

VILLAGE OF GLENCOE
PLAN COMMISSION

July 27, 2011
7:30 p.m.

Village Hall
Council Chamber
675 Village Court

The Village of Glencoe is subject to the requirements of the Americans With Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe and/or participate in this meeting, or who have questions regarding the accessibility of the meeting or the facilities, are requested to contact the Village of Glencoe at least 72 hours in advance of the meeting at (847) 835-4114, or the Illinois Relay Center at (800) 526-0844, to allow the Village of Glencoe to make reasonable accommodations for those persons.

AGENDA

1. CALL TO ORDER AND ROLL CALL

Caren Thomas, Chairman, Public-at-Large Representative
Larry Levin, Vice-Chairman, Village Board Representative
Edward Chez, School District #35 Representative
Walt Eckenhoff, Public-at-Large Representative
Ed Goodale, Zoning Board of Appeals Representative
Bruce Huvad, Public-at-Large Representative
Andre Lerman, Glencoe Park District Representative
Marya Morris, Public-at-Large Representative
Louis B. Goldman, Glencoe Public Library Representative
Tom Scheckelhoff, Historic Preservation Commission Representative

2. CONSIDER THE MAY 25, 2011 PLAN COMMISSION MEETING MINUTES

The minutes from the May 25, 2011 Plan Commission meeting are attached.

3. PUBLIC COMMENT TIME

Individuals interested in addressing the Commission on any matter not listed on the agenda may do so during this time.

4. CONSIDER A PRELIMINARY AND FINAL PLAT FOR THE 2-LOT LEFKOVITZ RESUBDIVISION LOCATED AT 669 DUNDEE ROAD

The Plan Commission will consider a preliminary and final plat for a proposed 2-lot resubdivision located at 669 Dundee Road. The applicant has requested concurrent approval of the preliminary and final plat pursuant to Section 31-1.20(b) of the Village's subdivision regulations.

5. CONTINUE REVIEW OF RESOLUTION NO. R-01-2010 DIRECTING THE PLAN COMMISSION TO REVIEW THE SUSTAINABILITY STUDY AND TO MAKE RECOMMENDATIONS REGARDING IMPLEMENTATION

An update of the newly formed Sustainability Working Group will be provided.

6. STANDING COMMITTEE REPORTS

Members of standing committees will have the opportunity to make announcements of current events.

7. SCHEDULE NEXT MEETING OF THE PLAN COMMISSION

The next meeting of the Plan Commission is scheduled for Wednesday, August 24, 2011 in the Council Chamber at Village Hall.

8. ADJOURNMENT

VILLAGE OF GLENCOE
PLAN COMMISSION

Regular Meeting
May 25, 2011

1. CALL TO ORDER

A regular meeting of the Plan Commission of the Village of Glencoe, Cook County was called to order by Vice-Chairman Levin in the Village Hall Council Chamber at 7:38 p.m. on the 25th day of May 2011.

2. ROLL CALL

The following were present:

Larry Levin, Vice-Chairman, Village Board Representative
Edward Chez, School District #35 Representative
Walt Eckenhoff, Public-at-Large Representative
Ed Goodale, Zoning Board of Appeals Representative
Bruce Huvad, Public-at-Large Representative
Andre Lerman, Glencoe Park District Representative
Tom Scheckelhoff, Historic Preservation Commission Representative

The following were absent:

Caren Thomas, Chairman, Public-at-Large Representative
Marya Morris, Public-at-Large Representative
Stephanie Pearce, Glencoe Public Library Representative

The following were also present:

David Mau, Director of Public Works
Nathan Parch, Community Development Analyst

3. CONSIDER THE APRIL 27, 2011 PLAN COMMISSION MEETING MINUTES

The minutes from the April 27, 2011 Plan Commission meeting were approved.

4. PUBLIC COMMENT TIME

No public comments were made. Vice-Chairman Levin introduced new Commissioners Andre Lerman and Tom Scheckelhoff and welcomed them to the Plan Commission.

5. CONSIDER A PRELIMINARY AND FINAL PLAT OF CONSOLIDATION FOR 321 KEYSTONE COURT & 328 SHORELINE COURT AND A VARIATION TO ALLOW THE CREATION OF A THROUGH LOT

Community Development Analyst Nathan Parch explained that property owners Alfred and Teresa Washington recently purchased both properties – 321 Keystone Court (*Lot 4*) and 328 Shoreline Court (*Lot 9*) – and planned to construct several

additions to the existing home located on Lot 9, including an expanded rear terrace and new swimming pool. The proposed improvements necessitate consolidation of the two lots in order to conform to the Village's building setbacks, floor area ratio (FAR), and impervious surface/stormwater requirements.

Mr. Parch reviewed a series of slides showing the Plat of Survey (existing conditions), Plat of Consolidation, Site Plan illustrating the additions and improvements, Landscape Plan, and Grading Plan. Mr. Parch explained that the proposed intensity of development would be greatest on Lot 9 (328 Shoreline Court) with only a small portion of the addition, terrace, and pool crossing over onto Lot 4 (321 Keystone Court). The balance of Lot 4 would remain undeveloped to offset the planned improvements on Lot 9, thereby maintaining the existing wooded character of the property at this location. Mr. Parch noted that the building line for Lot 4 on the Plat of Consolidation was shifted eastward specifically to ensure minimal development on that portion of the property.

Mr. Parch further explained that the proposed consolidation, given its configuration of each lot fronting a different street, would create a through lot. Section 31-3.2(a) of the subdivision regulations does not permit the creation of a through lot without the approval of a variation. Mr. Parch noted that the property owners addressed each of the four criteria for authorizing a variation, as noted in Section 31-1.8 of the subdivision regulations, in their Statement of Justification dated April 21, 2011.

Project architect Stuart Shayman was introduced. Mr. Shayman reviewed the variation request along with other aspects of the project. Mr. Shayman also noted that the property owners did not intend to create a point of access to Lot 4 (321 Keystone Court) at a future point in time.

In reviewing the proposed lot consolidation, the Plan Commission determined that it met the standards for granting subdivision approval as well as the criteria for authorizing the variation. It was moved by Commissioner Huvad and seconded by Commissioner Eckenhoff to recommend that the Village Board approve the preliminary and final plat of consolidation for the Shoreline Court Consolidation and a variation from the subdivision regulations to permit the creation of a through lot. The Plan Commission further recommended a condition as part of its approval restricting vehicle access to and from the property to only the Shoreline Court right-of-way.

The motion was approved by the following vote:

AYES: Chez, Eckenhoff, Goodale, Huvad, Lerman, Levin, and Scheckelhoff
NAYES: None
ABSENT: Morris, Pearce, and Thomas

6. CONTINUE REVIEW OF RESOLUTION NO. R-01-2010 DIRECTING THE PLAN COMMISSION TO REVIEW THE SUSTAINABILITY STUDY AND TO MAKE RECOMMENDATIONS REGARDING IMPLEMENTATION

Commissioner Eckenhoff reported that he met with Caren Thomas, Larry Levin and Nathan Parch on May 12th regarding the formation of the Sustainability Working Group, which would serve as a subcommittee to the Plan Commission. Mr. Eckenhoff stated he would be meeting with prospective members over the next several weeks

and that representatives from the Park Board, School Board, and Chicago Botanic Garden would be included. The timeframe was explained to be 12 to 18 months during which time the Sustainability Working Group would complete the four key sustainability objectives identified by the Plan Commission.

7. STANDING COMMITTEE REPORTS

Commissioner Lerman reported that the Park Board would be embarking on an update to its master plan, which was last updated in 2001.

8. SCHEDULE NEXT MEETING OF THE PLAN COMMISSION

The next meeting of the Plan Commission was scheduled for 7:30 p.m. on Wednesday, June 22, 2011.

9. ADJOURNMENT

The meeting was adjourned at 8:25 p.m.

