



Lake County Illinois

Legislation Details (With Text)

File #: 18-0982 **Version:** 1 **Name:** Committee action on Knesley Subdivision Plat Amendment modification request.

Type: committee action item **Status:** Passed

File created: 8/21/2018 **In control:** Planning, Building and Zoning Committee

On agenda: **Final action:** 8/29/2018

Title: Committee action on Knesley Subdivision Plat Amendment modification request, Shields Township - District 15.

Sponsors:

Indexes:

Code sections:

Attachments: 1. Modification Request Letter, 2. Knesley Sub Modification Report, 3. Knesley Subdivision Modification and Plat Amendment Presentation

Date	Ver.	Action By	Action	Result
8/29/2018	1	Planning, Building and Zoning Committee	approved	Pass

Committee action on Knesley Subdivision Plat Amendment modification request, Shields Township - District 15.

- The Knesley Subdivision was platted on October 30, 2006 as a three-lot conventional single-family residential subdivision with an out lot for natural resource protection purposes. The subdivision is located on the south side of Quassey Avenue, approximately 540 feet west of US Highway 41 and 0.36 miles north of Rockland Road, Shields Township.
- The applicant is pursuing a plat amendment to reconfigure an existing lot in the Knesley Subdivision to accommodate an additional building site. The proposed building site design will incorporate additional engineered site improvements designed to improve drainage in the vicinity of the subject property.
- 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 prohibits private drives from serving more than three lots; the private portion of Quassey Avenue provides access to nine single family residences.
- Staff recommends approval of the modification request.