



VILLAGE OF GLENCOE

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Virtual Meeting Information

The April 27, 2022 Plan Commission meeting will be held virtually via telephone and videoconference (individuals may participate either by telephone or by video conference) pursuant to Governor Pritzker's ongoing Executive Order. In addition, at least one representative from the Village will be present at Village Hall in compliance with Section 7(e) of the Open Meetings Act.

Individuals may call the following to participate in the meeting:

By Telephone:

Phone Number: 1 (312) 626-6799
Webinar ID: 852 1224 2494

By Zoom Video Conference:

Zoom video conference link: [Click here](#)

Video conference participants using a computer will be prompted to install the Zoom client; participants using smart phones or tablets must download the Zoom app from their app store.

Public Comment Submittal Options

Option 1: Submit Comments by E-Mail Prior to Meeting

Public comments can be submitted in advance of the meeting by e-mail to glencoemeeting@villageofglencoe.org. Public comments received by 6:00 p.m. or one hour before the start of the meeting on the day of the meeting will be read during the meeting under Public Comment. Any comments received during the meeting may be read at the end of the meeting. All e-mails received will be acknowledged.

Public comment is limited to 400 words or less. E-mailed public comments should contain the following:

- The Subject Line of the e-mail should include the following text: "April 27th Plan Commission Meeting Public Comment"
- Name of person submitting comment (address can be provided, but is not required)
- Organization or agency person is submitting comments on behalf of, if applicable
- Topic or agenda item number of interest, or indicate if the public comment is on a matter not listed on the Commission meeting agenda

Option 2: Submit Comments by Phone Prior to Meeting

Individuals without access to e-mail may submit their comments through a voice message by calling (847) 461-1100. Verbal public comments will be read aloud during the meeting and will be limited to three minutes.



AGENDA VILLAGE OF GLENCOE PLAN COMMISSION

Virtual Meeting
Wednesday, April 27, 2022 – 7:00 p.m.

1. CALL TO ORDER AND ROLL CALL

Bruce Huvard, Chairman, Public-at-Large Representative
Gail Lissner, Vice Chair, Village Board Representative
Marc Gale, School District 35 Representative
Lisa Brooks, Park Board Representative
Georgia Mihalopoulos, Public-at-Large Representative
Scott Novack, Zoning Board of Appeals Representative
Michael Pope, Glencoe Public Library Representative
James Thompson, Public-at-Large Representative
Greg Turner, Public-at-Large Representative
Peter Van Vechten, Historic Preservation Commission Representative

2. CONSIDERATION OF THE FEBRUARY 23, 2022 PLAN COMMISSION MEETING MINUTES

3. CONSIDERATION OF A PROPOSED PRELIMINARY PLAT OF SUBDIVISION AND ASSOCIATED VARIATIONS FROM THE SUBDIVISION CODE FOR FRONT LOT LINE LENGTH, LOT AREA, AND LOT WIDTH AT 538 GREEN BAY ROAD

4. PUBLIC COMMENT

Individuals interested in addressing the Plan Commission on non-agenda items may do so during this time.

5. STANDING COMMITTEE REPORTS/ANNOUNCEMENTS

6. ADJOURN

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.



MINUTES VILLAGE OF GLENCOE PLAN COMMISSION

Virtual Meeting
Wednesday, February 23, 2022 – 7:00 p.m.

1. CALL TO ORDER

The February 23, 2022 meeting of the Plan Commission of the Village of Glencoe, Cook County was called to order virtually at 7:02 p.m. Chairman Huvard provided the legal basis for holding a virtual meeting.

2. ROLL CALL

The following Commissioners were in attendance:

Gail Lissner, Vice Chair, Village Board Representative
Lisa Brooks, Park District Representative
Georgia Mihalopoulos, Public-at-Large Representative
Michael Pope, Glencoe Public Library Representative
John Satter, Zoning Board of Appeals Representative
James Thompson, Public-at-Large Representative
Greg Turner, Public-at-Large Representative
Peter Van Vechten, Historic Preservation Commission Representative

The following Commissioners were not in attendance:

Bruce Huvard, Chairman, Public-at-Large Representative
Marc Gale, School District 35 Representative

The following Village staff were also in attendance:

Taylor Baxter, Development Services Manager
Lee Brown, Village Planner
Dave Mau, Public Works Director

3. CONSIDER THE JULY 28, 2021 PLAN COMMISSION MEETING MINUTES

Commissioner Turner made a correction to the minutes, changing one word on Page 2 from “contract” to “contrast”. Commissioner Turner moved to approve the minutes. Commissioner Brooks seconded and the motion passed unanimously.