Respectfully Submitted,

Nathan J. Parch,
Community Development Analyst



Village of Glencoe

MEMORANDUM

TO: Chairman and Members of the Glencoe Plan Commission

FROM: Nathan J. Parch, Community Development Analyst

DATE: July 22, 2011

SUBJECT: July 27, 2011 Plan Commission Meeting

Enclosed is the agenda for the July 27th Plan Commission meeting along with the minutes from the May 25th meeting. There is one main item on the agenda explained below.

Lefkovitz's Resubdivision

Applicant Sigmund Lefkovitz is proposing to resubdivide his 58,805.6 square foot property located at 669 Dundee Road into two zoning compliant lots. Lot 1 would be 38,422.62 square feet with an average lot width of 129.37 feet. Lot 2 would be 20,382.98 square feet with an average lot width of 113.19 feet. Both lots exceed the minimum requirements of the R-B single family residential zoning district – 13,000-square foot lot area & 80-foot average lot width. A location map is enclosed showing the site of the proposed subdivision in context with the surrounding area.

Lot 1 will retain the existing residence along with its patios and gazebo, which were constructed in 1986. The Village issued a building permit for a new 2-car detached garage (20'X22') to be located on the rear portion of Lot 1 in May 2011. The detached garage and driveway for Lot 1 are shown on the enclosed plans. The existing home's floor area ratio (FAR) was recently calculated by an architect and determined to be 8,681.6 square feet (including the gazebo and new garage). The maximum allowable FAR based on the lot size is 9,763.2 square feet. Based on the configuration of Lot 1, the existing home is in compliance with the FAR and building setback regulations.

Lot 2 will be created as a vacant lot and there are no immediate plans for development on the property. Staff did require that a conceptual building footprint be shown for Lot 2 that maximized the allowable FAR, provided adequate driveway and outdoor patio areas, and complied with building setback requirements. The conceptual development depicted for Lot 2 was factored in to the overall stormwater management plan for the subdivision.

Access for Lots 1 and 2 will be provided via a shared driveway relocated 100'+ west of the existing curb cut. A new curb cut will be added near the Dundee Road median

requiring the approval of IDOT as that portion of Dundee Road is under the State's jurisdiction. With the property owner's urging, the existing circular brick driveway will remain; the portion located on Lot 2 is included in the ingress/egress easement. The existing curb cut at the eastern edge of the property will be restored and the existing asphalt driveway will be removed.

Staff has been working with the applicant and his engineer since August 2010 to finalize all required plans and documents for the proposed lot consolidation. Pursuant to the application requirements of the Village's subdivision regulations, a Plat of Resubdivision prepared by Nelson Surveyors, LLC is enclosed that shows the subdivision of the property into two lots. Also enclosed are the following materials: Project Narrative, Boundary and Topographic Survey (existing conditions), Site Dimensional Plan, and Tree Preservation and Removal Plan. Lastly, a Site Improvement Plan is enclosed that addresses proposed grading, utility connections, and stormwater management, specific to Lots 1 and 2, should development occur on Lot 2 at a future point in time.

Section 31-1.6 of the Village's subdivision regulations includes a list of 12 standards for the Plan Commission to consider when reviewing a proposed subdivision/consolidation. For your convenience, those standards are listed below:

General Standards

1. *The subdivision is consistent with the Zoning Code.*
2. *The subdivision will not create a nonconforming building, nonconforming use, or nonconforming lot, nor will the subdivision create, increase, or extend any existing nonconformity.*
3. *The subdivision will accommodate development on a lot that will comply with required setbacks and will not result in the substantial loss of existing trees or the significant alteration of the existing topography on the lot.*
4. *The subdivision will not substantially modify or threaten the integrity of natural resources, including without limitation existing steep slopes, floodplains, wetlands, mature trees, or the use of public open spaces.*
5. *The proposed development of the subdivision will not result in an increase in the storm water release rate from the subdivision.*
6. *The subdivision will be served by adequate sewer or water service, electric service, natural gas, and other public or private utilities available within the Village.*
7. *The subdivision will dedicate easements or rights of way necessary to provide for current and future extension of public utilities and services.*
8. *The existing public street system, and any proposed extension of that system, is sufficient to meet the projected traffic demand that will be created by the subdivision.*
9. *The design of the proposed street improvements meets minimum village standards and does not exceed village standards in a manner that threatens the health, safety, or welfare, such as by inducing excessive speed of travel or modifying traffic patterns in a manner inconsistent with street design capabilities or by unnecessarily displacing pervious open spaces.*
10. *The subdivision will extend, or does not inhibit the extension of, the existing village street system and recognizes the interconnection of adjacent neighborhoods.*
11. *The subdivision will provide appropriate access and turning movements for vehicles, and the proposed access is not so large so as to be inconsistent with the character of the neighborhood surrounding the subdivision.*

12. The development of the subdivision can be accomplished in a manner that does not unduly disrupt or damage public services or facilities.

Section 31-1.20(b) of the Village's subdivision regulations permits an applicant to request concurrent approval of a preliminary and final plat of subdivision. Upon reviewing the scope of the subdivision noted above, staff supports the concurrent review process for this application. The Plan Commission, though, has the ultimate authority in determining whether the preliminary and final plats should be reviewed concurrently or separately and may recommend to the Village Board approval of both plats, the preliminary plat only, or neither plat.

As a reminder, next week's meeting will begin at 7:30 PM in the Council Chamber at Village Hall. Should you have any questions, please contact me at 847-835-4111, Ext. 1118 or via email at nathanp@villageofglencoe.org.

Enclosures

cc: David Mau, Director of Public Works
Andrew Fiske, Village Attorney

July 18, 2011

Village of Glencoe
Department of Public Works
Mr. Nathan Parch
675 Village Court
Glencoe, IL. 60022

RE: Lefkovitz's Resubdivison
669 Dundee Road, Glencoe, IL

Dear Mr. Parch

On behalf of Mr. Sigmund Lefkovitz, property owner of 669 Dundee Road, please find attached copies of the Boundary and Topographic survey, prepared by Mike Nelson of Nelson Surveyors, LLC, updated to show the existing conditions with the removal of a 14.25' X 21.0' portion of existing residence. Additionally I have included copies of the proposed Plat of Subdivision, and a Tree Removal & Preservation Plan showing all existing trees and indicating those proposed for removal, also prepared by Mike Nelson, and a Proposed Site Improvement Plan showing proposed grading and utilities, and a Proposed Site Plan showing layout for lots 1 & 2, existing residence with dimensions shown from footprint to all lot lines (verifying conformance to zoning setbacks), and proposed detached garage location and driveway layout also for the existing residence, Prepared by the Wolf Pack.

The development property is 1.350 acres in size (58,805.6 S.F). It is located on the North side of Dundee Road between, Julia Court and Beinlich Court. On the south side of Dundee Road is West Park. The land surrounding the property on the east, west and north side is fully developed. The property is currently zoned single family residential RB, with required minimum lot widths of 80 feet and areas 13,000 square feet. As shown on The Plat the Resubdivided lots would be 38,422.62 S.F. (Lot 1) and 20,382.98 (Lot 2) S.F. in compliance with the zoning and larger than the adjoining lots. The resulting average lot widths are 129.37 (Lot 1) and 113.19 (Lot 2). The subdivided lot has been updated as we discussed to be generally geometrically shaped as per the requirements of Chapter 31, Sec. 31 -3.2 of the Village Code. The building setbacks and average lot widths have been updated to reflect the revised lot configuration. The Improvement Plan shows both the existing and proposed conditions for the property located at 669 Dundee Road. The proposed buildings, driveway, walkways and patios shown for lot 2 are conceptual and intended to provide the maximum development constraints for that lot, providing detention for the built out conditions shown.

