

# INFORMATION PAPER



June 29, 2022  
Planning, Building and Development Department  
Eric Waggoner, Director

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## **SUBJ: LOT 11, Dering Woods Subdivision – Lake Villa Township Plat Amendment to Exchange Deed Restricted Open Space**

### **Background:**

The Dering Woods Subdivision is located west of the intersection of Illinois State Route 59 and W. Dering Lane. The Dering Woods Subdivision, which contains 25 parcels with areas dedicated for open space and preservation of natural resources, was recorded by the Lake County Recorder of Deeds on September 13, 1993.

Jacob and Tracy Vekemans, owners of Lot 11, are requesting an amendment to adjust the deed restricted open space for natural resource protection on their property to allow for construction of an above-ground swimming pool. The proposed plat amendment consists of removing a portion (1,730 square feet) of the deed restricted open space currently situated to the west of the existing deck and placing an equal amount of land located on the north side of the house into restricted open space. The plat amendment will allow the applicant to improve the property with an above ground pool. This exchange has been endorsed by the Dering Woods Homeowners' Association.

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 were received from any government entities or adjacent property owners. Further, the Dering Woods Homeowners' Association is in support of the request.
2. There are no natural resources present within the existing open space area that will be removed from the deed-restricted portion of the property, while the existing (unprotected) trees located within the proposed area to the north of the house will be protected as a result of the plat amendment, thereby providing a net increase in protected vegetation on the subject property.
3. The amendment will result in no decrease in the amount of open space and the new area to be placed into open space remains contiguous with the existing open space area.