

**VILLAGE OF GURNEE
PLAN COMMISSION
AGENDA**

DATE: December 18, 1996

TIME: 7:30 P.M.

PLACE: Gurnee Village Hall, 325 N. O'Plaine Road

- 1. Call to Order and Roll Call**
- 2. a Approval of the November 20, 1996 Minutes
b. Approval of the November 20, 1996 Workshop Session Minutes**
- 3. Minor PUD Plat Amendment for Victorian Village (continued)**
(Located north of Rt. 132 & east of Rt. 21. The developer, American Tradesman, is requesting to eliminate the pedestrian trail system from the approved 68 unit townhome development.)
- 4. Final Plat: Concord Oaks**
 - a. Unit 10**
(Located on the east side of Almond Road; north of Dada Drive. The developer, Concord Homes, is requesting Final Plat approval for 17 single family lots on 5.11 acres. The property is zoned R-2 PUD and currently has Preliminary Plat approval for 17 single family lots with a minimum lot size of 7,500 sq. ft., minimum lot width of 60 feet and the following setback standards: front = 30 feet, corner side = 25 feet, rear = 30 feet and interior side = 8 feet. Full public improvements are proposed.)
 - b. Unit 11**
(Located on the east side of Almond; north and south of Dada Drive. The developer, Concord Homes, is requesting Final Plat approval for 56 single family lots on 16.394 acres. The property is zoned R-2 PUD and currently has Preliminary Plat approval for 62 single family lots with a minimum lot size of 7,500 sq. ft., minimum lot width of 60 feet and the following setback standards: front = 30 feet, corner side = 25 feet, rear = 30 feet and interior side = 8 feet. Full public improvements are proposed.)
- 5. Final Plat: Rolling Ridge**
(Located 1/2 mile east of Hunt Club Road; North of Gages Lake Road. The developer, Brook-Ridge Development Co., is requesting Final Plat approval for 61 single family lots on 37.19 acres. The property is zoned R-2 PUD and has Preliminary Plat approval for 61 single family lots with a minimum lot size of 12,000 sq. ft., a minimum lot width of 80 feet and the following setback standards: front = 30 feet, corner side = 30 feet, rear =

30 feet and interior side = 12.5 feet. Full public improvements are proposed.)