4. CONSIDERATION OF EXTERIOR APPEARANCE REVIEW FOR A PROPOSED WALL SIGN AT 45 GREEN BAY ROAD

Taylor Baxter provided background information on the proposal. The proposal is a new 37.3-square-foot wall sign for a Coldwell Banker location on the corner of Scott Avenue and Green Bay Road. Vice Chair Lissner stated that the sign meets zoning requirements and opened the floor for questions.

Commissioner Turner asked about how allowable sign area is calculated. He asked what the allowable size would be if limits were based only on the front of the building. He said that the essence of the rule could be considered to be based on the wall on which a sign is to be displayed. Mr. Baxter said that if this were only a 20-foot-wide store frontage, the allowable signage would be 30 square feet. He added that the code implies that the frontage measurement should be based on the property line and that one sign is allowed per street frontage. He said that the 150-square-foot limit would be based on the entire street frontage of the lot. He confirmed that the proposed sign would be approximately 20% larger than what would be allowed if the building was only the 20-foot-wide diagonal section.

Commissioner Brooks asked about the code's restrictions on dark sky best practices. Mr. Brown said that there had not been any discussion of dark sky requirements in the sign code itself. He said that 75 foot-candles is fairly bright and might not be considered as part of best practices for dark sky requirements, but that what is most important is what light leaves the site. He said that we do not have a standard for dark skies and that this could be part of a code update in the future. Mr. Baxter added that he did not know the exact brightness of the light, but that the applicant had stated that it would not exceed 75 foot-candles. The applicant was not present to answer questions about this topic.

Commissioner Van Vechten added that a standard office illumination is 40 foot-candles. He stated that he had concerns about the size of the sign on the storefront. He said that the fact that the sign was being relocated may afford the opportunity to observe how it looks at night. He asked about what is included in calculating the allowable square footage and reiterated that the sign looks large, but there are some large signs in other locations nearby to the south. Mr. Baxter clarified that the frontage was measured from the east property line to the corner and then along Green Bay Road to the edge of this suite, totaling approximately 100 feet. If the building frontage alone were used, the allowable square footage would be well over 37 square feet. Vice Chair Lissner added that the sign had already been removed from its previous location.

Mr. Brown added that the sign would be a halo-lit, channel-letter sign. He said that the previous location had gooseneck illumination, which would put more lighting onto the background than the current proposal with lighting behind the channel letters. The proposal would not have the large, white field that would be produced by gooseneck lighting.

Commissioner Satter said that he agrees with Commissioner Van Vechten that the sign looks big, but it may just be a function of the space and that the façade may be larger than it appears. He said that the sign is well below what would be allowed under the zoning code, and that even if just the diagonal area is considered, the sign is only around 20% larger than what would be proposed. He expressed his support for the sign.

Vice Chair Lissner asked about public comments. Mr. Baxter said that there were no written comments. No attendees provided any comments on the sign.

Commissioner Mihalopoulos asked if there are plans for an awning. Mr. Baxter said that there were no awning plans at this time and any new awnings would come to the Commission for review.

Commissioner Satter moved to approve the proposal. Commissioner Mihalopoulos seconded. The motion passed with seven in favor and one in opposition.

RESULT:	ACCEPTED
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AYES:	Lissner, Mihalopoulos, Pope, Satter, Thompson, Turner, Van Vechten (7)
NAYS:	Brooks (1)
ABSTAIN:	None (0)
ABSENT:	Huvar, Gale (2)

5. CONSIDERATION OF A PROPOSED COMBINATION PLAT FOR 484 AND 486 MADISON AVENUE

Mr. Baxter provided background information on the proposal, explaining that the property is three underlying parcels that have been considered a single zoning lot for approximately 20 years. There are two addresses on the property because there were two homes on the property as recently as the 1990s. One home was demolished, and Village records indicate that they have been considered a single lot since then. The applicant could build one single-family home on the property, but Village Board approval is needed to formally combine the property. The Plan Commission's role is to provide a recommendation to the Village Board. He explained that the applicant has requested combined preliminary and final plat review, rather than two separate rounds of review. The Plan Commission has the discretion to approve or deny this request. He added that staff does not oppose this combined review, as this is a relatively straightforward request. He stated that the underlying parcels do not meet minimum zoning standards, but the proposed combined parcel does meet zoning requirements and that staff is of the opinion that the proposal meets the Subdivision Code's standards for review. He told the Commission that some neighbors had expressed stormwater concerns, and that the applicant has proposed new stormwater management infrastructure. The Village Engineer's preliminary review did not present any stormwater concerns, as the project would likely result in improved conditions both on site and on neighboring properties.

