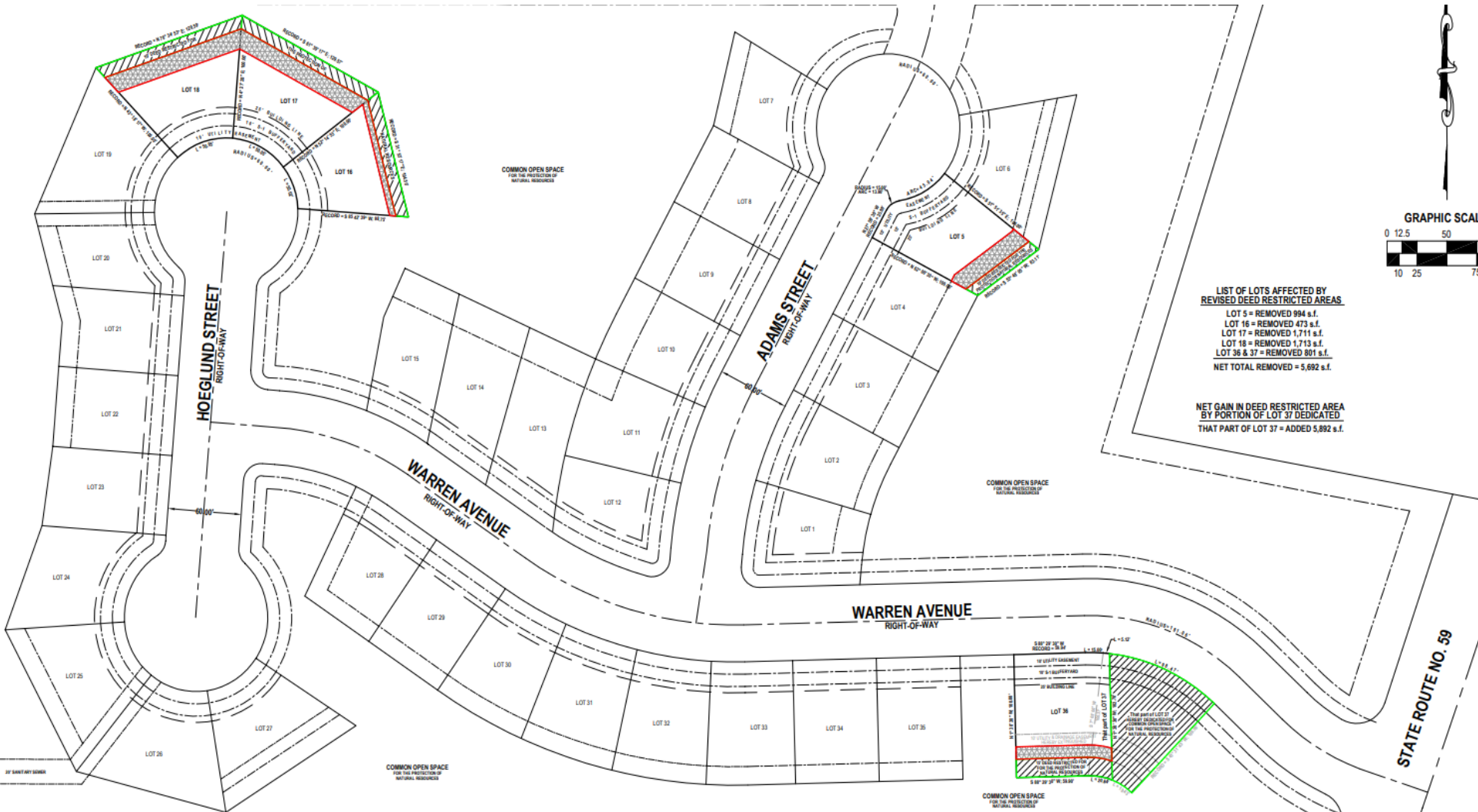
- LOT 5 = REMOVED 994 s.f.
- LOT 16 = REMOVED 473 s.f.
- LOT 17 = REMOVED 1,713 s.f.
- LOT 18 = REMOVED 1,713 s.f.
- LOT 36 & 37 = REMOVED 901 s.f.
- NET TOTAL REMOVED = 5,892 s.f.

NET GAIN IN DEED RESTRICTED AREA BY PORTION OF LOT 37 DEDICATED THAT PART OF LOT 37 = ADDED 5,892 s.f.



Lot 37 (5,892 sq. ft. of buildable area) will be incorporated into common open space area for natural resource protection.

PROPOSED PLAT AMENDMENT



Portions of deed restricted open space will be removed from Lots 5, 16, 17, 18 and 36.

PROPOSED PLAT AMENDMENT



- Will allow increased buildable area on Lots 5, 16, 17, 18, and 36.
- Will result in a net gain of common open space for natural resource protection area (200 sq. ft.)

RECOMMENDATION

Staff recommends approval:

- 1.No objections from staff, government entities, or adjacent property owners.**
- 2.Increased buildable area for five future lot owners.**
- 3.The amendment will result in an increase in the amount of open space by 200 sq. ft. and will be contiguous with the existing open space area.**



Questions?