

# Lake County Illinois

*Lake County Courthouse and Administrative Complex  
18 N. County Street  
Waukegan, IL 60085-4351*



## **Agenda Report - Final**

**Wednesday, August 29, 2018**

**10:30 AM**

**PLEASE NOTE EARLIER START TIME**

**Assembly Room, 10th Floor**

**Planning, Building and Zoning Committee**

1. Call to Order
2. Pledge of Allegiance
3. Approval of Minutes

3.1 [18-1001](#)

Minutes from August 8, 2018.

**Attachments:** [PBZ 8.8.18 Minutes FINAL](#)

4. Addenda to the Agenda
5. Public Comment
6. Chairman's Remarks
7. Old Business
8. New Business

**SUBDIVISIONS**

8.1 [18-0982](#)

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.

**Attachments:** [Modification Request Letter](#)

[Knesley Sub Modification Report](#)

[Knesley Subdivision Modification and Plat Amendment Presentation](#)

8.2 [18-0983](#)

Committee action amending the Final Plat relating to Outlot "A" in Knesley Subdivision - District 15

- The Knesley Subdivision consists of three lots and an outlot for natural resource protection purposes.
- The owner of Outlot "A" is proposing an amendment to the approved final plat to allow a reconfiguration of open space to allow for an additional single-family home to be constructed.
- All required agencies have reviewed the proposed amendment and have no objections.
- Staff has reviewed the plat amendment and recommends approval. The proposed amendment meets all site capacity, density, and natural resource protection standards of Chapter 151 of the Lake County, Illinois Code of Ordinances.

**Attachments:** [Knesley Plat Amendment](#)  
[Amendment Report Plat Committee](#)

9. **Executive Session**

10. **Director's Report**

10.1 [18-0991](#)

Shared Services updates

10.2 [18-0992](#)

Unified Development Ordinance text amendment status update

11. **County Administrator's Report**

11.1 [18-1000](#)

Demonstration of a new Geographic Information System (GIS) mapping tool that provides enhanced access to land related agreements.

12. **Members' Remarks**

13. **Adjournment**

**Next Meeting: October 3, 2018**