Applicant Steve Aisen said that the property probably should have formally been combined years ago, and that this seems like the logical next step.

Commissioner Satter asked if someone could build two houses on the property. Mr. Baxter said that this has been treated as a single zoning lot for many years, and that to go from a single zoning lot back to two zoning lots, with some exceptions, typically requires Village Board approval to go back to two zoning lots from one zoning lot. Mr. Brown agreed, saying that if non-conforming lots are held in common, they automatically become a single zoning lot. If they were held separately they could still be considered separate zoning lots. To build two houses, there would need to be a variation granted to allow two non-conforming zoning lots. Commissioner Satter asked if this had ever been challenged in the court system, and Mr. Brown said that this requirement had held up to legal challenge elsewhere. Commissioner Thompson added that in his experience, the sale of one non-conforming lot could make the lots unbuildable.

Commissioner Van Vechten provided some historic background on the property. These were laid out as smaller lots, allowing for more affordable housing. He said that one of the houses on the property was demolished in 2001 and that the garage is a remnant of this lot. He asked if there is any precedent of granting single-step review and Mr. Baxter responded that he knew of one instance on Sheridan Road in 2019 that was granted combined review. Mr. Brown said that there were other examples before and after the Subdivision Code was updated.

Commissioner Brooks expressed concerns about the single round of review, with regard to sufficient opportunity for public comments. She said that this has been an issue at times with the Park District and that the perception of not providing enough opportunity is something to be avoided. Vice Chair Lissner

mentioned that there is a sign on the property. Mr. Baxter said that the sign was up for a month and letters were sent out a couple weeks before the meeting.

Commissioner Pope said that the sign on the property is large and that neighbors do not seem to have objections, other than about stormwater concerns. He said that neighbors had seen the sign and not objected, and that the proposed house would be an improvement. Commissioner Brooks asked about written comments. Mr. Baxter said that two comments expressed stormwater concerns and that one stated no objection to the project. He read the three comments that had been received and stated that the proposed project would likely lead to improved conditions on the property with regard to stormwater.

Commissioner Satter asked how long the wait would be if the Commission did not approve the consolidation of plat review into one round. Mr. Baxter said that it would be a delay of up to two months. Commissioner Satter said there weren't likely to be any requirements that needed to be satisfied in the plat review process, or whether those would be handled at the time of permitting. Mr. Baxter agreed with this assessment and said that he would be surprised if there were any significant changes that the Plan Commission would review in a second round.

Commissioner Mihalopoulos asked about tree review. Mr. Baxter said that plan review would include deposits for tree removal and that a full review would take place as part of that process.

Commissioner Turner asked if consolidating the review process would preclude the Village Board from returning the matter to the Commission for further consideration or take additional public comment and Mr. Baxter responded that this is correct. Commissioner Turner asked the applicant to talk through how the proposed easement would work. Mr. Aisen said that they would be trying to save all the trees they could, although some trees would need to come down. He said that significant drainage improvements are proposed, specifically detention storage, storm inlets, and improvements to the southwest corner for the improvement of conditions on nearby properties.

Commissioner Van Vechten compared this process to that from the Hoover Estate, which share a concern from neighbors about stormwater issues. He said that his concern is with consolidating the plat review process due to unresolved issues. He said that until a determination that the proposed solution will work, and that is communicated to neighbors, that this issue remains open and that this makes him uncomfortable with consolidating the review process.

Mr. Mau provided background on stormwater improvements that have been made near this property. He said that significant improvements had been made. The subject property has virtually uncontrolled runoff, which means it is not surprising that there are wet back yards in the area. Any improvements would need to meet stormwater regulations, and a new system all but eliminating runoff would be required.

