



LAKE COUNTY
Investing in People
and Our Communities

Knesley Subdivision Plat Amendment and Subdivision Modification Shields Township

August 29, 2018

KNESLEY SUBDIVISION PLAT AMENDMENT AND SUBDIVISION MODIFICATION

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.
- The Committee convened a Public Information Meeting on this request on August 8 at which a pre-existing drainage concern was expressed about the adjoining property to the south.
- In response, staff met with the neighbor and, in light of staff's observations, the applicant has volunteered to extend grading work south of the property line to help alleviate the southern property's pre-existing drainage issue.

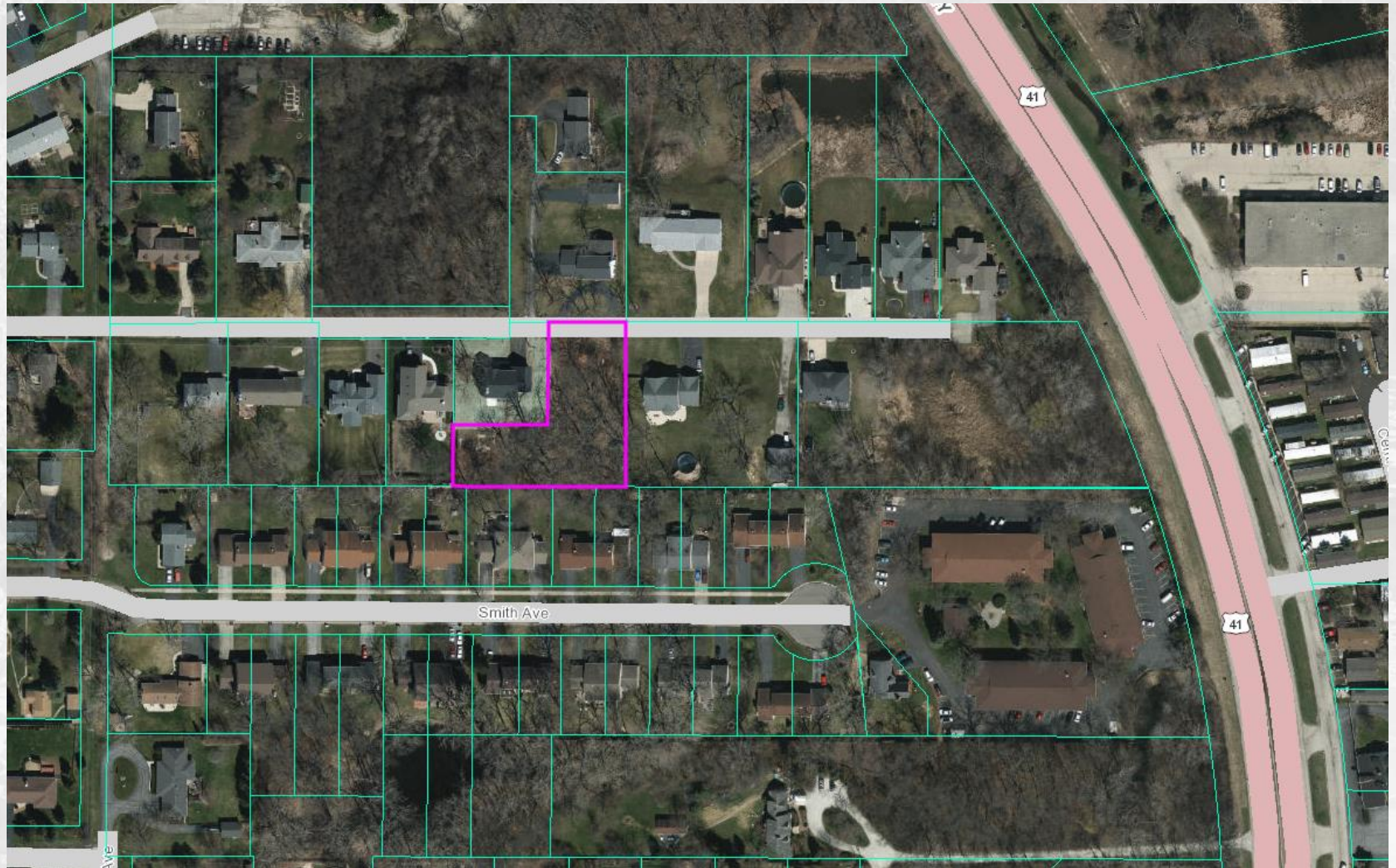
Overview

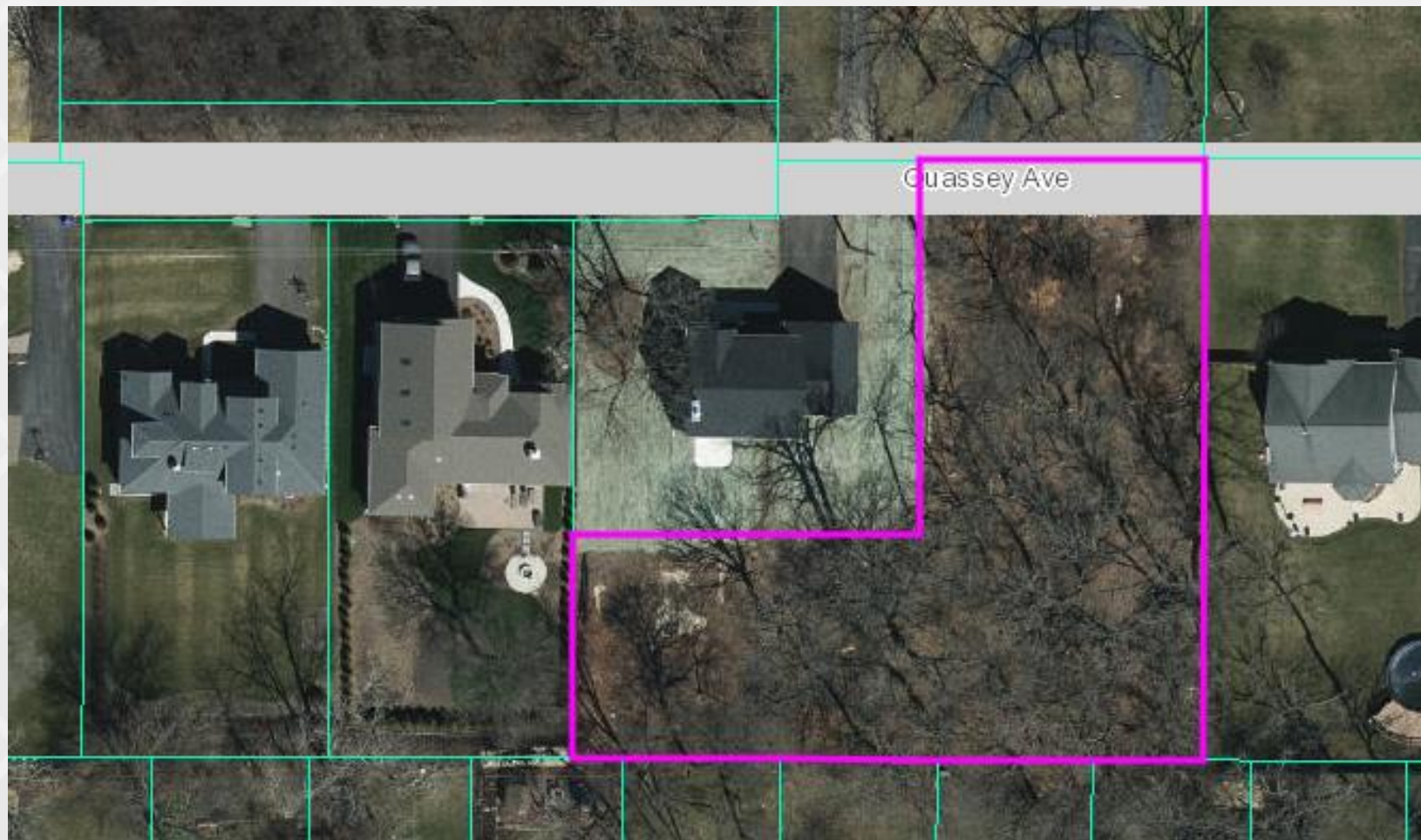
- The applicant is Reggie Boyson (J&J Homes, LLC).
- Located in Shields Township, within the Knesley Subdivision, approximately 540 feet west of US Hwy 41 and 0.36 miles north of Rockland Rd.
- Existing three-lot conventional subdivision with an outlot for natural resource protection purposes

