



Lake County Illinois

Legislation Text

File #: 10-1336, **Version:** 1

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.