



LAKE COUNTY
Investing in People
and Our Communities

Knesley Subdivision Plat Amendment and Subdivision Modification Shields Township

Public Information Meeting

August 8, 2018

KNESLEY SUBDIVISION PLAT AMENDMENT AND SUBDIVISION MODIFICATION PUBLIC INFORMATION MEETING



Public Information Meeting Format

- Staff Presentation
- Reggie Boyson – Comments
- Committee Questions & Discussion
- Public Comment

Background

- For the past two years, PBD and other agency staff have provided technical assistance to area neighbors regarding a number of pre-existing neighborhood-wide stormwater and access concerns.
- Staff assistance has included on-site consultations and neighborhood meetings.
- Based on staff feedback, the applicant has elected to make design improvements in response to such pre-existing neighborhood concerns.

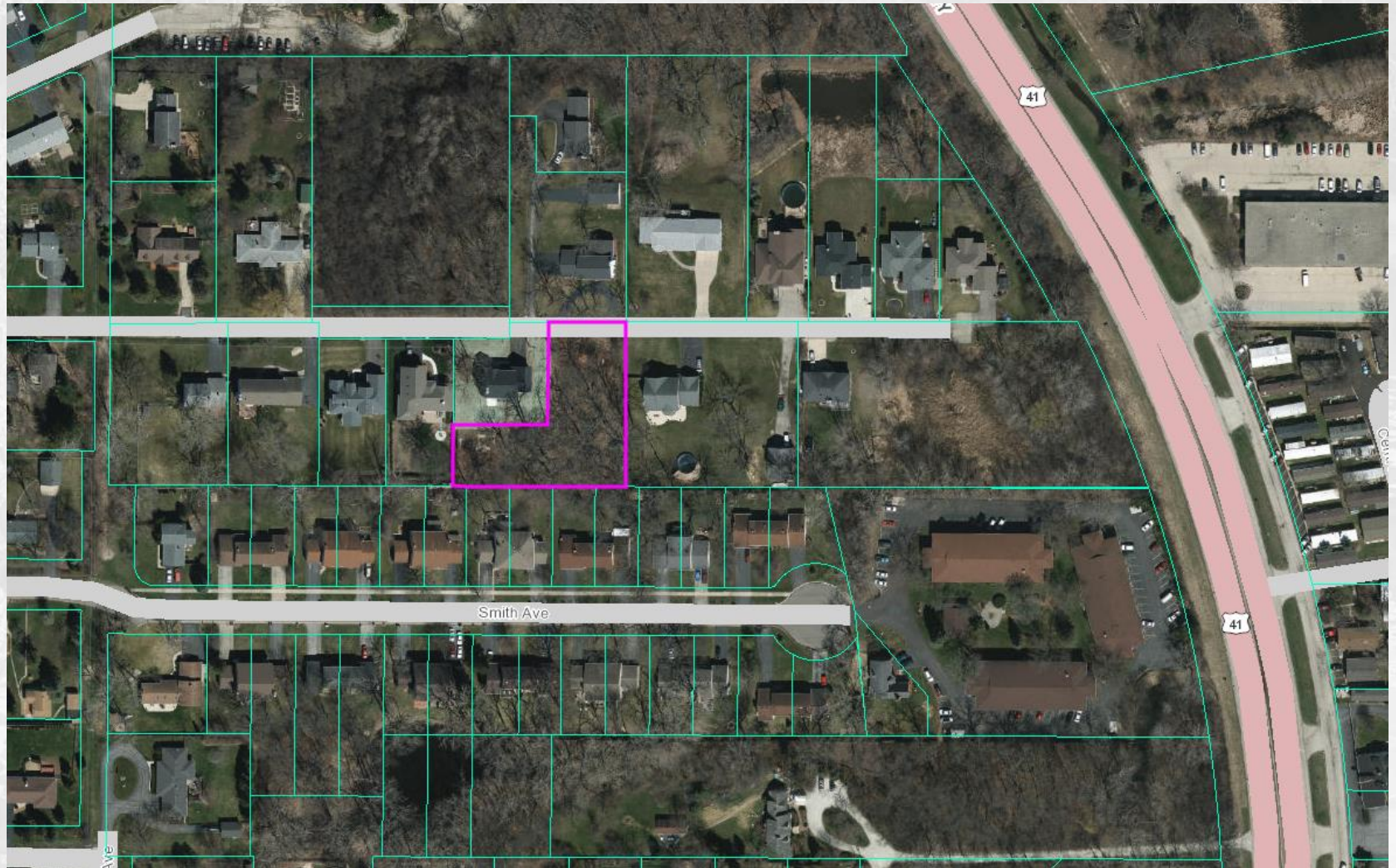
Overview

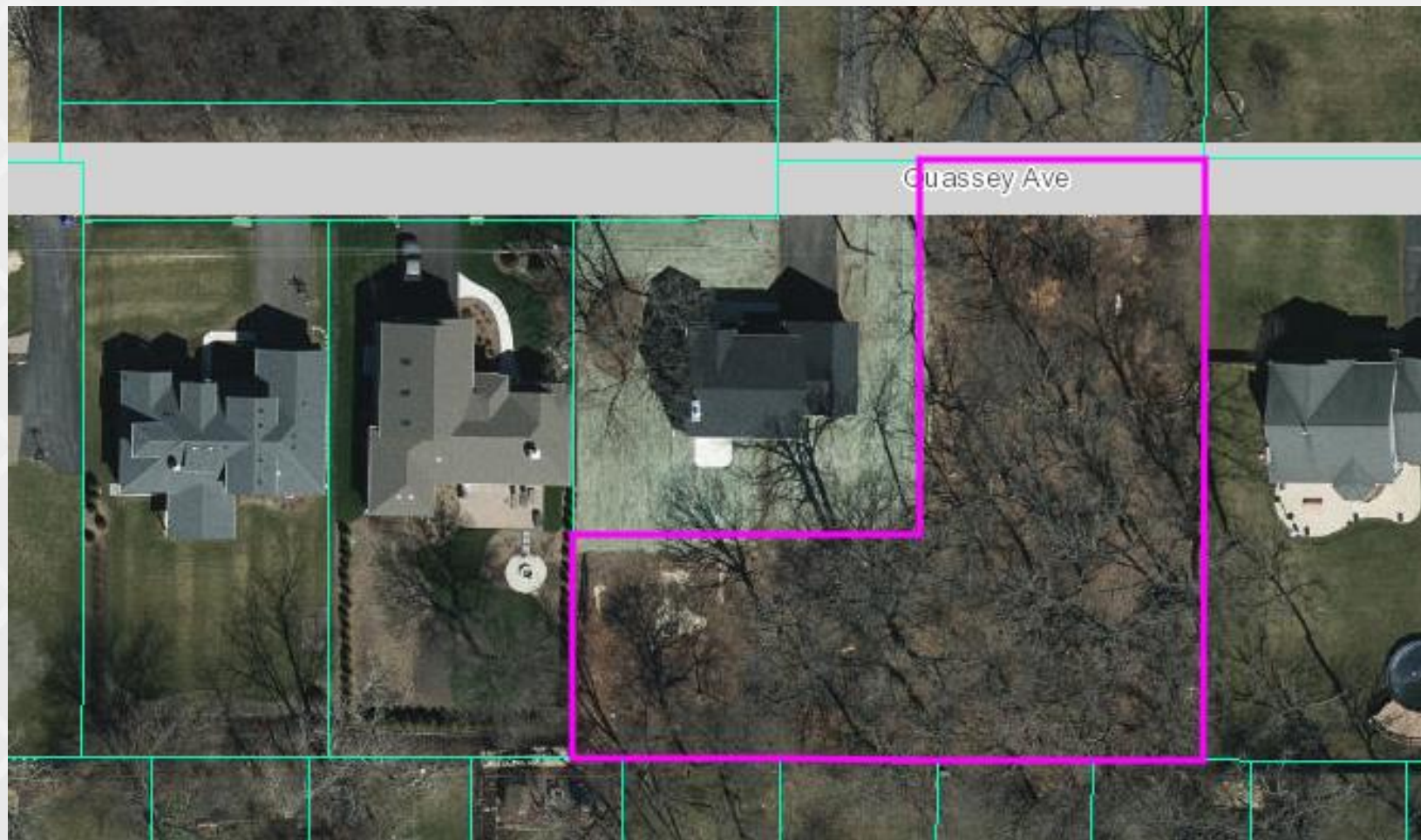
- The applicant is Reggie Boyson (J&J Homes, LLC).
- Located in Shields Township, within the Knesley Subdivision, approximately 540 feet west of US Hwy 41 and 0.36 miles north of Rockland Rd.
- Existing three-lot conventional subdivision with an outlot for natural resource protection purposes

