



Lake County Illinois

Legislation Details (With Text)

File #: 10-1336 **Version:** 1 **Name:** Amendment to Final Plat Relating to Open Space and Lot Configuration

Type: committee action item **Status:** Passed

File created: 12/22/2010 **In control:** Planning, Building and Zoning Committee

On agenda: **Final action:** 12/29/2010

Title: Amendment to Final Plat relating to Open Space and Lot Configuration
M Subdivision
Shields Township - District 13

Sponsors:

Indexes:

Code sections:

Attachments: 1. 3797_PBD Report_1-4-11, 2. 3797_Amendment Request Ltr_12-21-10, 3. Amendment Plat - M-Subd, 4. Original Subdivision_12-07-07, 5. M-Subdivision_SiteLocationMap

Date	Ver.	Action By	Action	Result
1/4/2011	1	Planning, Building and Zoning Committee	approved	Pass

Amendment to Final Plat relating to Open Space and Lot Configuration
M Subdivision
Shields Township - District 13

- The M-Subdivision consists of 4 lots and was platted in December 2007.
- The owner’s of lots in the subdivision have proposed an amendment to the approved final engineering plans to enhance the “buildable” areas for each lot.
- As part of the engineering process, a base flood elevation study was performed and this resulted in the addition of flood plain in the rear of all lots in the subdivision.
- The Unified Development Ordinance (UDO) requires that natural resources located on private lots in subdivisions be protected by a deed restriction. Because the flood elevation affects all lots in the subdivision, deed restricted open space must be added to all lots.
- The amendment also required that Outlot A in the original subdivision be removed and the land contained in Outlot A be allocated to lots 1 and 2.
- Staff and all necessary review agencies have reviewed the amendment and have no objections to the proposed amendment.
- Staff recommends that the plat amendment be approved.