



Lake County Central Permit Facility
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MEMORANDUM

April 19, 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 Subdivision – Shields Township
 Final Plat & Final Engineering Approval

The Merritt Club Subdivision is being proposed as a Conventional Single-Family Residential Subdivision under standards contained within Chapter 151 of the Lake County Code.

Location:	North side of Quassey Avenue, approximately 680 feet west of US Hwy 41 and 0.36 miles north of Rockland Road, Shields Township.
Zoning:	Residential-3 (R-3)
Future Land Use Plan:	Residential Single-Family (0.25 to 1-acre lot density) The proposed subdivision density is consistent with the Lake County Regional Framework Plan.
Previous Committee Review:	On February 27, 2019, this Committee held the required Public Informational Meeting in which staff presented an overview of the subdivision and answered questions.
Gross Site Area:	1.7 acres
Number of Lots:	3 single-family lots
Maximum Density:	2 dwelling units per acre is permitted
Lot Areas:	Average size: 25,337 square feet
Access and Road Improvements:	Lots 1, 2, and 3 direct access from Quassey Avenue, a public road.
Sewage Disposal and Water Supply:	This subdivision will be served by public water provided by the Lake County Public Works Department and public sewer provided by North Shore Water Reclamation District.

Site Capacity, Open Space & Natural Resources:	The site capacity calculations for the Residential-3 (R-3) zoning district will allow for 3 residential units for a conventional single-family development. The site contains wetlands and woodlands.
Resource Protection /Natural Resource Opinion:	The McHenry-Lake County Soil and Water Conservation District has submitted its September 21, 2017, report to the staff.
Endangered Species Consultation:	Consultation was completed on November 6, 2017 and is valid for two years.
Engineering Plans:	Staff has approved the Final Engineering plans for the subdivision.
School Contributions:	The developer has entered into school agreements with Lake Bluff School District #65 and Lake Forest School District #115. The developer has committed to construction of 4-bedroom houses for both lots. The donation amounts for each district are represented as follows:
Lake Bluff School District #65	
	Paid Prior to Building Permit
4-bedroom	\$12,742.92
Lake Forest School District #115	
	Paid Prior to Building Permit
4-bedroom	\$5,890.32
Performance & Restoration Assurance:	Pursuant to the subdivision approval processes, two Letters of Credit totaling \$72,750 have been provided to the Planning, Building and Development Department.
Recommendation:	Staff recommends approval of the Final Plat.