Commissioner Thompson asked if there is knowledge of why the process was designed to require formal consideration of this combination if the lot is already considered a single zoning lot. Mr. Brown responded that the two-step process is a standard process across the nation, but the fact that the Village included two steps for simple consolidations was because multi-lot consolidations could create enormous lots that should go through the review process. Commissioner Thompson asked if there are standards in the code to consolidate the process into one round. Mr. Brown said that the intent is to ensure that the default is a two-step process, but the Commission is allowed the opportunity to reduce

it to a one-step process if there are not concerns. There is not a standard built into the code, but rather it is at the discretion of the Commission with the agreement of the Village Board. Mr. Aisen added that because the properties have long been considered one zoning lot, in his opinion it would be a waste of Village resources to go through this process again, as it would not change the course of the development. The request is in effect a pin consolidation, as the applicant does not need a plat of consolidation for the proposed redevelopment.

Mr. Donald Spitzer-Cohn, a resident of property near the proposed development, provided public comments, asking who is responsible for potential flooding. He also expressed concerns about the potential size of the house. He reiterated that his main concern is about stormwater. Mr. Aisen responded that the development could take place regardless of the plat of consolidation and that the stormwater management system would improve conditions for nearby properties. Commissioner Satter said that stormwater concerns are in fact part of Plan Commission review. Mr. Baxter responded that stormwater management is one of the criteria that the Commission should consider, but the question is whether there would potentially be any changes to the stormwater management plan based on the actions of the Plan Commission. The applicant could apply for a building permit for a single-family house without going through this process. Commissioner Satter said that some Commissioners might want to see more information about stormwater design elements, but that he did not personally feel this need.

Commissioner Mihalopoulos asked about what could be built on the property as it stands today. Mr. Baxter responded that as it stands today, only one house could be built, as this is currently considered one lot and that dividing the lot would require a variation because the underlying lots are non-conforming.

Susan Spitzer-Cohn, a nearby resident, asked about the use of the proposed stormwater easement. Mr. Aisen responded that the plan is to intercept and collect the water at the back of the property and run it through pipes into the Village system. He said that he did not know the size of the pipes that would be used. Mr. Spitzer-Cohn asked who would be responsible for communicating these things with the neighbors and what would happen during construction. Mr. Aisen responded that they follow all Village rules for site management and that he would be happy to communicate with neighbors through the process.

Commissioner Brooks asked the Spitzer-Cohns whether they are confident that nearby neighbors are aware of this process and have had an opportunity to comment on the process so that they would not feel the need to have a second round of review. Ms. Spitzer-Cohn said that she had not been walking regularly because the weather was bad and she did not know what neighbors' opinions on the subject were. Mr. Mau added that the other adjacent neighbors to the south were in attendance at this meeting. Mr. Baxter added that a second round of review would likely lead to two months of delay for the applicant, but that would not likely delay the issuance of a building permit because this property is a single zoning lot.

Mr. Spitzer-Cohn asked again who would be responsible if the stormwater plans don't work. Mr. Mau responded that there are licensed engineers reviewing the plans, but the developer is responsible for the system and passes this responsibility on to future owners.

Commissioner Pope made a motion to approve the application and to combine the review process into one step. Commissioner Turner seconded the motion.

RESULT:	ACCEPTED
AYES:	Brooks, Lissner, Mihalopoulos, Pope, Satter, Thompson, Turner (7)
NAYS:	Van Vechten (1)
ABSTAIN:	None (0)
ABSENT:	Huvar, Gale (2)

6. COMMENTS ON NON-AGENDA ITEMS

There were no comments on non-agenda items.

7. STANDING COMMITTEE REPORTS

Vice Chair Lissner provided an update on the recent discussion by the Village Board of outdoor dining in Downtown Glencoe and the use of the public right-of-way. The Village Board discussed structures, parking, and carry-out policies, which had been working well during the COVID pandemic. There was discussion of whether to continue these policies, with the Board's opinion being split. The Board is continuing to discuss this topic, including fees and appearance review standards.

The applicant for the Coldwell Banker sign, who missed the appearance review for the sign, asked if it had been approved and Mr. Baxter confirmed that it was.

8. ADJOURNMENT

Following a motion by Commissioner Satter and a second by Commissioner Turner the meeting was adjourned at 8:35 p.m.



