



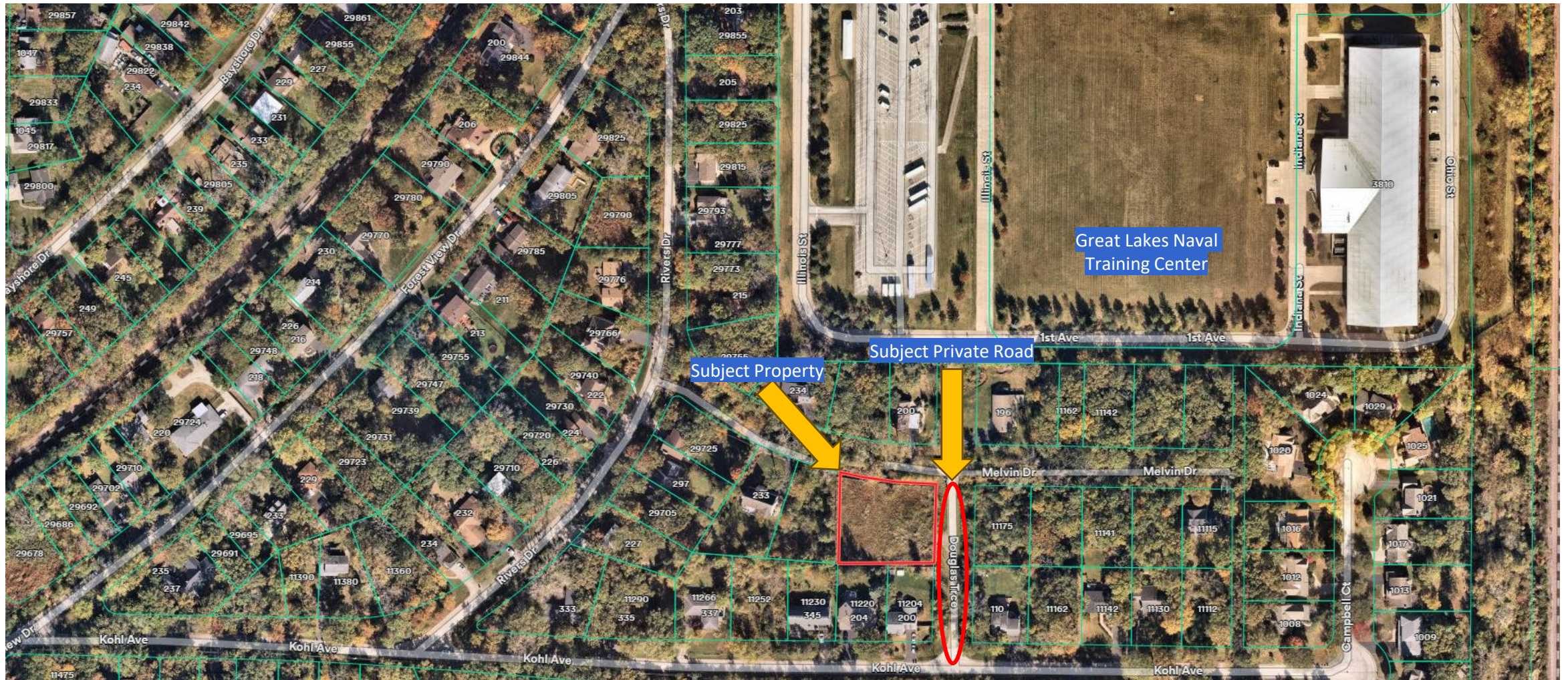
# **Arden Shore Estates Subdivision Road Modifications Request**