ROADWAY IMPROVEMENTS

Dundee Road is under the jurisdiction of Illinois Department of Transportation, IDOT, and is a 2- lane road, divided by a median to the west and including a left turn lane to the east, as shown on the topo. The improvement plans include the proposed relocation of the existing driveway, 117 feet to the west of the property corner and including a new shared driveway for the existing residence and the proposed new lot. As per correspondence from Sudud Mahmoud, dated November 29, 2010 previously provided,

THE WOLF PACK – 2510 MAPLE AVENUE, DOWNERS GROVE, ILLINOIS 60515

a permit has been applied for and has been conceptually approved and can be issued pending a bond be posted and contractor identified. Maintenance obligations for the proposed shared driveway and agreements relating to shared detention and drainage will be addressed in the sales contract for the adjoining lot.

UTILITIES

As shown on the topo there is an existing 42" storm sewer and water main along the north side of Dundee Road. There is an existing sanitary manhole located within the utility easement of the adjacent property, Lot 3 of Rothbarts Subdivision, to the east at the northeast corner of 669 Dundee. The existing sanitary service from 669 Dundee (Lot 1) and sanitary service from the proposed subdivided lot would connect to this manhole as shown on the Improvement Plan. The sanitary service for the existing home will remain intact. The proposed sanitary service for lot 2 would be constructed adjacent to the service for lot 1 and enter the existing manhole above the lot 1 service. A separate storm water connection would be made to serve lot 2 from the utilities in the Dundee Road right-of-way. Connections for gas, electric and communications will be coordinated with the appropriate utility provider when seeking a building permit for the proposed lot. A new stormwater drainage system will be constructed as shown on the improvement plan extending to serve lot 2.

PROPOSED IMPROVEMENTS

The proposed improvements include the removal of the existing driveway and entrance walls along the east side of the property, removal of the concrete drive area to the east of the existing home and removal of a portion of the curb at the brick turn-around. Detention will be provided for both the existing home and the proposed home in the depressional area along the southwest corner of the existing property and extending between lot 1 and lot 2 as shown on the plan. As shown in the attached Stormwater Analysis the existing drainage patterns have been maintained with no adjoining property being negatively impacted. A common driveway will be constructed to serve the two lots. The driveway will be reconfigured in the vicinity of the turn-around and will extend back to the new detached garage. The property will be re-graded to maintain the existing drainage patterns.

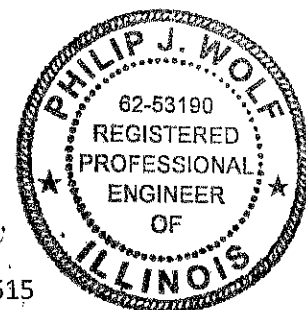
TREE PRESERVATION

The Improvement Plan shows that only the two trees within the footprint of the proposed garage will need to be removed. As per the property owner these trees are apple trees and are in poor condition. He intends to preserve and protect all of the remaining trees on the property.

I appreciate your assistance and the help provided by Christine. Should you have any questions or concerns please don't hesitate calling me at 630 935-0847

Sincerely,


Philip J. Wolf, P.E., LEED A.P.



NELSON SURVEYING, LLC
 13246 SOUTH ROUTE 89
 SUITE 200
 PLAINFIELD, ILLINOIS 62450
 NELS@NLSURV.COM
 (618) 436-6889 OFFICE
 (618) 436-6889 FAX

SUBMITTED BY AND RETURN PLAT TO:
 VILLAGE OF GLENCOE, ILLINOIS
 COMMUNITY DEVELOPMENT DEPARTMENT
 876 VILLAGE COURT
 GLENCOE, ILLINOIS 60022

LEFKOVITZ'S RESUBDIVISION

OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 42 NORTH,
 RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
 COMMON ADDRESS: 665 DUNDEE ROAD, GLENCOE, ILLINOIS

PIN: 04-01-412-049-0000
 PIN: 04-01-412-050-0000

NOTE: THERE SHALL BE ONLY BE ONE ACCESS DRIVEWAY TO DUNDEE ROAD FROM LOT 2 OF THIS SUBDIVISION. ACCESS FROM LOT 1 TO DUNDEE ROAD SHALL BE VIA THE ACCESS EASEMENT ON LOT 2 AS DEPICTED ON THIS PLAT OF SUBDIVISION AND FROM INTERNAL CIRCULATION. THERE SHALL BE NO DIRECT ACCESS FROM LOT 1 TO DUNDEE ROAD.

EASEMENT PROVISIONS

AN EASEMENT IS HEREBY RESERVED AND GRANTED OVER AND UNDER THE PLATTED AREAS HEREON NOTED AS "PUBLIC UTILITY AND DRAINAGE EASEMENT" AND THE PROPERTY DESIGNATED IN THE PLAT FOR STREETS TO THE VILLAGE OF GLENCOE AND, SUBJECT TO THE REASONABLE REVIEW AND PRIOR WRITTEN APPROVAL BY THE VILLAGE OF GLENCOE TO AT & T, COMMERCIAL TRUST COMPANY, MONROVIA GAS COMPANY, TO THE NORTHWEST ILLINOIS, TO THE ABOVE SPECIFIED EASEMENTS TOGETHER WITH THEIR RESPECTIVE SUCCESSORS AND ASSIGNS, TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE, MAINTAIN, REPLACE, REMOVE, ABANDON IN PLACE, AND MAINTAIN, CONDUITS, CABLES, WIRES, STREET LIGHTING, SEWERS, PIPES, SURFACE AND SUBSURFACE DRAINAGE AND WATER MAINS, UNDERGROUND, WITH ALL NECESSARY MANHOLES, WATER VALVES AND OTHER EQUIPMENT FOR THE PURPOSE OF SERVING THE SAID REAL ESTATE WITH TELEPHONE, COMMUNICATIONS, ELECTRICITY, STREET LIGHTING, SEWERS, GAS, WATER SERVICES, TRUNKAGE AND OTHER MUNICIPAL SERVICES. ALSO THESE IS HEREBY GRANTED THE RIGHT TO ENTER UPON THE SAID REAL ESTATE AT ALL TIMES TO INSTALL, LAY, CONSTRUCT, REPAIR, OPERATE, MAINTAIN, REPLACE, REMOVE, ABANDON IN PLACE, AND MAINTAIN WITHIN THE SAID REAL ESTATE SAID CONDUITS, CABLES, WIRES, MANHOLES, WATER VALVES, PIPES, SURFACE AND SUBSURFACE DRAINAGE, AND OTHER EQUIPMENT, AS WELL AS THE RIGHT (SUBJECT TO REASONABLE REVIEW AND PRIOR WRITTEN APPROVAL OF THE VILLAGE OF GLENCOE) TO CUT, TRIM, OR REMOVE TREES, SHRUBS AND ROOTS WITHIN SAID EASEMENT AREAS AS MAY BE REASONABLY REQUIRED INCIDENTAL TO THE RIGHT HEREBY GRANTED. THE RIGHT OF INGRESS AND EGRESS IS HEREBY GRANTED OVER, UPON AND THROUGH THE SAID REAL ESTATE OF EMERGENCY VEHICLES OF ANY AND ALL TYPES, FOR ANY PURPOSE WHATSOEVER, NO PERMANENT BUILDING SHALL HEREAFTER BE PLACED ON THE SAID EASEMENT, AS DETERMINED, BUT THE SAME MAY BE USED FOR GARDENS, SHRUBS, LANDSCAPING AND SUCH OTHER PURPOSES THAT THEN AND LATER DO NOT UNREASONABLY INTERFERE WITH THE USES OF THE RIGHTS HEREBY GRANTED. PROVIDED, HOWEVER, THAT NO DRAINING SHALL BE PERFORMED, AND NO LANDSCAPING OR IMPROVEMENTS INSTALLED WITHIN A DRAINAGE EASEMENT AREA WITHOUT PRIOR WRITTEN APPROVAL OF THE VILLAGE OF GLENCOE.