VILLAGE OF GLENCOE MEMORANDUM

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DATE: April 8, 2021

TO: Village of Glencoe Plan Commission

CC: David Mau, Public Works Director
Lee Brown, Village Planner
James Tigue, Village Engineer

FROM: Taylor Baxter, Development Services Manager

SUBJECT: **Staff Memo – Preliminary Plat of Subdivision and Associated Variations – 538 Green Bay Road**

Project background and applicant's request

The applicant proposes to subdivide a 26,400-square-foot zoning lot comprised of three underlying parcels into two new lots to replace the existing single-family home with two new single-family homes. Per the zoning code, the three parcels function as a single lot for zoning purposes. The property does not have direct street frontage, but instead accesses Green Bay Road via an easement across Park District-owned property to its east. The property is in the RC single-family residential zoning district and could currently be redeveloped with one single-family home of up to 6,907 square feet.

The applicant has also proposed the transfer of the northernmost 6,400-square-foot part of the subject property to the owners of the property to the north at 550 Green Bay Road. This would create a buffer between the proposed subdivision and the property that would be most impacted by it. Because it does not create or increase a zoning non-conformity, and because it involves only the adjustment of a property line between adjacent zoning lots, this transfer is not subject to Plan Commission or Village Board review. Once this transfer is complete, the lot area will be 20,000 square feet.

The proposed subdivision requires three variations from the requirement in the Subdivision Code that new subdivisions meet the requirements of the Zoning Code. First, the subdivision of a lot without direct street frontage requires a variation, as the minimum street frontage for a lot is 20 feet. The second and third variations relate to the potential need for an access easement across the northmost lot to the southernmost lot, as depicted in the proposed Preliminary Plat. In the RC district, the minimum lot area is 10,000 square feet and the minimum average lot width is 60 feet. At 62.5 feet by 160 feet, the proposed lots meet these requirements. However, the zoning code requires the exclusion of access easements from the calculation of "lot area", which in turn is used to determine average lot width. With the access easement in place as proposed, the lot area and average lot width of the northmost lot would technically be 9,477.8 square feet and 59.23 feet, even though the lot would be 62.5 feet by 160 feet.

Principal building setbacks in the RC district are typically:

Front: 30-50 feet, depending on the average of other front setbacks on the block frontage

Corner: 8 feet on each side, with a combined setback of at least 25% average lot width
Rear: 20% of lot depth or 30 feet, whichever is greater.

However, per the Zoning Code, *“In the case of a lot that does not have a front lot line equal to at least 50 feet, the front yard line shall be established by the Board of Trustees so as to conform as closely as practicable to the intent and purpose of this Code to require uniform setbacks and appropriate spacing between buildings. Such front yard line shall be marked on the plat for any lot hereafter divided and shall be established prior to the issuance of a building permit for all other lots.”* Because the proposed lots do not have any street frontage, the Village Board, with the recommendation of the Plan Commission, may determine the appropriate front setback as part of this subdivision process.

There is not currently a storm sewer connection on the property. This may result in uncontrolled stormwater runoff onto neighboring properties, which often suffer from standing water following rain events. The applicant is proposing stormwater detention infrastructure on both proposed lots with connection to the Village’s storm sewer along Green Bay Road.

This subdivision review will include four public meetings. The Plan Commission will first review the preliminary plat and proposed variations and will make a recommendation to the Village Board. At a later meeting, the Village Board will approve or deny the preliminary plat. A final plat and associated variations would then return to the Plan Commission for review and a recommendation, with a final decision then being made by the Village Board.

In 2021, the applicant proposed rezoning the subject property from RC to RD, along with a Special Use Permit, for the construction of a six-unit multifamily residential building. After a recommendation of denial by the Zoning Commission, the applicant withdrew the application prior to a final decision by the Village Board.

Applicable zoning code standards

Standard	Required	Current Lot	Lot after property transfer	Proposed lots w/o easement	Proposed lots w/ easement
Lot size	10,000 sq ft (min.)	26,400 sq ft	20,000 sq ft	10,000 sq ft	10,000 sq ft (south) 9,477.7 sq ft (north)
Average lot width	60 ft (min.)	165 ft	125 ft	62.5 ft	62.5 ft (south) 59.23 ft (north)
Lot frontage	20 ft	0 ft	0 ft	0 ft	0 ft

Standards for review

Subdivision Criteria

The Subdivision Code provides the following standards for subdivision plat review. Staff analysis of each standard is provided in italics.

- (1) The subdivision is consistent with the zoning code.
The proposed subdivision requires three variations from the Zoning Code. An analysis of these variations is provided below.
- (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.
The applicant has not proposed any buildings or uses that are non-conforming. The proposed new lots require three variations, an analysis of which is presented below.
- (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.