Request

- To reconfigure the existing outlot to allow for an additional building site
- Owner is requesting a subdivision modification to allow an additional building site with access to Quassey Avenue, a private street
- The ability to add another home site is based on a more refined site analysis than undertaken by the original developer

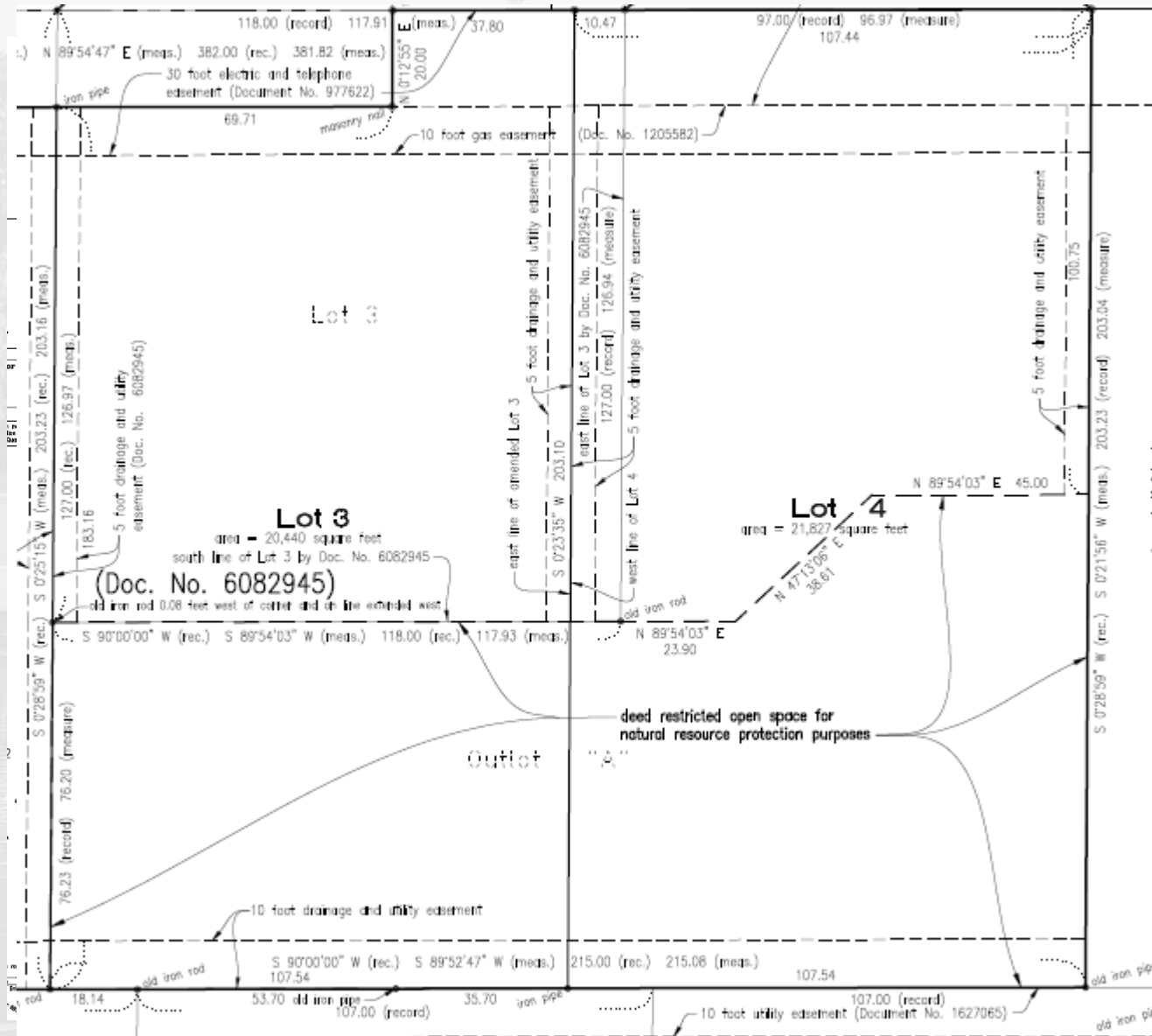
Site Location





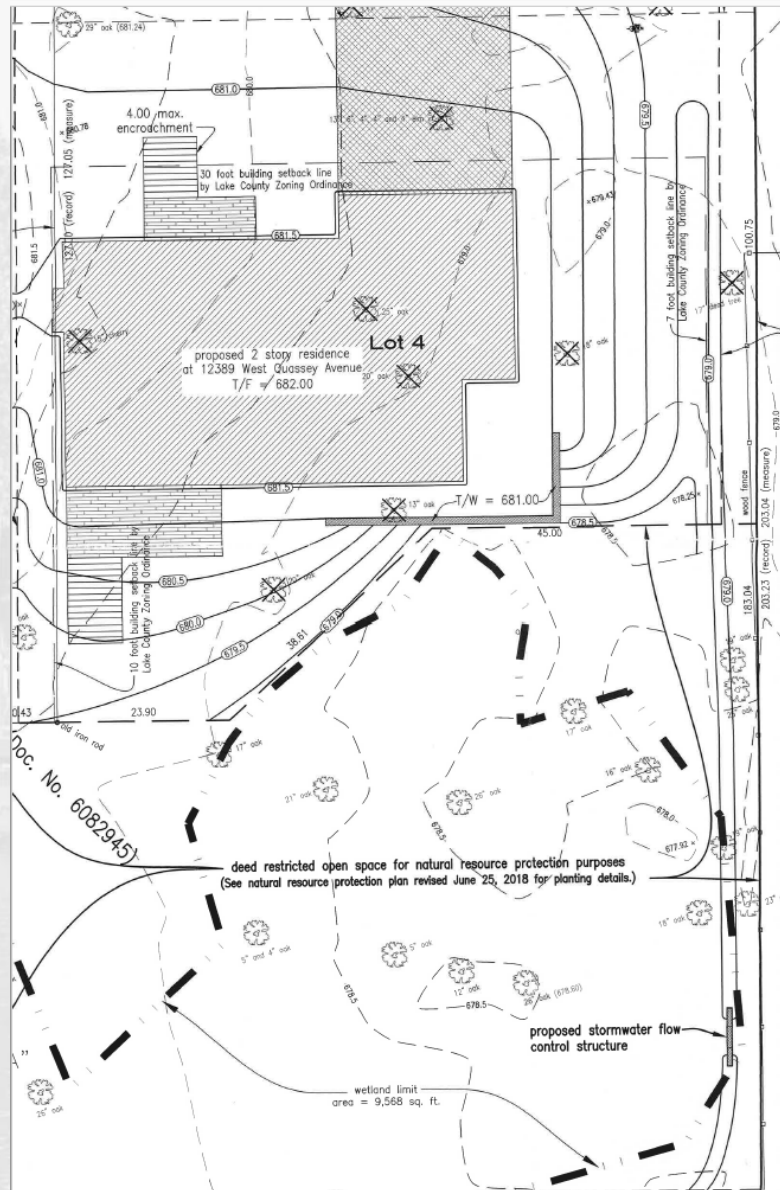
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Natural Resources