Request

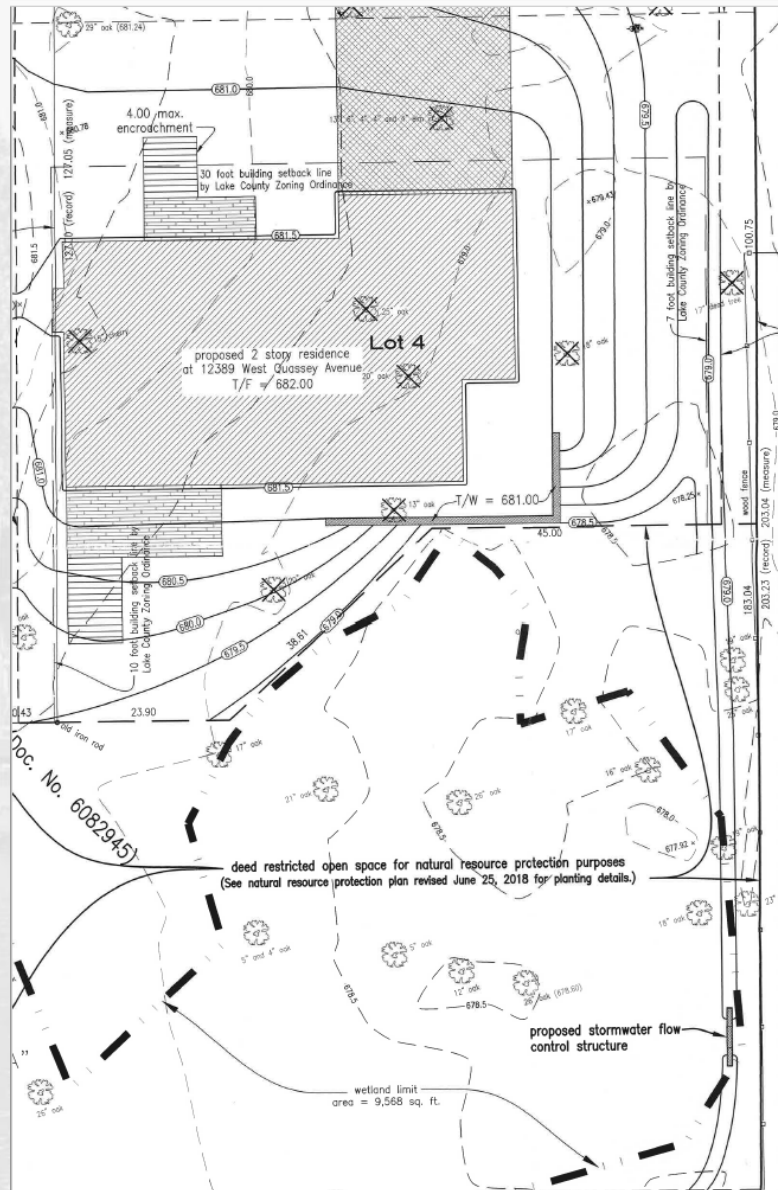
- To reconfigure the existing outlot to allow for an additional building site
- Owner is requesting a subdivision modification to allow an additional building site with access to Quassey Avenue, a private street
- The ability to add another home site is based on a more refined site analysis than undertaken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

