

MEMORANDUM

October 6, 2015

TO: Lake County Planning, Building and Zoning Committee

FR: Brad Denz, Senior Planner
Lake County Department of Planning and Development

RE: Lots 1 and 4 in the Homes by Janas Subdivision - Libertyville Township
Plat Amendment to modify the size of the stormwater detention easement

The Homes by Janas Subdivision consists of four lots on a private road and was platted in 1986. The proposed plat amendment involves amending the location of the stormwater detention easement located on Lots 1 and 4.

The applicants, Timothy and Melanie Gustafson, own Lots 1 and 4 in the subject subdivision, with their residence located on Lot 4. The Gustafsons have requested an amendment to the Final Plat for the Homes by Janas Subdivision to amend the easement area to allow construction of a proposed garage north of the existing driveway on Lot 4. Section 151.072 (C) (7) of the Lake County, Illinois Code of Ordinances indicates the use of stormwater detention/retention areas shall be limited to those activities that do not interfere with area's function as a stormwater detention area.

The original Homes by Janas Final Plat of Subdivision included a stormwater detention easement for a linear shaped detention basin on Lots 1 and 4 to serve all lot owners of the subdivision. The detention basin was constructed in slightly different configuration, and therefore did not occupy all of the platted easement area. The proposed easement will encompass the entire as-built detention basin and the amended easement area will not negatively impact its function to serve the subdivision.

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 amendment be granted for the following reasons:

1. The amended location of the platted area of the stormwater detention easement will not have a negative effect on the stormwater management system for the property owners of the subdivision or the surrounding neighbors
2. The adjacent property owners of the Homes by Janas Subdivision have no objection and have signed the proposed Plat Amendment.