



# Lake County Illinois

## Legislation Details (With Text)

<b>File #:</b>	15-1033	<b>Version:</b>	1	<b>Name:</b>	Committee action approving the First Amended Plat of the Homes by Janas Subdivision.
<b>Type:</b>	committee action item	<b>Status:</b>	Passed		
<b>File created:</b>	9/29/2015	<b>In control:</b>	Planning, Building and Zoning Committee		
<b>On agenda:</b>		<b>Final action:</b>	10/6/2015		
<b>Title:</b>	Committee action approving the First Amended Plat of the Homes by Janas Subdivision.				
<b>Sponsors:</b>					
<b>Indexes:</b>					
<b>Code sections:</b>					
<b>Attachments:</b>	1. 150123-A FPS - 1 - PLAT (1).pdf, 2. Homes by Janas Sub location map.pdf, 3. PBZ report Janas Ct Plat Amendment.pdf				

Date	Ver.	Action By	Action	Result
10/6/2015	1	Planning, Building and Zoning Committee	approved	Pass

Committee action approving the First Amended Plat of the Homes by Janas Subdivision.

- The subject subdivision is located approximately ¼ mile north of Route 137 along the west side of Route 21.
- 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.
- Staff has reviewed the amendment and recommends approval as the 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.

### RESOLUTION

**WHEREAS**, the Homes by Janas Subdivision was approved by Lake County and was recorded on September 17, 1986 as document number 2790891; and

**WHEREAS**, Staff of the Lake County Department of Planning, Building and Development, Division of Planning and Development Services has received an application from Timothy and Melanie Gustafson, the owners of Lots 1 and 4 in the Homes by Janas Subdivision, to amend the location of the stormwater detention easement located on Lots 1 and 4 as represented by Exhibit "A"; and

**WHEREAS**, the Department of Planning, Building and Development has determined that 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 and adjacent area; and

**WHEREAS**, the proposed Plat of Amendment has been reviewed by Lake County staff, affected utility companies, all required regulatory agencies, including the owners of the lots within the Homes by Janas Subdivision, and all have approved the proposed amendment; and

**WHEREAS**, your Planning, Building and Zoning Committee duly considered the petition and reports aforescribed and recommends that the petition be granted.

**NOW, THEREFORE, BE IT RESOLVED** by the Lake County Planning, Building and Zoning Committee that the request of the Petitioners for the Subdivision Plat Amendment be approved; and

**BE IT FURTHER RESOLVED**, that the Lake County Department Planning, Building and Development be instructed to notify the Petitioners as to the action taken by the Committee and is authorized to record said resolution with the Lake County Recorder.

**DATED** at Waukegan, Illinois, on this 13th day of October, 2015.