**Douglas Terrace  
Shields Township**

**Planning, Building & Development  
April 30, 2025**

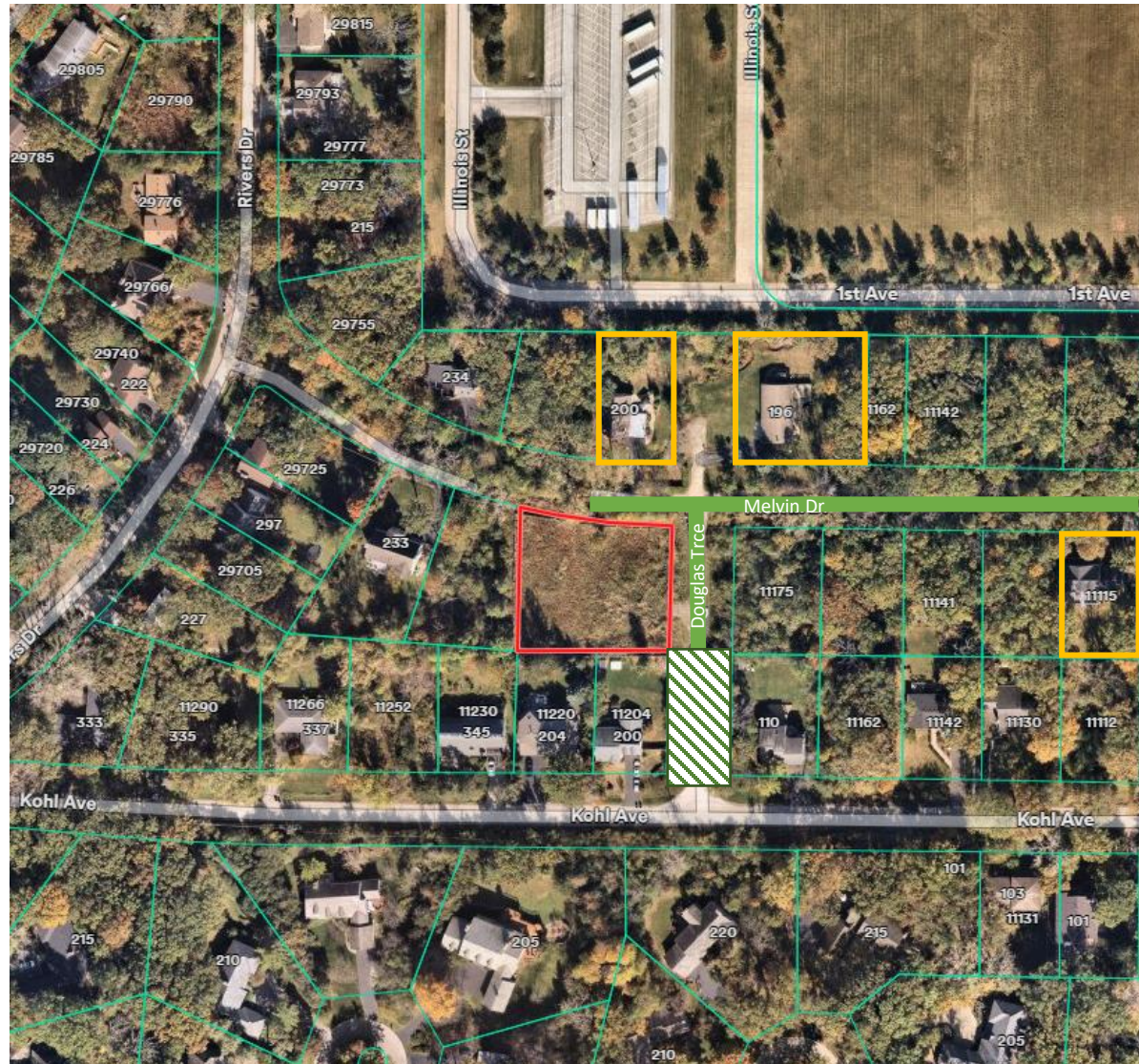






# Property Location





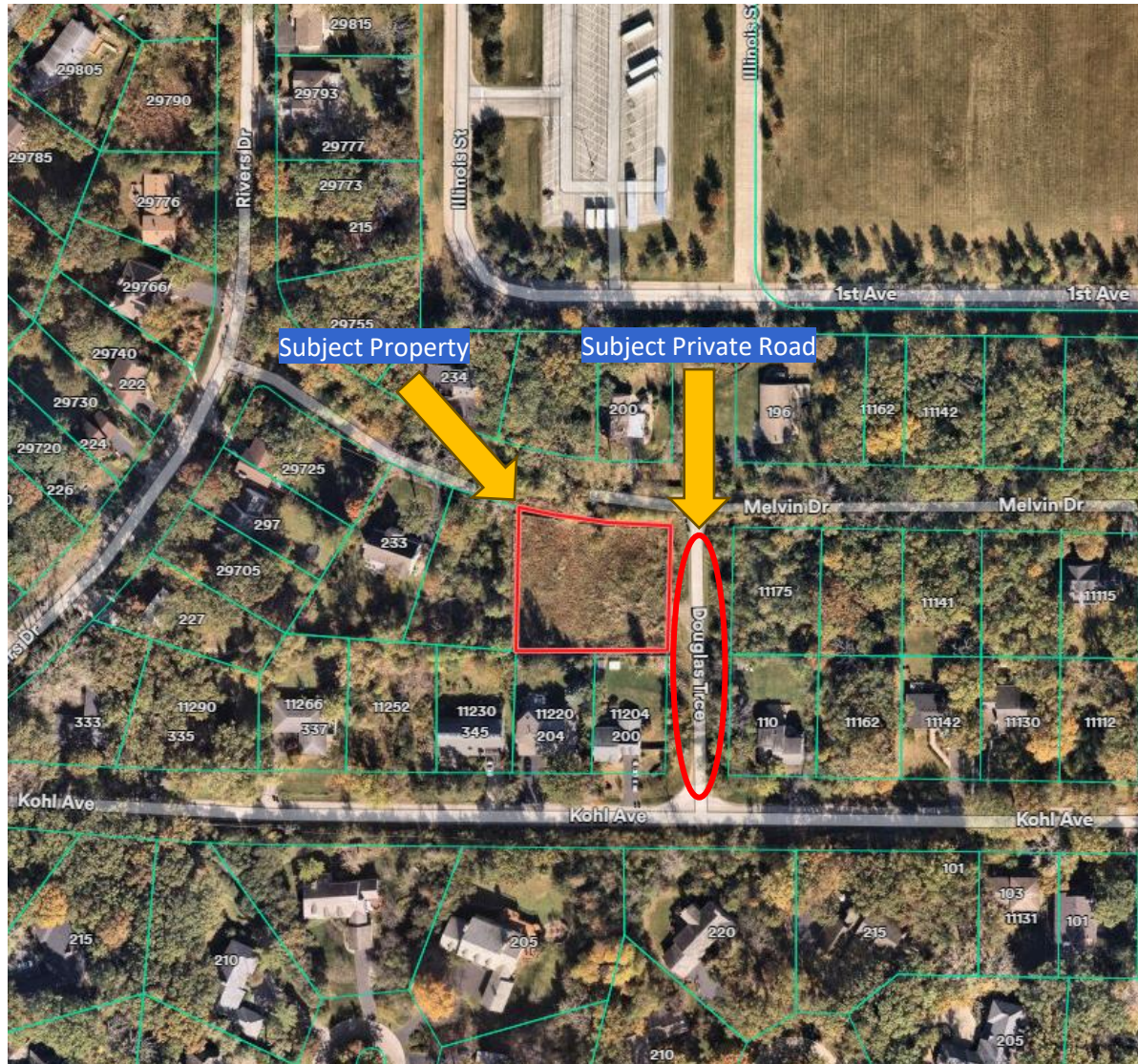
# Existing Conditions



-  Private Road Network  
(Douglas Trce. and  
Melvin Dr.)
-  Portion of Douglas  
Trce. to be Impacted  
by Proposed  
Development.
-  Subject Property
-  Existing Single-Family  
Homes Utilizing the Private  
Road Network



# Modification Request Details



## Applicants:

Jessica and Michael Chappell