DOT CERTIFICATE

STATE OF ILLINOIS
 COUNTY OF COOK

THIS PLAT HAS BEEN APPROVED BY THE ILLINOIS DEPARTMENT OF TRANSPORTATION WITH RESPECT TO ROADWAY ACCESS PURSUANT OF AN ACT TO REVISE THE LAW IN RELATION TO PLATS AS AMENDED. A PLAT THAT MEETS THE REQUIREMENTS CONTAINED IN THE DEPARTMENT'S "POLICY ON PERMITS FOR ACCESS DRIVEWAYS TO STATE HIGHWAYS" WILL BE REQUIRED BY THE DEPARTMENT.

DIANE M. O'KEEFE, P.E.
 DEPUTY DIRECTOR OF HIGHWAYS
 REGION ONE ENGINEER

DRAINAGE DESIGN ENGINEER

STATE OF ILLINOIS
 COUNTY OF DUPAGE

TO THE BEST OF OUR KNOWLEDGE AND BELIEF, THE DRAINAGE OF SURFACE WATERS WILL NOT BE CHANGED BY THE CONSTRUCTION OF SUCH SUBDIVISION OR ANY PART THEREOF, OR, THAT IF SUCH SURFACE WATER DRAINAGE WILL BE CHANGED, REASONABLE PROVISION HAS BEEN MADE FOR THE COLLECTION AND DIVERSION OF SUCH SURFACE WATERS INTO PUBLIC AREAS OR DRAINS, WHICH THE SUBDIVIDER HAS THE RIGHT TO USE, AND THAT SUCH SURFACE WATERS WILL BE PLANNED FOR IN ACCORDANCE WITH GENERALLY ACCEPTED ENGINEERING PRACTICES SO AS TO REDUCE THE LIKELIHOOD OF DAMAGE TO THE ADJOINING PROPERTY BECAUSE OF THE CONSTRUCTION OF THE SUBDIVISION.

DATED THIS _____ DAY OF _____ A.D. 20____

ILLINOIS REGISTERED PROFESSIONAL ENGINEER
 STATE REGISTRATION NUMBER _____
 REGISTRATION EXPIRATION DATE _____

DATED THIS _____ DAY OF _____ A.D. 20____

OWNER



SURVEYOR'S CERTIFICATE

STATE OF ILLINOIS
 COUNTY OF DUPAGE

THIS IS TO CERTIFY THAT I, MICHAEL NELSON, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3095, HAVE SURVEYED AND RESUBDIVIDED THE PROPERTY DESCRIBED AS FOLLOWS:

PARCEL 1: THE WEST 198 FEET OF THE EAST 648 FEET OF THE SOUTH 330 FEET OF THE SOUTH 20 ACRES OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 33 FEET OF SAID TRACT TAKEN AS ROAD), IN COOK COUNTY, ILLINOIS, AND ALSO EXCEPTING THEREFROM THE NORTH 130 FEET OF THE WEST 99 FEET OF THE EAST 549 FEET OF THE SOUTH 330 FEET OF THE SOUTH 20 ACRES OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE WEST 16 FEET OF THE EAST 466 FEET OF THE SOUTH 191 FEET OF THE SOUTH 20 ACRES DIRECTLY WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 33 FEET THEREOF TAKEN AS A ROAD), IN COOK COUNTY, ILLINOIS.

PARCEL 2: THE NORTH 130 FEET OF THE EAST 649 FEET OF THE SOUTH 330 FEET OF THE SOUTH 20 ACRES OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, TOGETHER WITH THE WEST 16 FEET OF THE EAST 466 FEET OF THE SOUTH 191 FEET OF THE SOUTH 20 ACRES DIRECTLY WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1, TOWNSHIP 42 NORTH, RANGE 12 EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT THE SOUTH 33 FEET THEREOF TAKEN AS A ROAD), IN COOK COUNTY, ILLINOIS.

AS SHOWN BY THE ANNEXED PLAT WHICH IS A CORRECT AND TRUE REPRESENTATION OF SAID SURVEY AND RESUBDIVISION. ALL DISTANCES ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF.

I, FURTHER CERTIFY THAT THE PROPERTY IS SITUATED IN ZONE "X", AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS DESIGNATED BY FLOOD INSURANCE RATE MAP, PER MAP NO. 17031Q0094J WITH AN EFFECTIVE DATE OF AUGUST 19, 2008.

I, FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON IS WITHIN THE VILLAGE OF GLENCOE, ILLINOIS, WHICH HAS ADOPTED A VILLAGE PLAN AND IS EXERCISING THE SPECIAL POWERS AUTHORIZED BY DIVISION 12 OF ARTICLE 11 OF THE MUNICIPAL CODE, AS HERETOFORE AND HEREAFTER AMENDED.

GIVEN UNDER MY HAND AND SEAL AT WESTMONT, ILLINOIS, THIS 3RD DAY OF JANUARY, 2011.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3095
 MY LICENSE EXPIRES 11/30/2012
 PROFESSIONAL DESIGN FIRM LICENSE NO. 184.004838 EXPIRES 04/30/2011

I, MICHAEL NELSON, ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3095, HEREBY AUTHORIZE THE PLAT OFFICER OF THE VILLAGE OF GLENCOE AND/OR ITS DESIGNATED AGENTS TO RECORD THIS PLAT OF RESUBDIVISION WITH THE OFFICE OF THE COOK COUNTY RECORDER OF DEEDS.

GIVEN UNDER MY HAND AND SEAL AT WESTMONT, ILLINOIS, THIS 3RD DAY OF JANUARY, 2011.

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3095
 MY LICENSE EXPIRES 11/30/2012
 PROFESSIONAL DESIGN FIRM LICENSE NO. 184.004838 EXPIRES 04/30/2013

REVISIONS:
 REVISION: FEBRUARY 16, 2011 8:00 P.M. REVISIONS
 REVISION: FEBRUARY 16, 2011 LOT SIZE, BUILDING SETBACKS
 REVISION: MARCH 1, 2011 LOT SIZE, DRAINAGE EASEMENT
 REVISION: MAY 8, 2011 LOT SIZE
 REVISION: JULY 23, 2011 ACCESS TO DUNDEE RD. LINES, P-DRAW

OWNER'S CERTIFICATE

STATE OF ILLINOIS
 COUNTY OF COOK

I, SIGMUND LEFKOVITZ, DO HEREBY CERTIFY THAT I AM THE OWNER OF RECORD OF THE PROPERTY DESCRIBED HEREON, AND THAT I HAVE CAUSED THE SAME TO BE SURVEYED FOR THE PURPOSE OF RESUBDIVIDING INTO TWO LOTS AS SHOWN HEREON.

DATED THIS _____ DAY OF _____ A.D. 20____

SIGMUND LEFKOVITZ

NOTARY CERTIFICATE

STATE OF ILLINOIS
 COUNTY OF COOK

I, A NOTARY PUBLIC, IN AND FOR SAID COUNTY, IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT PERSONALLY KNOWN BY ME TO BE THE SAME PERSON WHOSE NAME IS SUBSCRIBED TO THE FOREGOING INSTRUMENT AS OWNER, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT HE SIGNED AND DELIVERED THE SAID INSTRUMENT AS HIS OWN FREE AND VOLUNTARY ACT, FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL, THIS _____ DAY OF _____ A.D. 20____

NOTARY PUBLIC

SCHOOL DISTRICT CERTIFICATE

STATE OF ILLINOIS
 COUNTY OF COOK

THIS IS TO STATE THAT I, SIGMUND LEFKOVITZ, IS THE OWNER OF THE PROPERTY WHICH IS THE SUBJECT OF THIS PLAT OF RESUBDIVISION. THIS IS ALSO TO STATE THAT TO THE BEST OF MY KNOWLEDGE, THE SCHOOL DISTRICT IN WHICH EACH TRACT, PARCEL, LOT OR BLOCK LIES IS:

ELEMENTARY SCHOOL DISTRICT: 35
 SECONDARY SCHOOL DISTRICT: 203

SIGMUND LEFKOVITZ DATE _____

VILLAGE PRESIDENT

STATE OF ILLINOIS
 COUNTY OF COOK

APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GLENCOE, ILLINOIS, THIS _____ DAY OF _____ A.D. 20____

VILLAGE PRESIDENT

ATTEST: VILLAGE CLERK

VILLAGE COLLECTOR

STATE OF ILLINOIS
 COUNTY OF COOK

I, VILLAGE COLLECTOR OF THE VILLAGE OF GLENCOE, ILLINOIS, DO HEREBY CERTIFY THAT THERE ARE NO DELINQUENT OR UNPAID CURRENT OF FORFEITED SPECIAL ASSESSMENTS, OR ANY DEFERRED INSTALLMENTS THEREON THAT HAVE BEEN APPOINTED AGAINST THE TRACT OF LAND INCLUDED IN THIS PLAT OF RESUBDIVISION.

