

**1. Meeting called to order**

President Dobbs called the meeting to order at 6:00 p.m. at Village Hall, 5043 Chester Lane.

**2. Roll Call/Introductions**

Members present: Thomas Knitter, Trustee Weatherston, Nancy Pierce, President Dobbs, Scott Olley, Joseph Kiriaki, Tim Just

Also Present: Development Director Peter Wagner, Director of Public Services Anthony Bunkelman, PE, Engineer Ryan Schmidt, PE

**3. Approval of Minutes**

Approval of September 26, 2022, meeting minutes.

Motion by Trustee Weatherston to approve the minutes as presented.

Seconded by Pierce.

Motion carried unanimously.

**4. Citizens' Comments**

None

**5. New Business**

**A. FINAL PLAT REVIEW – Review a proposed final plat for the Bluffside Subdivision that would create 19 single-family residential lots located on Bluffside Road and Park Ridge Road submitted by Nancy Washburn, Applicant, Bluffside Estates LLC, Owner. (Parcel ID Nos. 104-04-22-25-029-000 & 104-04-22-25-027-040)**

Schmidt referenced his Memo of October 26, 2022, noting the applicant, Nancy Washburn, was in attendance. The final plat originally was considered by the Planning Commission in June 2021 and held for modifications, after the preliminary plat was approved in March 2021. The final plat submitted October 2022 includes the creation of Outlots 4 and 5, which are in the Primary Environmental Corridor and wetland areas, meeting the 40 percent Open Space Requirement. A storm water pond will be constructed on Outlot 3.

The lots in the development meet the setback requirements of the R-2S Zoning District and meet or exceed the requirements for being considered Low Density Residential, as per the Village's 2035 Land Use Plan. Schmidt discussed water and sewer service availability for both the new and existing lots.

**5A. Commission Deliberation**

Nancy Washburn spoke about the history of the development project and changes that have been made since the preliminary proposal.

**Motion by Trustee Weatherston** to approve the Final Bluffside Subdivision Plat subject to the conditions listed in Schmidt's Memo of October 26, 2022.

**Seconded by Knitter**

**Motion carried unanimously.**

**6. Old Business**

**A. CERTIFIED SURVEY MAP - Review a certified survey map creating two lots for the parcel located at 7521 5 Mile Road submitted by Michael Leiber, Applicant, Edward Phillip, Owner. (Parcel ID No. 104-04-22-22-001-000)**

Schmidt referenced his Memo of October 26, 2022. The CSM had been brought before the Commission in August when it was held for legal counsel review. The Village Attorney agreed with that that the CSM does not meet Village Code. Schmidt recommended denying the Concept CSM.

**6A. Commission Deliberation**

Trustee Weatherston said the Commission should go with the recommendation of staff.

**Motion by Trustee Weatherston** to deny the concept CSM because of the following:

*The CSM does not meet Title 14-1-5(g)(3)(a) for parcels not being a minimum of 5 acres in size.*

*The CSM does not meet Title 14-1-5(h)(3) for lot averaging not meeting the 5-acre average.*

**Seconded by Just**

The applicant addressed the Commission to discuss his request. After further discussion, a vote was taken.

**Motion carried unanimously.**

**6. - Adjournment**

Motion by to adjourn by Trustee Weatherston. Seconded by Pierce. Motion carried unanimously. Meeting adjourned at 6:30 p.m.

Respectfully submitted,  
Helena Dowd  
Planning & Zoning Technician