## Proposed Modifications:

1. ALLOW MORE THAN 3 LOTS TO TAKE ACCESS FROM A PRIVATE ROAD NETWORK
2. REDUCE THE MINIMUM ROAD SPECIFICATIONS TO ALLOW THE ROAD TO REMAIN AS-IS (APPROXIMATELY 12-FT WIDE GRAVELED SURFACE)



# Proposal



Currently Proposed Development Shows:

- Driveway is proposed along southern property line
- Southern portion of Douglas Terrace would be impacted by proposal



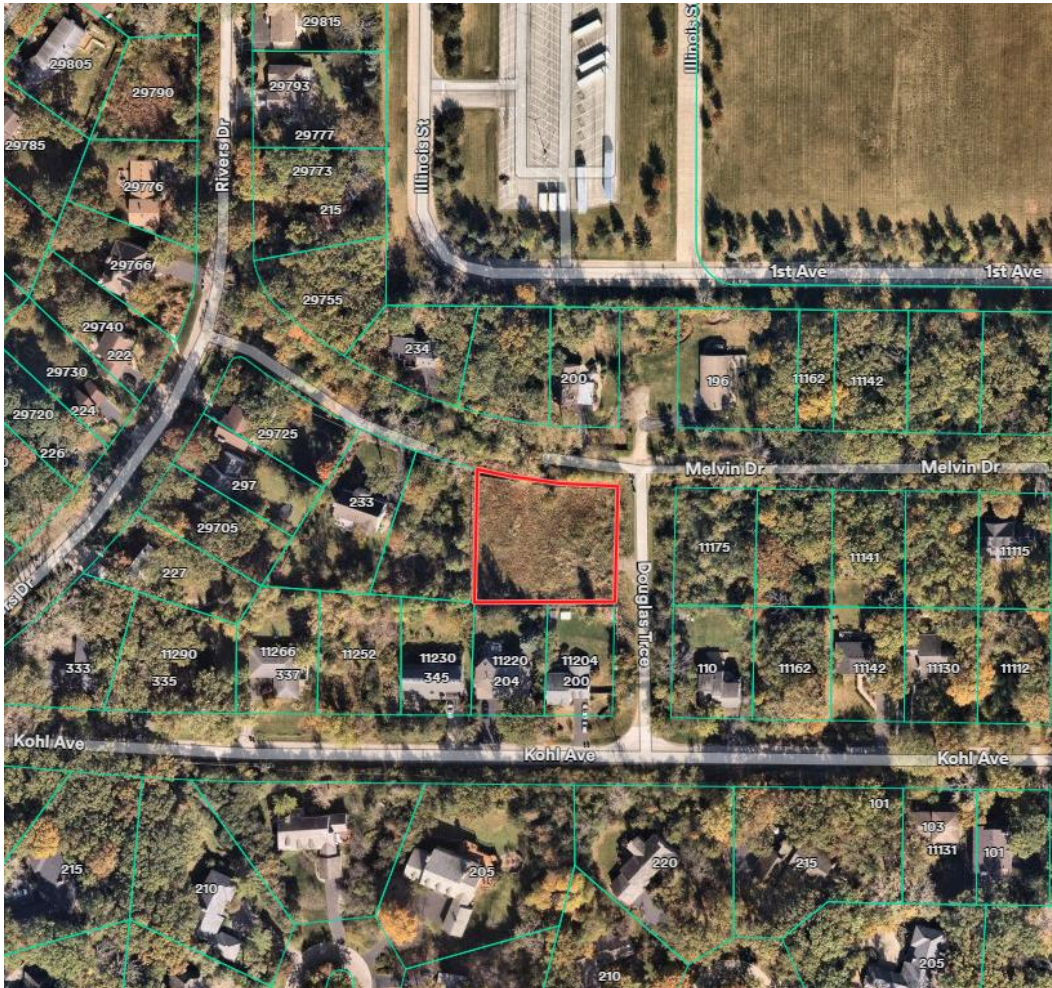
Portion of Douglas  
Trce. to be Impacted  
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Subject Property



