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February 18, 2019

TO: Lake County Public Works, Planning and Transportation Committee

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

RE: The Merritt Club Minor Subdivision – Shields Township
Public Information Meeting

In accordance with Section 151.191(B) of the Lake County Code a public information meeting is required for all major and minor subdivisions. The proposed subdivision will consist of 3 lots. Staff has notified property owners in the vicinity of the subdivision 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 subdivision.

Overview

The Merritt Club Subdivision is located on the north side located on the north side of Quassey Avenue, approximately 680 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 25,337 square feet. The character of the area surrounding the subject property is single-family residential and is zoned R-3. The Merritt Club Subdivision is being developed as a Conventional Single-Family Residential Subdivision in accordance with the Lake County Code. The applicant is Eight One Holdings, LLC. This subdivision will be served by public sewer and water. Staff has been actively engaged with neighbors over the past two years in order to incorporate drainage improvements into the subdivision design in order to address pre-existing localized drainage issues.

Natural Resources

An on-site inspection conducted by staff indicated that the property contains woodlands and wetlands.

Next Steps

Staff has concluded their initial review of the Final Plat and Final Engineering plans for the subdivision. It is anticipated this Committee will take action on the Final Plat at the next Committee meeting scheduled for March 6, 2019.

Subdivision Summary

Location:	North side of Quassey Avenue, a dedicated public road, approximately 680 feet west of US Hwy 41 and 0.36 miles north of Rockland Road, Shields Township.
Zoning:	Residential-3 (R-3)
Gross Site Area:	1.74 acres

Number of Lots:	3 residential parcels
Lot Area:	Average net lot area of 25,337 square feet
Previous Committee Action:	None
Sewage Disposal and Water Supply:	This subdivision will be served by public sewer and water.
Access and Road Improvements:	Lots 1, 2 and 3 will take direct access from Quassey Avenue.
Site Capacity & Natural Resource Protection:	The site capacity calculations for the Residential-1 (R-1) zoning district will allow for 3 residential units for a conventional single-family development. The site contains wetlands and woodlands.
Natural Resource Inventory:	The Natural Resource Inventory report from the Lake/McHenry County Soil & Water Conservation District has been received and reviewed by County staff.
Endangered Species Consultation:	The Illinois Department of Natural Resources has approved the consultation.
School Contributions:	The developer has entered into school contribution agreements with Lake Bluff Elementary School District #65 and Lake Forest Community High School District #115.