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MEMORANDUM

TO: Edith Dean
FROM: Jim Pona
SUBJECT: Brellinger Subdivision Concept Plan Presented by Dennis Brand on June 10

During my absence in June, I asked Dan Lang to keep an eye on my inbox. In reviewing the June 10 Commission minutes he looked at the Brellinger Subdivision Concept Plan and provided the following comments relative to the plan drawing. If the Commission should decide to incorporate any of the suggested changes, and given that the concept plan has already been acted upon, this might be accomplished when the developer submits his Preliminary Plat.

At any rate, I am forwarding this for your consideration. The numbers are keyed to the attached map mark-up.

1. Street widths of this collector road – and all roads - should be defined.
2. Two of the four cul-de-sacs shown on the west end of the concept could be combined into a through residential street, to eliminate some traffic on the east-west collector, and provide another connection to the collector road that runs north-south. This change would not eliminate any lots, but would reduce the size of several lots.
3. Did the developer identify the two large lots shown at the northwest edge of the plan?
4. There are also two odd-shaped lots at the north-east edge of the plan, which could be slightly reconfigured as shown to provide for more regularly-shaped lots.

I hope this is useful. Please let me know if there are any questions.

BRELLINGER SUBDIVISIONS

PART OF SOUTHEAST QUARTER AND PART OF THE SOUTHWEST QUARTER OF SECTION 4, AND PART OF US SURVEY NO. 644, CLAIM 501, TOWNSHIP 1 SOUTH, RANGE 10 WEST OF THE THIRD PRINCIPAL MERIDIAN, ST. CLAIR AND MONROE COUNTIES, ILLINOIS
R-2 ZONING

Ex WATER

Joints A.A

Ex SAN
SEWER

Ex M

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