
PLAN COMMISSION MEETING

VILLAGE OF HARRISON**From:**

Josh Sherman, Assistant Planner

Meeting Date:

August 19, 2025

Title:

Site Plan Review – North Shore Golf Club – N8421 North Shore Rd – Parcel 39918

Issue:

Should the Plan Commission recommend approval of the North Shore Gold Club site plan to the Village Board?

Background and Additional Information:

North Shore Golf Club has submitted a proposal for a new pool and Lakehouse improvements. The project consists of replacing the existing pool while adding a new lowered pool deck and a changing building. Also included is a pool mechanical room addition on the Lakehouse and interior renovations. The pool will be chorine based.

The design of the Lakehouse addition and changing building will match the existing architecture, featuring face brick veneer and a patio paver roof. An indoor/outdoor bar will be located on the southeast corner of the existing Lakehouse.

Site work includes regrading the pool terrace to accommodate lowering of the pool deck and improvements to the accessible pedestrian route. Perimeter fencing and landscape lighting will be installed around the pool deck.

Landscaping will be consistent with the standards of the existing area between the new pool and the existing upper patio. Lighting photometrics data will be submitted to the Village as part of the site plan approval process.

The stormwater plan and overall site plan are currently under review by the village engineer and staff. The village engineer is currently reviewing the pool's engineering and the drainage of the chlorinated water.

Recommended Action:

Staff recommends approval of the site plan with the following conditions. The conditions below must be met before the site plan permit is issued.

1. A detailed site plan review, pursuant to Article XIII of the zoning ordinance, shall be completed prior to issuance of zoning and building permits.

2. The site plan is subject to the review and recommendations of the Village of Harrison's engineer(s) of record.
3. A grading/drainage stormwater management plan and erosion control plan shall be reviewed and approved by the Village engineer and Village staff.
4. Only those uses permitted in the applicable zoning district shall be allowed within the development.
5. All applicable local, County, and State rules, regulations, and ordinances shall be met.

Attachments:

- Aerial Map
- Site Plan and Renderings