

INFORMATION PAPER



November 1, 2023
Planning, Building and Development Department
Eric Waggoner, Director

**SUBJ: Plat Amendment to Exchange Deed Restricted Open Space
LOTS 5, 16, 17, 18, 36, and 37
Warren H. Fales Columbia Bay Estates Subdivision – Lake Villa Township**

Background:

The Warren H. Fales Columbia Bay Estates Subdivision is located on the west side of Illinois State Route 59, approximately one-half mile north of Illinois State Route 132. The subdivision contains 37 parcels and several areas dedicated as common open space for the protection of natural resources. The original plat was recorded by the Lake County Recorder of Deeds on March 15, 2000 and was similarly amended in 2006.

The applicant (developer and owner of Lots 5, 16, 17, 18, 36 and 37) is requesting to eliminate Lot 37 (5,892 square feet of buildable area) and replat the land into common open space area.

In exchange, some of the platted portions of Lots 5, 16, 17, 18, and 36 currently designated as deed restricted open space will be re-platted as buildable area for those lots. The average additional buildable area for each of those lots is 1,105 square feet. The proposed amendment will allow the future lot owners to utilize an increased buildable area when improving each lot while still retaining deed restricted open space areas along the rear lot lines.

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

Recommendation:

Staff recommends the plat amendment request be granted for the following reasons:

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 common open space by 200 square feet and will be contiguous with the existing common open space area.