

Memorandum

To: Lake County Planning, Building and Zoning Committee

From: Brad Denz, Senior Planner/Project Manager
Lake County Planning, Building and Development Department

RE: Lot 74, Hunt Club Farms Unit III Subdivision, Warren Township
Plat Amendment to Exchange Deed Restricted Open Space

Hunt Club Farms Unit III is located west of the intersection of Stearns School Road and Hunt Club Road. The Planning, Building and Zoning Committee approved the plat in 1988.

Donald Schweer and Mary Doll Ttees are requesting an amendment to adjust the deed restricted open space on Lot 74 to allow for a more functional, buildable lot. The proposed plat amendment consists of adjusting the deed-restricted open space on the lot with other land that was unrestricted on the original plat. This exchange has been endorsed by the Hunt Club Farms III Homeowners Association, and will result in a marginal net decrease of 86 square feet of deed-restricted open space on the property.

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 amendment will result in a marginal decrease in the amount of open space.
2. There are no natural resources present within the existing open space that will be removed from the deed-restricted area.
3. The area proposed to be placed within deed-restricted open space is contiguous with common open space to the west and will widen the north-south open space corridor.