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July 31, 2018

TO: Lake County Planning, Building and Zoning Committee

FR: Hannah Mulroy, Senior Planner  
Lake County Department of Planning, Building and Development

RE: Knesley Plat Amendment and Subdivision Modification – Shields Township  
Public Information Meeting

#### Overview

The applicant, the owner of Lot 4 in the Knesley Subdivision, proposes to utilize the subject parcel as a building site (which is currently designated as an outlot for natural resource protection) and obtain access to such parcel via Quassey Avenue (which is a private road along its frontage). Such actions require a plat amendment to the Knesley Subdivision and a major subdivision modification, respectively. In accordance with Section 151.191(B) of the Lake County Code the Planning, Building and Zoning Committee shall hold Public Informational Meetings for those plat amendment applications referred to them by the Director prior to Committee actions on such requests. As an associated request, the subdivision modification will be addressed at the Public Informational Meeting as well. Staff has notified property owners in the vicinity of the plat amendment and associated subdivision modification requests in accordance with Section 151.045(G)(2)(a) of the Lake County Code. The Committee's role in the public information meeting is to receive information and public input on the proposed actions.

#### Background

The Knesley Subdivision is located on the south side of Quassey Avenue, an existing private street, approximately 540 feet west of US Hwy 41 and 0.36 miles north of Rockland Road, Shields Township. The subject property is zoned Residential-3 (R-3), with an average net lot area of 18,212 square feet (once amended). The character of the surrounding area is single-family residential, zoned R-3. The Knesley Subdivision is a Conventional Single-Family Residential Subdivision in accordance with the Lake County Code. The subdivision will be served by public sewer and water. The applicant is J&J Homes, LLC.

#### Outlot Reconfiguration

The subject property is part of the "Knesley Subdivision" platted on October 30, 2006 as a three-lot conventional single-family residential subdivision with an outlot for natural resource protection purposes. As part of the original plat of subdivision, the outlot was established due to the presence of woodland resources and wetlands. Site capacity calculations demonstrate that the original subdivision had the capacity to be platted as a four-lot subdivision with a smaller natural resource protection outlot; however, the previous developer did not conduct the extensive wetland delineation and woodland analysis necessary to confirm this finding. The current proposal consists of reconfiguring the existing outlot to allow for a buildable area near the road, with deed restricted open space for natural resource protection purposes across the adjoining rear portions of lots 3 and 4.

Concurrently, the applicant is requesting a subdivision modification to allow the new building site access to the private portion of Quassey Avenue. Section 151.190(B)(1) of the Lake County Code allows for a maximum of three (3) lots to be served by a private drive. Previous subdivisions along Quassey Avenue have received this modification by Planning, Building and Zoning Committee action. Earlier this year, the 245 feet of Quassey directly west of the subject property was publicly dedicated and accepted into the Township Highway system which resulted in four (4) fewer home sites accessing the private portion of the street, reducing the number of properties with private road access from thirteen (13) to nine (9). This public dedication includes public road access to the original lots within the Knesley Subdivision. The subject property's frontage was intended to be similarly dedicated but adjoining property owners to the north declined to provide additional roadway easement to meet the required right-of-way width for public dedication. If the modification and plat amendment were to be approved, the subject property would be the tenth (10<sup>th</sup>) home site accessing the private street.

### Natural Resources

The Lake County Code requires tree protection for subdivisions creating three or more lots. The applicant has provided a natural resource plan which demonstrates the woodland resource can be protection with minimal reforestation required. The subject property also contains wetlands which will be protected entirely within deed restricted open space.

### Next Steps

Staff has concluded their review of the plat amendment. It is anticipated this Committee will take action on the plat amendment and subdivision modification request at the next available Committee meeting.

### Subdivision Summary

<b>Location:</b>	The Knesley Subdivision is located on the south side of Quassey Avenue, an existing private street, approximately 540 feet west of US Hwy 41 and 0.36 miles north of Rockland Road, Shields Township.
<b>Zoning:</b>	Residential-3 (R-3)
<b>Gross Site Area:</b>	1.67 acres
<b>Number of Lots:</b>	3 residential lots and 1 outlot for natural resource protection purposes
<b>Lot Area:</b>	Average net lot area of 18,212 square feet (once amended)
<b>Previous Committee Action:</b>	Subdivision modifications approved for Knesley Subdivision on November 28, 2005
<b>Sewage Disposal and Water Supply:</b>	This subdivision will be served by public sewer and water.
<b>Access and Road Improvements:</b>	Lots 1 - 4 take access from the publicly dedicated portion of Quassey Avenue. Lot 4 will take access from the private portion of Quassey Avenue.

<b>Site Capacity &amp; Natural Resource Protection:</b>	The proposed plat amendment meets the tree protection standards of the Lake County Code with minimal reforestation. The subject property contains wetland to be protected within deed restricted open space.
<b>Natural Resource Inventory:</b>	The Natural Resource Inventory report from the Lake/McHenry County Soil & Water Conservation District is not required for a plat amendment.
<b>Endangered Species Consultation:</b>	The Illinois Department of Natural Resources consultation is not required for a plat amendment.
<b>School Contributions:</b>	The developer must enter into school contribution agreements with Lake Bluff Elementary School District #65 and Lake Forest Community High School District #115.