DATED THIS _____ DAY OF _____ A.D. 20____

VILLAGE COLLECTOR

VILLAGE ENGINEER

STATE OF ILLINOIS
 COUNTY OF COOK

APPROVED THIS _____ DAY OF _____ A.D. 20____, BY THE VILLAGE ENGINEER OF THE VILLAGE OF GLENCOE, COOK COUNTY, ILLINOIS.

VILLAGE ENGINEER

PLAN COMMISSION CHAIRPERSON

STATE OF ILLINOIS
 COUNTY OF COOK

APPROVED BY THE PLAN COMMISSION OF THE VILLAGE OF GLENCOE, ILLINOIS, THIS _____ DAY OF _____ A.D. 20____

PLAN COMMISSION CHAIRPERSON

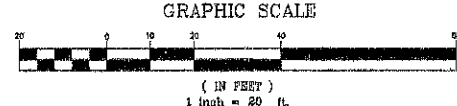
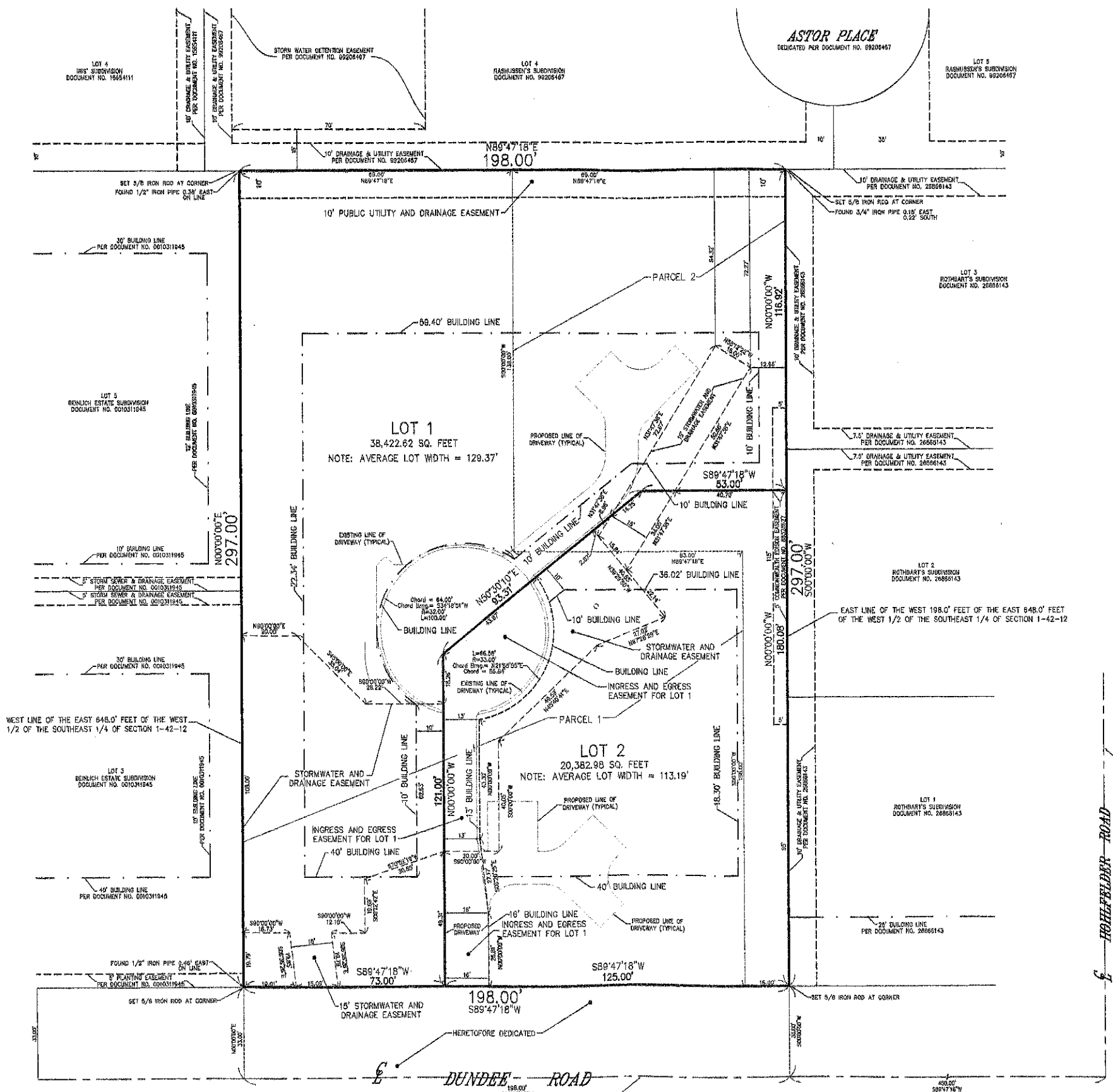
COUNTY CLERK

STATE OF ILLINOIS
 COUNTY OF COOK

I DO NOT FIND ANY DELINQUENT GENERAL TAXES, CURRENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS AGAINST TRACT OF LAND IN ABOVE PLAT.