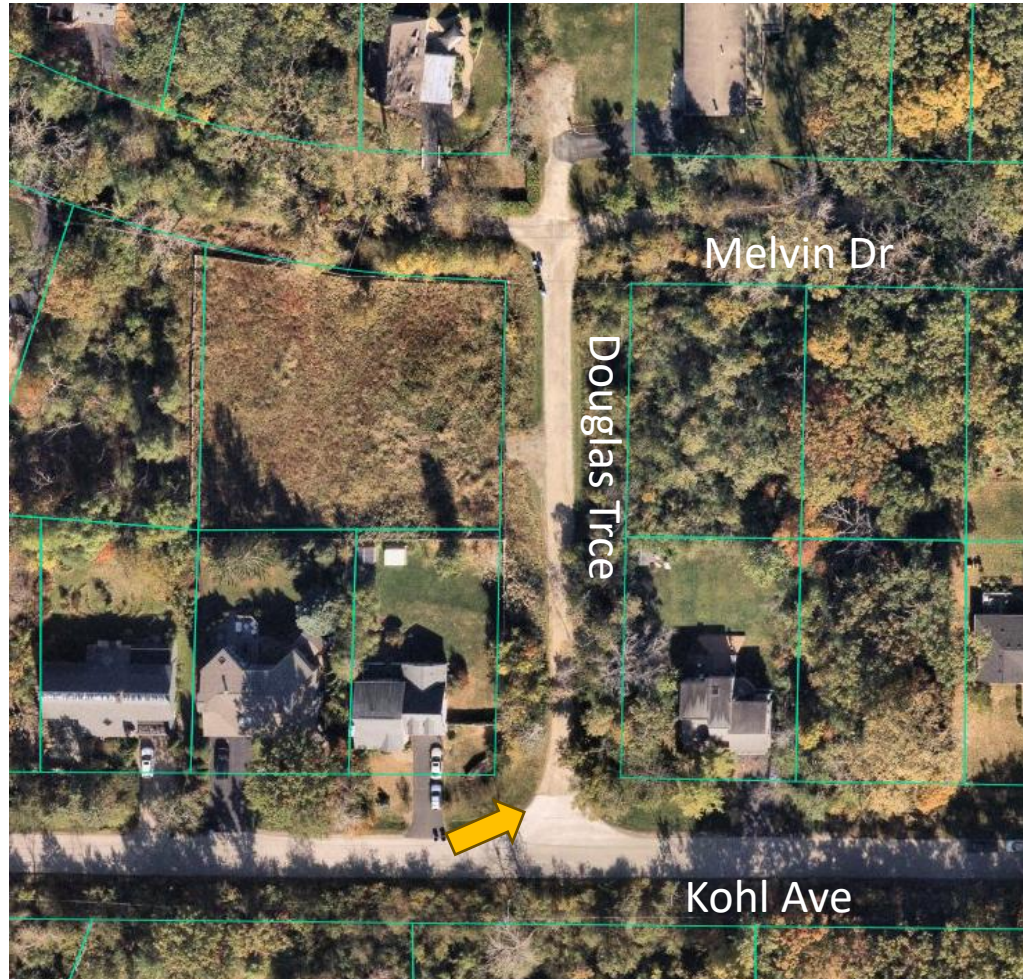
# Background



- Located in Arden Shore Estates Subdivision, platted April 27, 1927
- Subject private road was platted as “North Shore Drive” now known as “Douglas Terrace”
- Previous owner had requested various modifications from public road standards from the Planning, Building and Zoning Committee.
  - September 2006: Reduce the pavement width requirement from 24ft to 22ft; Approved.
  - June 2008: Waive all street sign requirements; Denied.
  - June 2008: Reduce the pavement structure requirements; Denied.
  - June 2008: Waive street light requirements; Approved.
- Three homes were built on Melvin between the 1970s and 1980s, prior to the current private road improvement requirements. None of the remaining lots on either street have been developed since.