The subdivision will accommodate development in a way that will comply with required setbacks. The applicant has not proposed any setback variations. There is no substantial change to the topography on the lot proposed. The applicant has not yet provided a full tree preservation and removal plan, but has stated that a 23-inch black cherry tree in marginal condition to the rear of the existing house will likely be removed. A 26-inch white ash tree near the east property line may need to be removed, depending on the location of the access easement.

- (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.
There are no floodplains, wetlands, or steep slopes that would be impacted by the proposed subdivision. The subdivision would be unlikely to have a significantly greater impact on the nearby parks than the potential construction of a new, larger single-family home on the property. As noted above, there may be tree removal associated with the subdivision. However, the applicant has not yet provided a full tree removal and protection plan. Tree removal could also take place for the construction of a new single-family home on the property.
- (5) The proposed development of the subdivision will not result in an increase in the storm water release rate from the subdivision.
The proposed development would comply with the Village's stormwater management requirements, which would not allow for an increase in the stormwater release rate. Instead, an improvement over existing conditions is likely. Currently, the applicant is proposing stormwater detention infrastructure on both proposed lots. Any building permits on the property would receive a full engineering review.
- (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.
The properties will have access to all necessary utilities.
- (7) The subdivision will dedicate easements or rights-of-way necessary to provide for current and future extension of public utilities and services.
These proposed easements are shown on the Preliminary Plat.
- (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.
The existing public street system is adequate to meet the demand of one additional single-family residence on the property.
- (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.
There are no new streets proposed as part of this subdivision.
- (10) The subdivision will extend, or does not inhibit the extension of, the existing village street system and recognizes the interconnection of adjacent neighborhoods.
The subdivision does not inhibit the extension of the existing Village street system.
- (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.
There are no proposed or required changes to the access driveway from Green Bay Road. The applicant has had ongoing discussions with the Park District about potentially relocating the access easement to the south so that it would meet the midpoint of the two proposed lots. The Preliminary Plat shows the current location of this easement and driveway.
- (12) The development of the subdivision can be accomplished in a manner that does not unduly disrupt or damage public services or facilities.
The development of the subdivision would be unlikely to disrupt or damage public services or facilities.

The Subdivision Code allows the Village Board to grant variations from its provisions, including from the requirement that new subdivisions meet the requirements of the Zoning Code. The applicant has requested the following variations:

- (1) *A variation from the requirement that new lots have a front lot line at least 20 feet in length.* Because there is no street frontage, there is technically no front lot line, requiring a variation for subdivision.

- (2) *A variation from the requirement that new lots meet minimum lot area requirements.* Both proposed lots are 62.5 feet by 160 feet, or 10,000 square feet, which is the minimum lot size in the RC zoning district. However, the definition of the Zoning Code excludes access easements from its definition of “lot area”. Depending on the final location of the access easement across Park District property, an access easement across the northmost of the proposed lots of up to 522.2 square feet may be needed to provide access to the southernmost lot. Because of this, regardless of its actual size, the northernmost lot as currently proposed would technically have a lot area of 9,477.7 square feet, requiring a variation. The northernmost 6,400 square feet of what is currently 538 Green Bay Road is not included in lot area calculations, as it is proposed to be transferred to the property owners to the north to provide a buffer area.
- (3) *A variation from the requirement that new lots meet average lot width requirements.* Both proposed lots are 2.5 feet wider than the minimum 60-foot average lot width required in the RC zoning district. However, the Zoning Code has multiple definitions dealing with the width of a lot. “Lot width” is the width of the lot at the front setback line, which, for both proposed lots, is 62.5 feet. “Average lot width” is determined by dividing lot area by maximum lot depth. As noted above, “lot area” does not include access easements. Reducing what is technically the northmost lot’s lot area by 522.2 square feet would then reduce the lot’s average lot width to 59.3 feet, necessitating a variation, although the lot is consistently 62.5 feet in width.

If the proposed lots had frontage on Green Bay Road, no variations would be needed for this subdivision.