DATED THIS _____ DAY OF _____ A.D. 20____

COUNTY CLERK



LEGEND

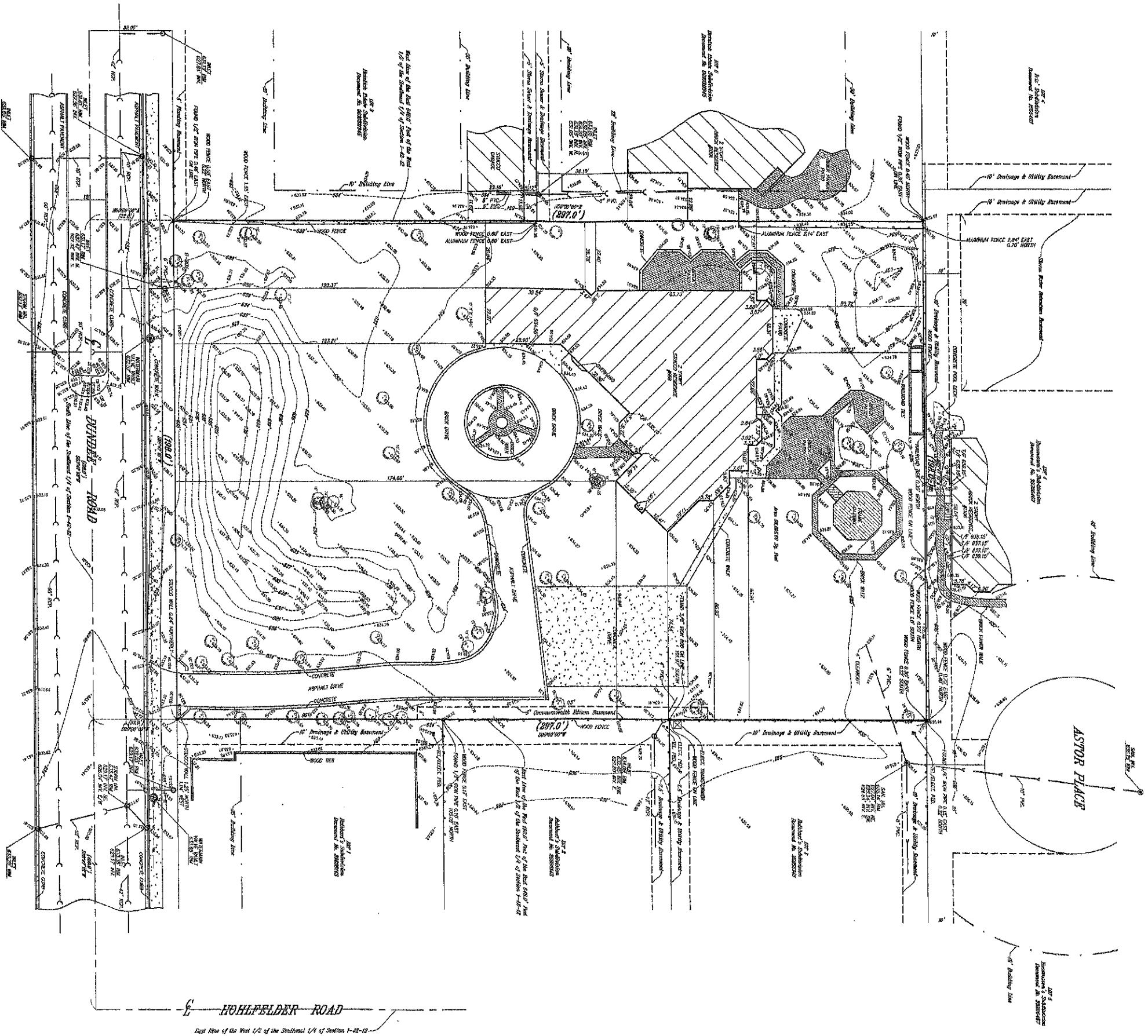
- BOUNDARY MARK
- SURVEY POINT
- (---) UNDEVELOPED EASEMENT
- EASEMENT
- RIGHT OF WAY
- CONVEYED EASEMENT

NEILSON SURVEYORS, LLC
BOUNDARY AND TOPOGRAPHIC SURVEY

THE WEST HALF OF THE EAST HALF OF THE SOUTH SEB A PART OF THE SWITZ 20 ACRES OF THE WEST HALF OF THE SOUTHWEST QUARTER OF SECTION 1, TOWNSHIP 48 NORTH, RANGE 22 EAST OF THE THIRD MERIDIAN, CANTON THE SOUTH 3RD PART OF SAID TRACT TAKEN FOR ROAD, ALL IN COOK COUNTY, ILLINOIS.

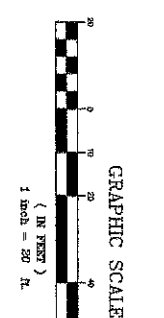
COMMON ADDRESS: 668 DUNDEE ROAD

NEILSON SURVEYORS, LLC
 60 SOUTH GALE AVENUE
 WILSONVILLE, ILLINOIS 60097
 (630) 439-6500 OFFICE
 (630) 439-8266 FAX



BAISIS OF BEARINGS = THE WEST LINE OF THE EAST 848.0' FEET OF THE WEST 1/2 OF THE SOUTHEAST 1/4 OF SECTION 1-42-12 = N00°00'00"W (ASSUMED)

| | |
|----------------|--------------|
| DATE OF SURVEY | MAY 16, 2017 |
| SCALE | 1" = 20' |
| DRAWN BY | MJK |
| DATE | MAY 16, 2017 |



NOTES

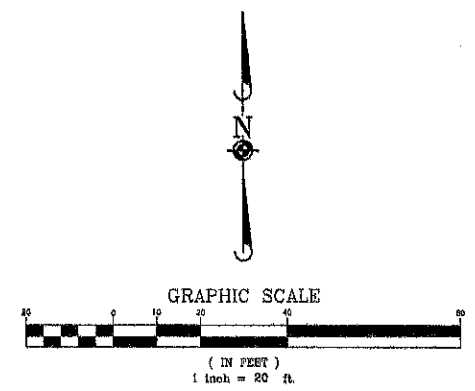
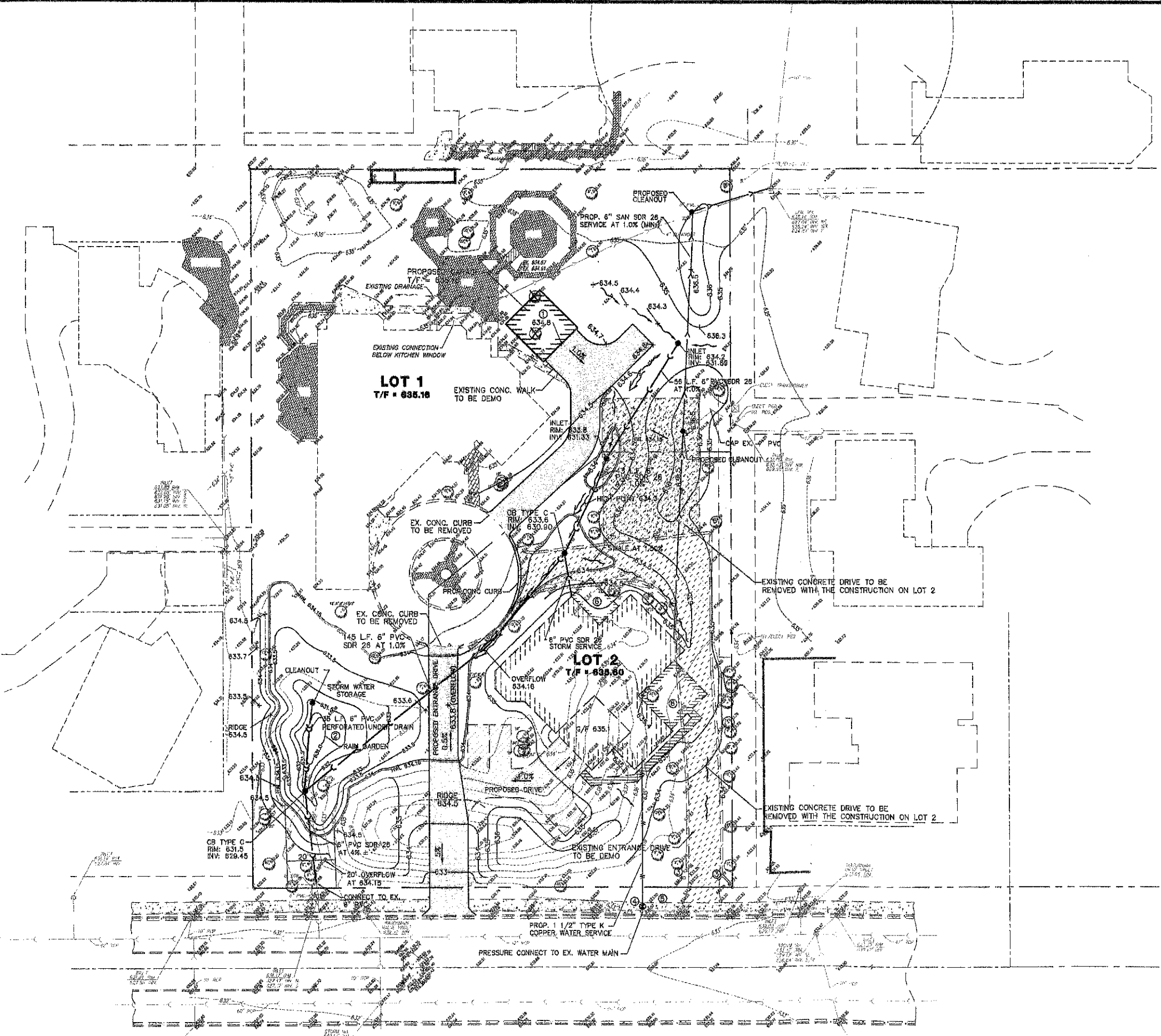
1. THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1984 AND THE SURVEYING BOARD OF ILLINOIS.
2. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF.
3. BEARINGS AND DISTANCES ARE GIVEN IN DEGREES, MINUTES AND SECONDS.
4. CURVED LINES ARE APPROXIMATELY LOCATED BY STATIONING FROM THE BEGINNING OF EACH CURVE.
5. ELEVATIONS ARE GIVEN IN FEET ABOVE MEAN SEA LEVEL.
6. THE BENCHMARK IS A CONCRETE PILE SET IN THE CORNER OF THE PROPERTY.
7. THE ELEVATION OF THE BENCHMARK IS 635.83 FEET.
8. THIS SURVEY WAS CONDUCTED ON THE DATE INDICATED ABOVE.