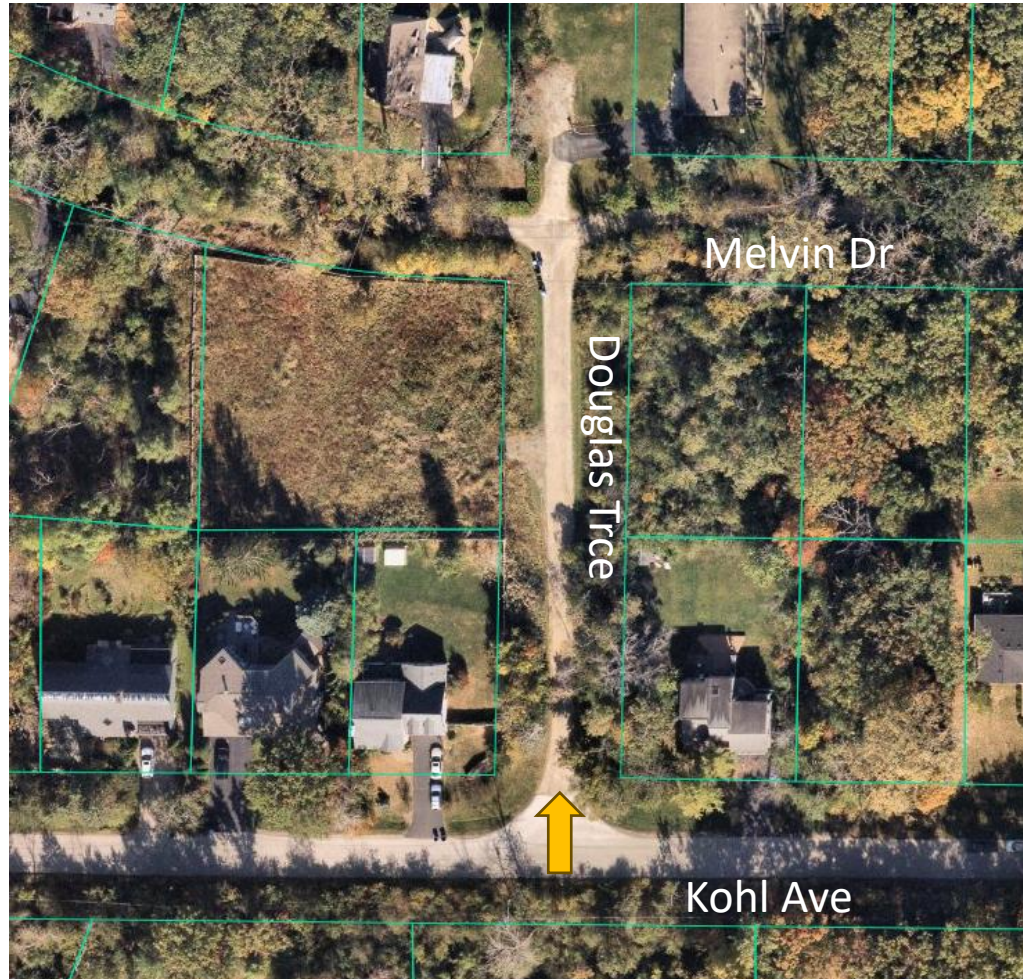
# Current Conditions



**Kohl Ave. – Looking Northeast**



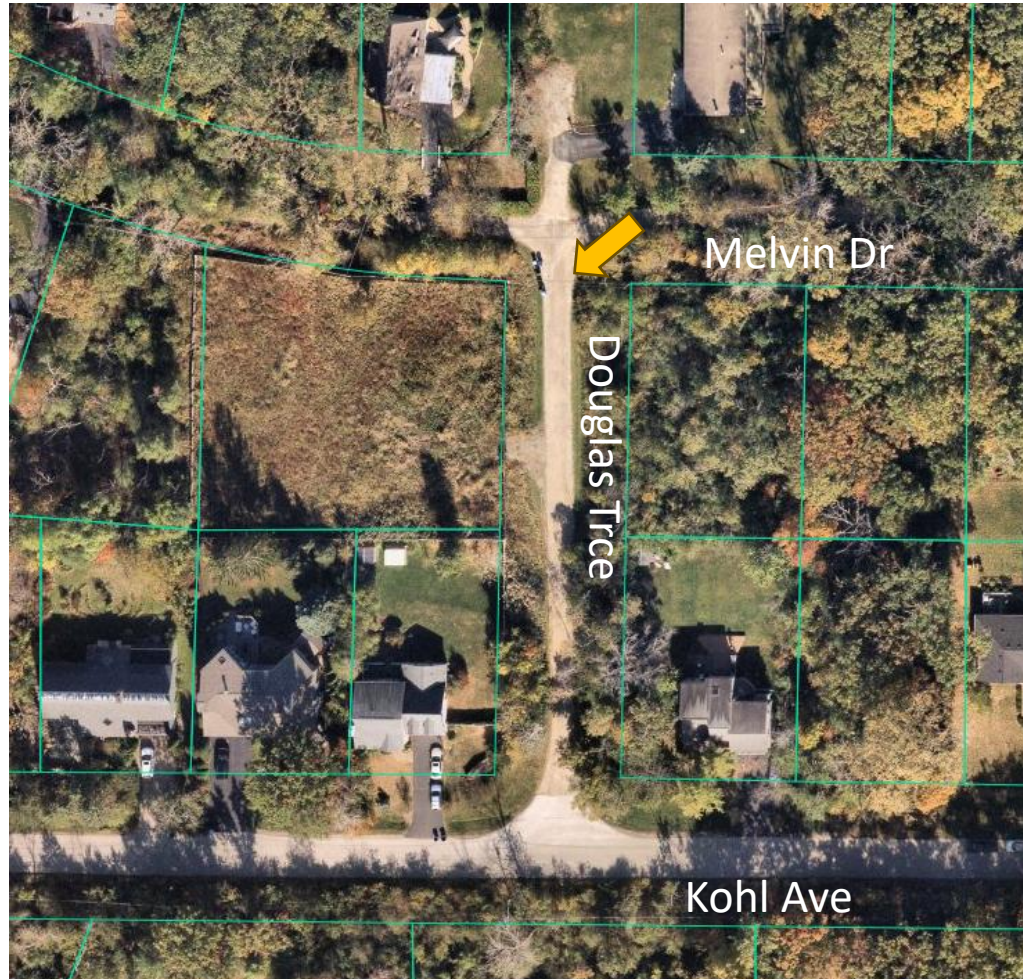
# Current Conditions



**Douglas Trce. – Looking North**



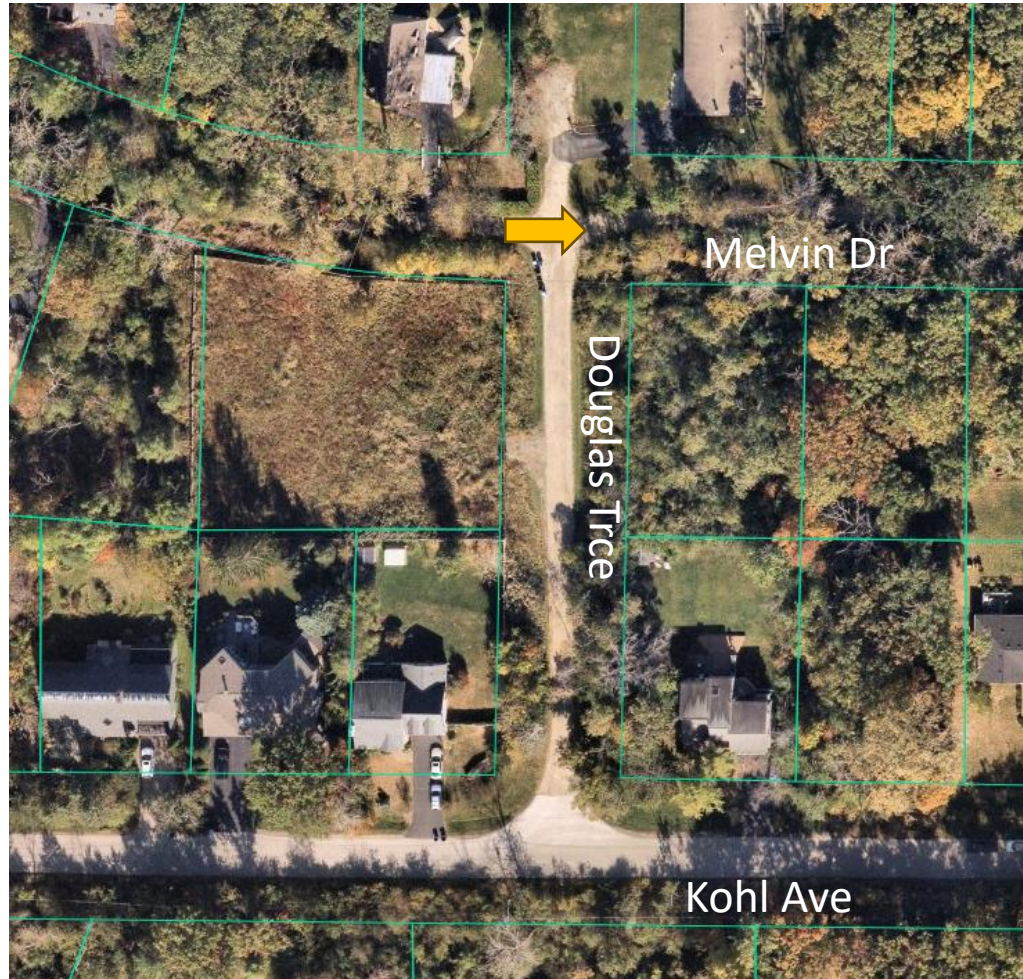
# Current Conditions



**Melvin Dr. – Looking Southwest**



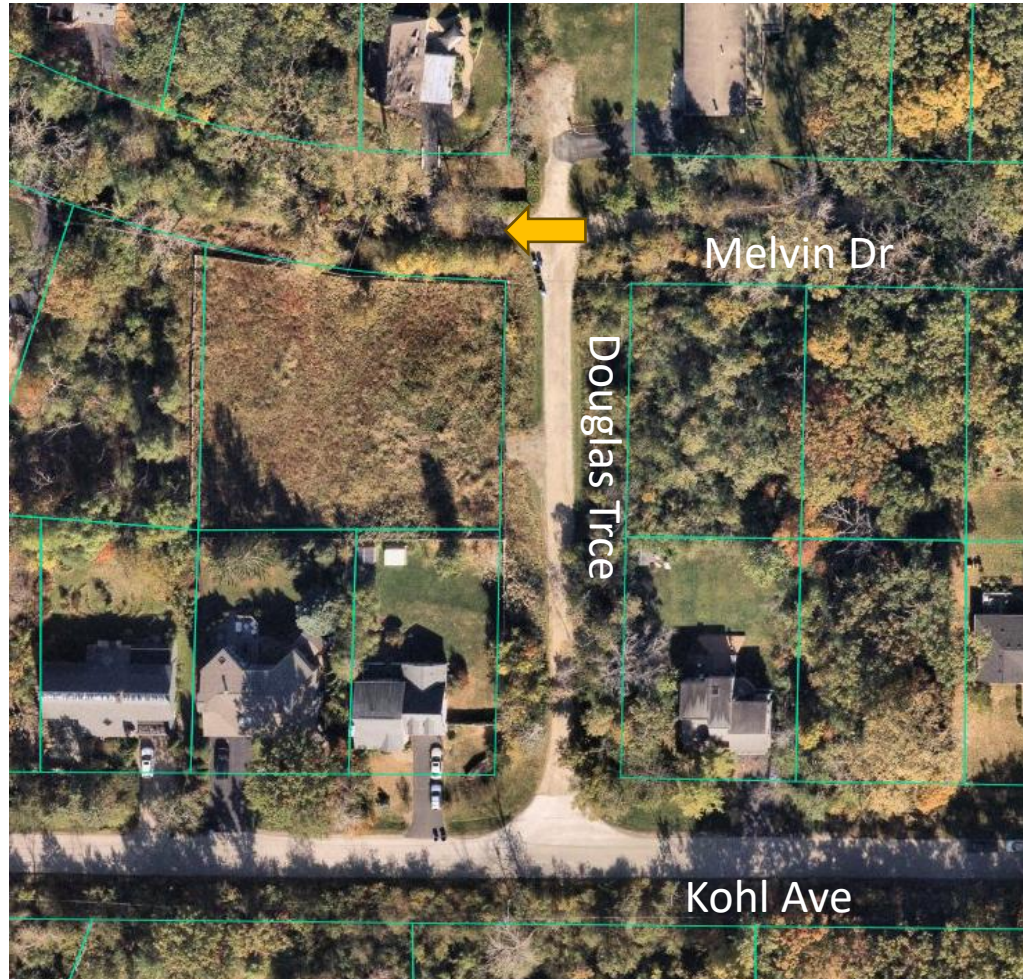
# Current Conditions



**Melvin Dr. – Looking East**



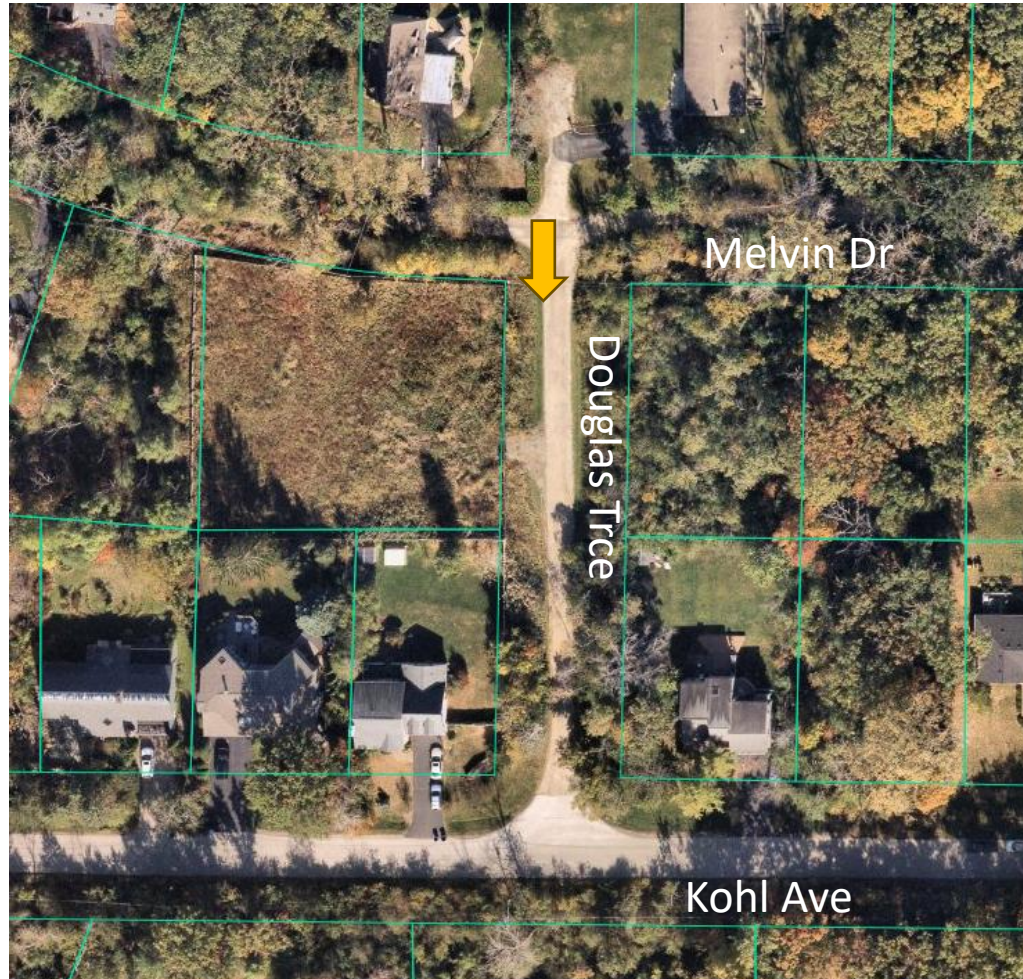
# Current Conditions



**Melvin Dr. – Looking West**



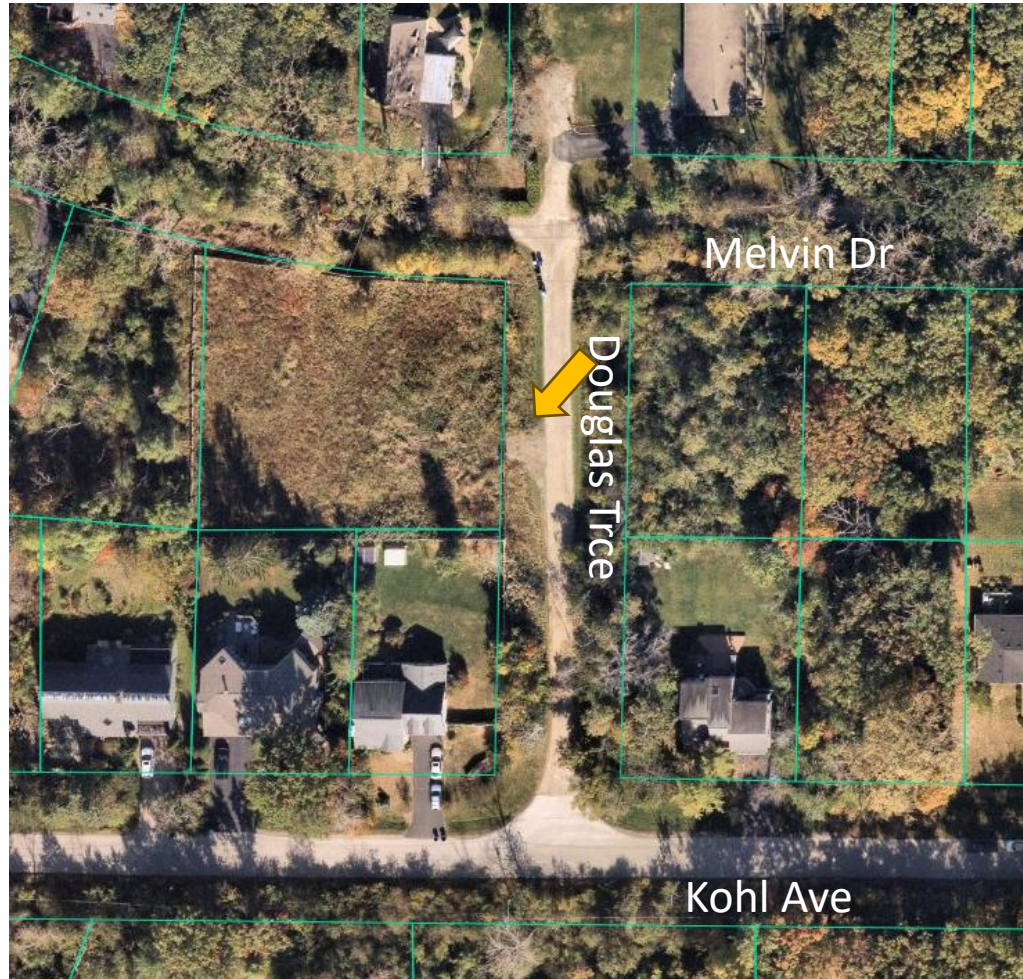
# Current Conditions



**Douglas Trce. – Looking South**



# Current Conditions



**Douglas Trce. – Looking Southwest**



# Other Conditions and Concerns



- A creek runs along the northwest end of Melvin Drive