Site Location



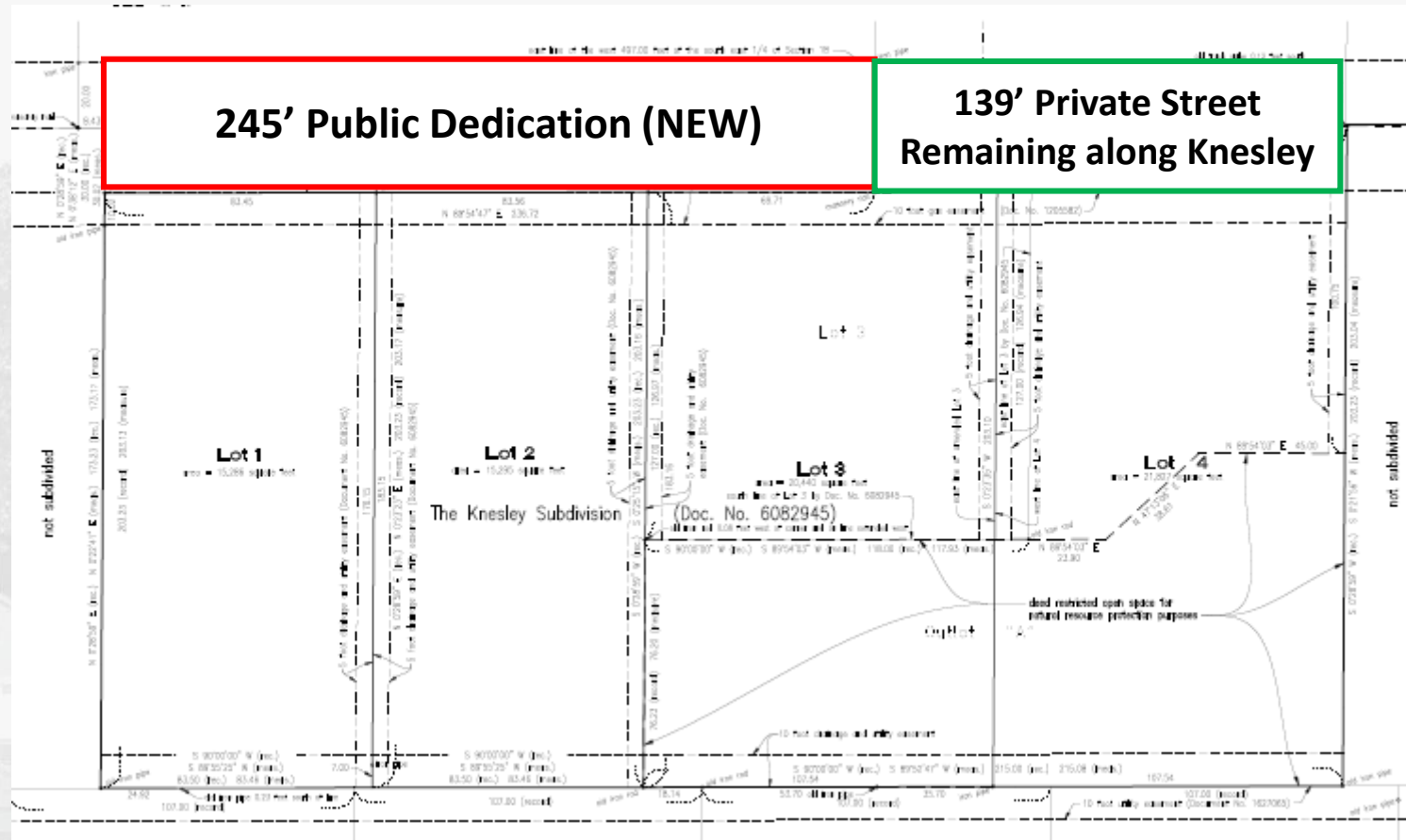


Stormwater Management Improvements



- 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)



Questions?