BENCHMARK:
 PLUMB BOLT ON THE HYDRANT 1 1/4" EAST AND 4" SOUTH OF THE SOUTHWEST CORNER OF THE PROPERTY SURVEYED HEREON.
 ELEVATION = 635.83'



STATE OF ILLINOIS
 AN ILLINOIS SURVEYOR
 MICHAEL J. NEILSON
 LICENSE NO. 0110352
 EXPIRES 12/31/2022

THIS SURVEY WAS CONDUCTED IN ACCORDANCE WITH THE SURVEYING ACT OF 1984 AND THE SURVEYING BOARD OF ILLINOIS. ALL DISTANCES ARE IN FEET AND DECIMALS THEREOF. BEARINGS AND DISTANCES ARE GIVEN IN DEGREES, MINUTES AND SECONDS. CURVED LINES ARE APPROXIMATELY LOCATED BY STATIONING FROM THE BEGINNING OF EACH CURVE. ELEVATIONS ARE GIVEN IN FEET ABOVE MEAN SEA LEVEL. THE BENCHMARK IS A CONCRETE PILE SET IN THE CORNER OF THE PROPERTY. THE ELEVATION OF THE BENCHMARK IS 635.83 FEET. THIS SURVEY WAS CONDUCTED ON THE DATE INDICATED ABOVE.



BENCHMARK:
 FLANGE BOLT ON FIRE HYDRANT 114' EAST AND 4' SOUTH OF THE SOUTHEAST CORNER OF THE PROPERTY SURVEYED HEREON.
 ELEVATION = 636.83'

- NOTES:**
- ① PROPOSED GARAGE ROOF DRAINS TO BE CONNECTED TO EXISTING STORM SYSTEM.
 - ② SEE STORM WATER CALCULATIONS FOR RESTRICTOR AND OVERFLOW.
 - ③ STUCCO WALLS TO BE REMOVED.
 - ④ SIDEWALK WITHIN RIGHT-OF-WAY TO BE REMOVED AND RESTORED AS REQUIRED BY I.D.O.T.
 - ⑤ ALL AREAS TO BE RESTORED AS PER VILLAGE OF GLENCO AND I.D.O.T. REQUIREMENTS.
 - ⑥ POTENTIAL IMPERVIOUS PATIO AREA MAXIMUM AREA (1000 S.Q. FT.) AREA SHOWN 806.44 S.Q. FT.

LEGEND

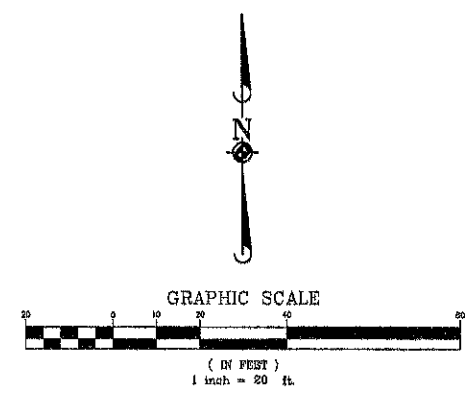
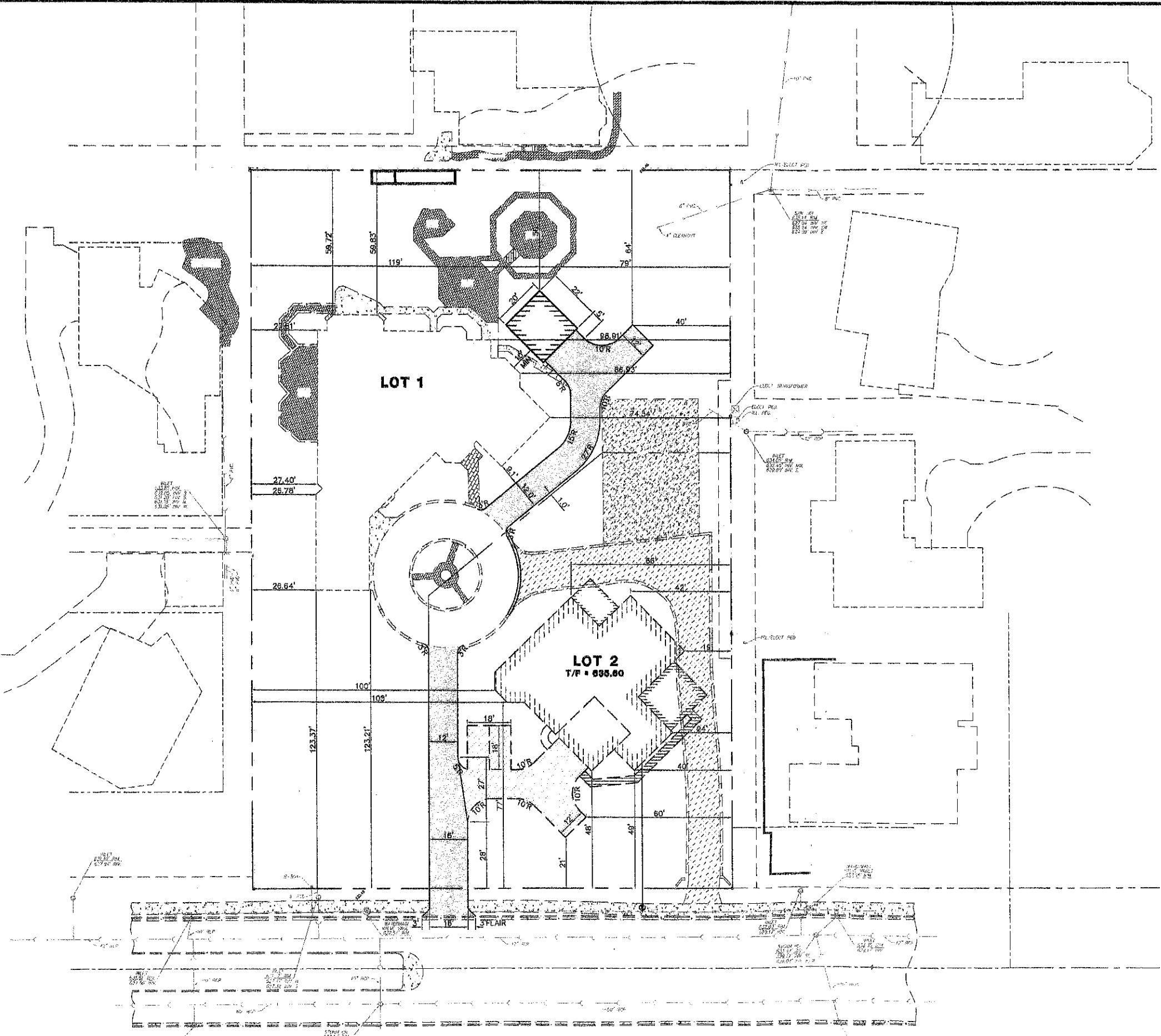
- EXISTING BUILDING
- PROPOSED BUILDING
- PROPOSED FUTURE BUILDING
- EXISTING PAVEMENT & CONCRETE TO BE DEMO
- EXISTING BRICK PAVERS
- PROPOSED BRICK PAVERS
- EXISTING CONTOUR
- PROPOSED CONTOUR
- EXISTING SPOT ELEVATIONS
- PROPOSED SPOT ELEVATIONS
- EXISTING TREE
- EXISTING TREE TO BE REMOVED
- PROPOSED SWALE
- PROPOSED DIRECTION OF OVERFLOW
- PROPOSED DIRECTION OF FLOW
- PROPOSED STORM SEWER
- PROPOSED PERFORATED UNDER DRAIN
- PROPOSED SANITARY MANHOLE
- PROPOSED SANITARY MANHOLE
- PROPOSED WATER SERVICE

| DATE | REVISIONS | DRAWN BY |
|---------|------------------------------|----------|
| 6-30-11 | REVISED PER VILLAGE COMMENTS | P.A.H. |
| 8-18-11 | REVISED PER VILLAGE COMMENTS | P.A.H. |
| 4-16-11 | REVISED PER VILLAGE COMMENTS | P.A.H. |