- Wetlands are located on the parcels on the northeast end of Melvin Drive
- The area floods during major storm events along the creek and in the wetland areas along Melvin Drive



Mapped Wetland



Creek



# Other Conditions and Concerns

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- Any further development, if not properly controlled with stormwater best management practices, may exacerbate flooding in the area.
- Public road requirements ensure adequate safety, emergency vehicle access, and ongoing maintenance by the highway authority.
- Absence of a public road means private road maintenance is an ongoing burden to existing residents.
- Adding a fourth house on the subject private road network may exacerbate these concerns.



# External Agency Statements, Summarized

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## 1. Village of Lake Bluff:

- Opposes the request due to concerns regarding adequate access for emergency vehicles and related provision of public safety
- Vested interest in ensuring infrastructure fully conforms to the County's development standards due to the Village's planning jurisdiction and role in future annexation

## 2. Shields Township:

- Supports the request citing (a) no need to improve the road (given the current road as served other homeowners for years), and (b) approval of the request will result in cost savings for the applicant and Township.



## **STAFF RECOMMENDATION**

### **1. Lake County Division of Transportation:**

- **Recommends denial of the requests as there is no identified hardship, other than cost, preventing compliance with Lake County street standards.**
- **It is unclear how the current private road surface serving the applicant's lot is maintained; long-term maintenance is a concern absent a maintenance plan.**

### **2. Lake County PB&D:**

- **Likewise recommends denial of the requests.**





**Questions?**