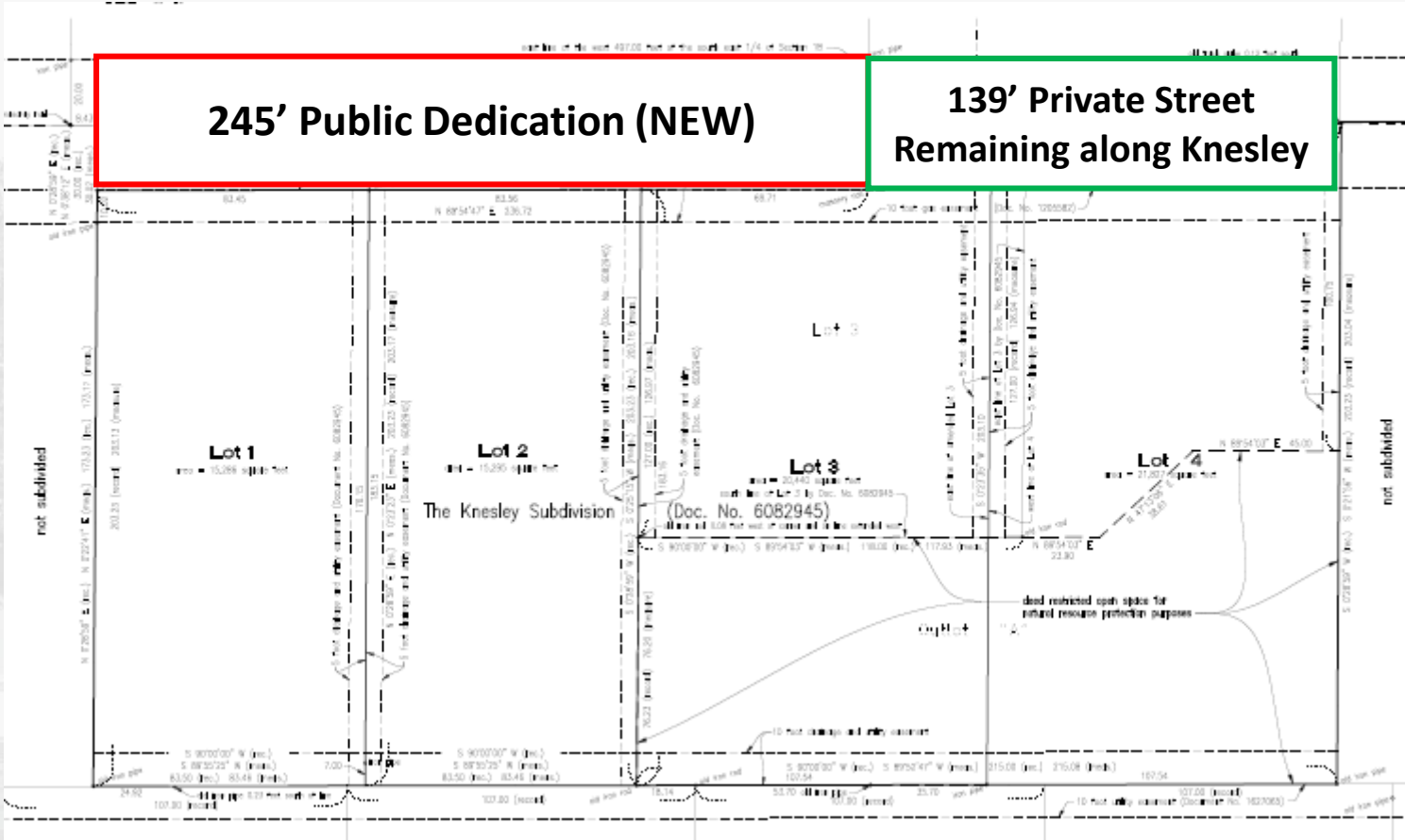
- Outlot contains wetlands and woodland resources
- Natural resources will be placed into deed restricted open space across the adjoining rear portions of lots 3 and 4

