

## PLAN COMMISSION

FEBRUARY 15, 1995

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

Members Absent: None

Other Officials Present: Tracy Einspanjer, Village Planner; and Todd Gordon, Assistant Village Engineer.

1. Call to order at 7:30 by Chairman Rudny.
2. Mr. Smith moved, seconded by Mr. Cepon, to approve the minutes of January 18, 1995, as presented.

Roll Call Vote:

Ayes: Robison, Cepon, Hellstern & Smith

Nays: None

Abstain: Kaplan, Gill & Rudny

Motion Carried 4-0-3

3. Final Plat: Dorsey Subdivision

Mr. Dorsey was in attendance.

This subdivision is located at the northwest corner of Boulevard View and Grove Avenue and consists of three lots. The parcel has just recently been rezoned from R-2 to R-3. The Dorsey's are proposing to create two 10,000 square foot lots with an 80-foot lot width. The third lot, which contains an existing house, will be 25,000 square feet with a 200-foot lot width. The garage addition of the existing home does not meet the Village's rear yard setback. However, the addition was constructed prior to 1986 and therefore, is a legal non-conforming structure.

The petitioners are requesting a waiver of sidewalk, curb and gutter.

Engineering finds this final plat to be in general conformance with the Subdivision Ordinance and relief requested, and recommends its approval subject to final engineering.

Mr. Cepon moved, seconded by Mr. Hellstern, to forward a favorable recommendation to the Village Board on the Final Plat of the Dorsey Subdivision.

Roll Call Vote:

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

Nays: None

Motion Carried 7-0

4. Final Plat: The Fields of Gurnee

Mr. Gust Petropoulos, property owner, and Mr. Glenn Christensen, land planner, were in attendance.

This subdivision is located south of Grandville Avenue, east of the Boulevard View Avenue right-of-way, and west of Crestville Court. The parcel consists of 17 lots. Lots 1-6 and 12-17 are zoned R-3 and Lots 7-11 are zoned R-4.

There will be covenants recorded with this plat in order to carry forward the same elements found in the covenants of the adjacent Crescent Meadows Subdivision.

Ms. Einspanjer stated that the developers received approval from the Village Board to expand the Belle Plaine storm water detention basin in order to address water detention for this subdivision.

Sidewalks will be provided on one side of this cul-de-sac street.

Engineering finds this final plat to be in general conformance with the Subdivision Ordinance and recommends its approval subject to final engineering.

Mr. Smith moved, seconded by Mr. Kaplan, to forward a favorable recommendation to the Village Board on the Final Plat of The Fields of Gurnee.

Roll Call Vote:

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

Nays: None

Motion Carried 7-0

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

Voice Vote: All Ayes

Respectfully submitted,

Connie S. Dinsmore, Secretary  
Plan Commission