Wolf Pack
 Phil Wolf, P.E.
 2510 Maple Avenue
 Downers Grove, Illinois 60515
 Ph: (630) 964-3117 Cell: (630) 935-0847

669 DUNDEE ROAD
 COOK COUNTY, ILLINOIS
PROPOSED SITE IMPROVEMENT PLAN

DRAWN BY: P.A.H.
 DATE: 12-30-10
 SCALE: 1"=20'
 SHEET
1 OF 2



| DATE | REVISIONS | DRAWN BY |
|---------|------------------------------|----------|
| 6-26-11 | REVISED PER VILLAGE COMMENTS | P.A.H. |
| 6-16-11 | REVISED PER VILLAGE COMMENTS | P.A.H. |
| 4-15-11 | REVISED PER VILLAGE COMMENTS | P.A.H. |

Wolf Pack
 Phil Wolf, P.E.
 2510 Maple Avenue
 Downers Grove, Illinois 60515
 Ph: (630) 964-3117 Cell: (630) 935-0847

669 DUNDEE ROAD
 COOK COUNTY, ILLINOIS
 PROPOSED SITE DIMENSIONAL PLAN

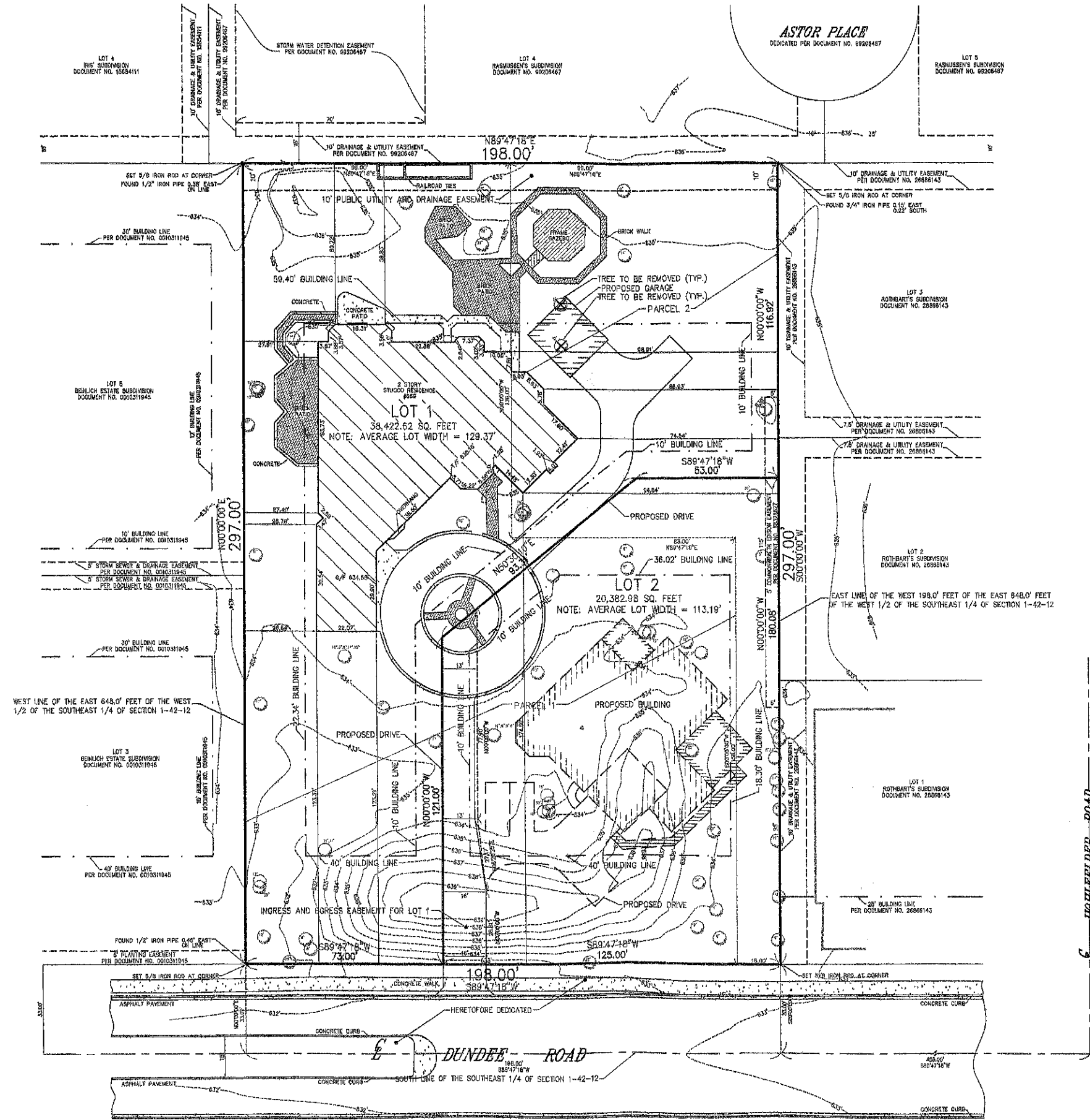
DRAWN BY: P.A.H.
 DATE: 12-29-10
 SCALE: 1"=20'

SHEET
2 OF 2

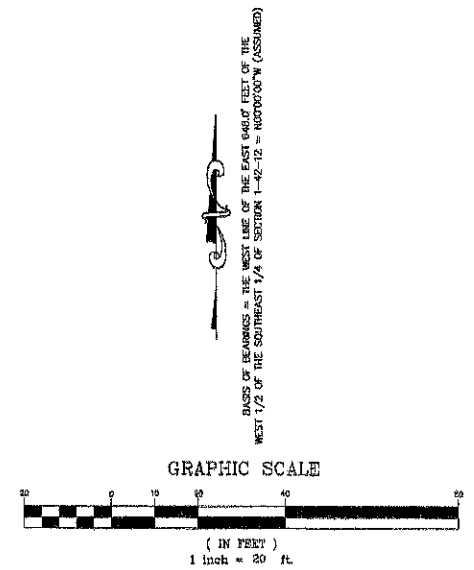
TREE PRESERVATION AND REMOVAL PLAN

OF PART OF THE WEST HALF OF THE SOUTHEAST QUARTER OF SECTION 1, TOWNSHIP 42 NORTH,
RANGE 12, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.
COMMON ADDRESS: 695 DUNDEE ROAD, GLENCOE, ILLINOIS

PIN: 04-01-412-048-0000
PIN: 04-01-412-050-0000



BENCHMARK:
FLANGE BOLT ON FIRE HYDRANT 114' EAST
AND 4' SOUTH OF THE SOUTHEAST CORNER OF
THE PROPERTY SURVEYED HEREON.
ELEVATION = 636.83'



DATED: MAY 5, 2011