Stormwater Management Improvements

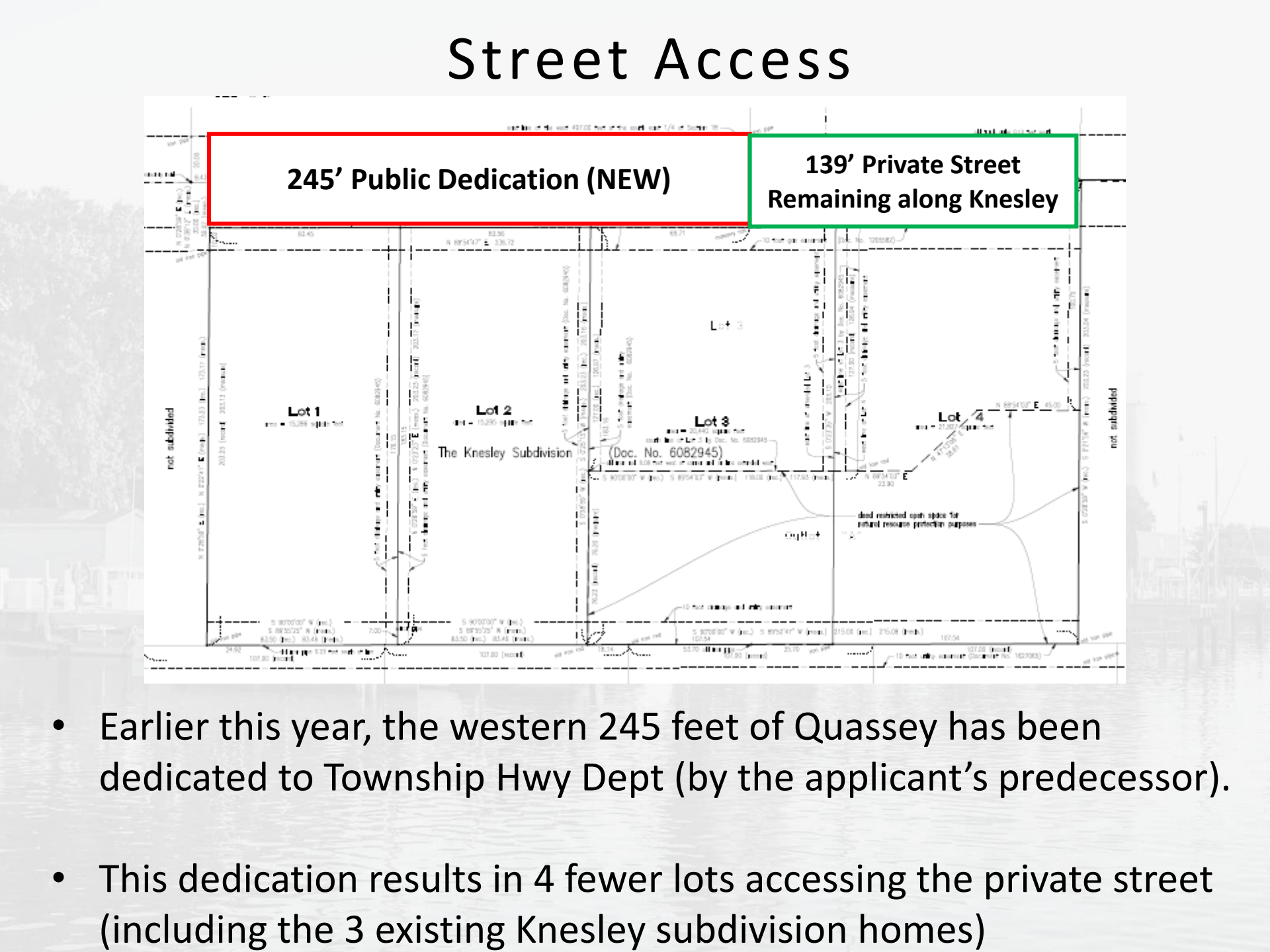


- Staff has worked with applicant to design a stormwater capture system that redirects and improves current drainage in the vicinity of the property

Street Access



- Earlier this year, the western 245 feet of Quassey has been dedicated to Township Hwy Dept (by the applicant's predecessor).
- This dedication results in 4 fewer lots accessing the private street (including the 3 existing Knesley subdivision homes)



- # Street Access
-
- 245' Public Dedication (NEW)**
- 139' Private Street Remaining along Knesley**
- Lot 1**
area = 10,000 square feet
- Lot 2**
area = 10,000 square feet
- Lot 3**
area = 10,000 square feet
- Lot 4**
area = 10,000 square feet
- The Knesley Subdivision**
(Doc. No. 6082945)
- dead restricted open space for natural resource protection purposes
- 10 foot drainage and utility easement
- 10 foot utility easement
- not subdivided
- not subdivided
- Earlier this year, the western 245 feet of Quassey has been dedicated to Township Hwy Dept (by the applicant's predecessor).
 - This dedication results in 4 fewer lots accessing the private street (including the 3 existing Knesley subdivision homes)

Next Steps

Public Process:

PB&Z Public
Info Meeting
(Meeting 1)



PB&Z Sub.
Modification/Plat
Amendment Final
Action (Meeting 2)

Up Next

- Reggie Boyson – Comments
- Committee Questions & Discussion
- Public Comment