

PLAN COMMISSION

APRIL 5, 1995

Members Present: Dan Robison, Carl Cepon, Bill Smith, Bill Gill, Steve Kaplan and Chairman Rudny

Members Absent: Ken Hellstern

Other Officials Present: Tracy Einspanjer, Village Planner; and Bud Reed, Village Engineer.

1. The meeting was called to order at 7:30 P.M. by Chairman Rudny.
2. Mr. Kaplan moved, seconded by Mr. Smith, to approve the minutes of March 15, 1995, as presented.

Roll Call Vote:

Ayes: Robison, Smith, Gill, Kaplan & Rudny

Nays: None

Motion Carried 5-0-1

3. Final Plat: Concord Oaks Unit 9

Mr. Rick Piggot, Concord Homes, was in attendance.

This unit is located west of Almond, south of the Commonwealth Edison right-of-way. It consists of 40 single family lots on 11.563 acres, under a R-2 PUD zoning district. The average lots size is 11,300 square feet; the largest lot size is 17,000 square feet; and the smallest lot is 7,900 square feet.

There is a 50-foot building setback along Almond Road, in addition there is a 25-foot landscaped easement. Within the landscaped area there is a detailed landscape plan which has been submitted and approved by staff. The final plat restricts the type of fence along Almond Road to a 6-foot high board-on-board fence to be located westerly of the 25-foot landscape easement so the fence does not block the easement plantings. Ms. Einspanjer stated that in 1996, Concord will be constructing a split rail fence on the rear lot line of the properties abutting the golf course.

Engineering finds this final plat to be in general conformance with the Subdivision Ordinance and is recommended for approval subject to final engineering approval.

Mr. Smith moved, seconded by Mr. Cepon, to forward a favorable recommendation to the Village Board on the Final Plat of Concord Oaks Unit 9.

Roll Call Vote:

Ayes: Robison, Cepon, Smith, Gill, Kaplan & Rudny

Nays: None

Motion Carried 6-0

4. Preliminary Plat: Gurnee Meadow Woods Subdivision

Mr. Glenn Christensen, land planner, was in attendance.

It was explained that this parcel is located south of Keith Avenue, north of Pacific Avenue, east of Northwestern, and west of Magnolia. The property was rezoned from R-2 to R-3. A total of 26 single-family lots are proposed with the minimum lot size of 10,000 square feet.

Mr. Christensen explained that the westerly portion of Atlantic Avenue is to be vacated in order for it to terminate into a cul-de-sac. This is done to eliminate another thru-street onto Northwestern.

Detention will be located at the northwestern corner of the site.

Full improvements are to be installed with this development. Detention and the internal cul-de-sac lots will be constructed as Phase I. The lots along Keith will be Phase 2; and the lots along Pacific will be Phase 3.

Mr. Kaplan moved, seconded by Mr. Cepon, to forward a favorable recommendation to the Village Board on the Preliminary Plat of the Gurnee Meadow Woods Subdivision.

Roll Call Vote:

Ayes: Robison, Cepon, Smith, Gill, Kaplan & Rudny

Nays: None

Motion Carried 6-0

Mr. Cepon moved, seconded by Mr. Gill, to adjourn the meeting at 7:40 P.M.

Respectfully submitted,

Connie S. Dinsmore, Secretary
Plan Commission