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MEMORANDUM

October 4, 2011

TO: Lake County Planning, Building and Zoning Committee

FR: Patrick Tierney, Principal Planner
(Signature)
Lake County Department of Planning and Development

RE: Lot 2 & 3, Block 1 in Woodland Meadows Unit 4B - Warren Township
Plat Amendment to vacate a pedestrian easement

Woodland Meadows Subdivision consists of several phases platted from 1979 to 1986. The proposed amendment is located in Unit 4B and involves the vacation of a pedestrian easement located between 17424 and 17440 W. Dartmoor Drive.

The easement area was originally platted to provide mid-block access for residents' of the subdivision to W. Dartmoor Drive to facilitate a link to an open space area located on the south side of W. Dartmoor Drive. Because the easement was intended to be a common element, the County restricts property owners affected by the easements from placing fences and similar improvements in the easement. The petitioners have requested the amendment to vacate the easements so that they can continue their landscape practices and apply for fence permits that would otherwise be permitted absent the easement.

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

Recommendation

Staff recommends that the plat amendment be granted.

Reasons for Recommendation

It is staff's opinion that the vacation of the easement should be granted for the following reasons:

1. The Woodland Meadows Property Owners Association has signed the amendment indicating their lack of desire to improve or use the easement.
2. Vacation of the easement will not have a negative effect on pedestrian circulation in the neighborhood or impede the ability of residents to access the open space area.
3. The amendment will not create a loss of open space or natural resource protection areas.