Requested Variations

The Subdivision Code provides the following standards for justification for proposed variations:

- (1) The requested variation is in keeping with the overall purpose and intent of this chapter;
The proposed variations would result in a two-lot subdivision and public improvements that are in keeping with the character of the surrounding neighborhood, the RC zoning district, and the Green Bay Road corridor, in compliance with the overall purpose and intent of this chapter. From a use and appearance perspective, there would be little to no difference between what could be built on the property with the grant of the variations and what could be granted on a property of the same size and width that had direct street frontage. The two new lots would likely appear to passers-by to be typical, conforming single-family residential lots on Green Bay Road.
- (2) The grant of the requested variation will not impair the public health, safety or general welfare and will not contravene the goals of the comprehensive plan nor the intent of this chapter;
A two-lot subdivision with two new single-family homes, both of which would be relatively modest in size compared to typical new development in Glencoe, would be unlikely to impair the public health, safety, or general welfare. Without a lot frontage variation, any subdivision would be prohibited, while the average lot width and lot area variations would allow for a subdivision with appropriate access from Green Bay Road and buffering from nearby property.

The Comprehensive Plan calls for decision-makers to balance the preservation of Glencoe’s existing character with the fact that it “specifically encourages development of housing for residents who would like to continue living in Glencoe, but no longer need a large house or a large lot” (p. 28). Without the approval of the proposed lot frontage variation, what is currently a 26,400-square-foot lot would not be subdividable, leaving what would likely be a large, new single-family home on a large lot as the only redevelopment option. The development of two single-family homes of not more than 3,400 square feet would increase housing options near Downtown and transit while maintaining the character of the RC district and the Green Bay Road corridor. Likewise, the proposed lot width and lot area variations are only necessary because of the need for an access easement across the northmost lot and the transfer of part of the subject property to create a buffer area.
- (3) The grant of the variation will not adversely impact adjacent properties; and

The grant of the proposed variations is unlikely to adversely affect adjacent properties. If the property were to remain a single, 26,400-square-foot lot, it could be developed with a 6,907-square-foot home. At 20,000 square feet in area, it could be developed with a home of up to 5,386 square feet. While the requested variations are needed to build two homes of not more than 3,400 square feet in size, the resulting lots and the homes they could support would not substantially differ from what could be built on two fully conforming RC lots.

- (4) The situation of the applicant is not of a general or recurring nature for similarly situated properties within the village or within its jurisdiction.

The subject property is unusual in the Village and similar variation requests are unlikely to recur with any frequency. While there are a small number of other “landlocked” lots in the Village, they tend to be small and located behind other houses, rather than being a relatively large lot with street access through a property that will remain permanently undeveloped.

Front Setback Determination

The Preliminary Plat shows the proposed lots with 30-foot front setbacks. As mentioned above, the Village Board has the ability to determine the appropriate front setback for these lots. Because the subject property sits behind an 80-foot-deep Park District parcel, a reduced front setback may be appropriate. However, adequate room for vehicular access and utilities is needed.

Public notice

Public notification signage has been on the property for at least 30 days prior to the meeting. Notification letters were sent to residents within 300 feet of the subject property on April 1, 2022. Email notification was provided to individuals that provided comments on the 2021 rezoning and Special Use Permit application.

Staff recommendation

The Plan Commission’s role in plat review is to hold a public meeting, evaluate the Preliminary Plat proposal and requested variations based on the standards found in the Subdivision Code, and provide a recommendation to the Village Board. The Plan Commission should also consider whether a 30-foot front setback is appropriate for the subdivided lots.

Staff is of the opinion that the Preliminary Plat meets the standards for review for new subdivisions. The creation of two smaller lots in place of one larger lot in this location will allow for new housing that is more modest in size than typical new construction in Glencoe, allowing more people to live within close walking distance of Downtown, transit, parks, and trails. Reflecting the Zoning Commission’s determination in the Fall of 2021 that multi-family development is not appropriate on this site, single-family homes that could be built on the newly subdivided lots would be in keeping with the existing character of the area.

Staff is also of the opinion that the proposed variations meet the standards for approval. As the size and width of the proposed lots are identical to conforming lots, and because they could be developed with single-family homes of a similar size to conforming lots, the approval of the variations would result in a development indistinguishable from one on a typical lot with direct street frontage that did not require variations.

Motion

If the Plan Commission determines that the proposed Preliminary Plat and variations meet the standards of review found in the Subdivision Code, staff recommends a motion to recommend approval to the Village Board. This motion may include a recommendation for required front setbacks on the new lots and any conditions of approval determined to be appropriate by the Commission. If the Plan Commission determines that the proposed Preliminary Plat or variations do not meet the criteria for review found in the Subdivision Code, staff recommends a motion to recommend denial to the Village Board.

A. P. SURVEYING COMPANY, P.C.
LAND — SURVEYORS
2121 PARKVIEW COURT, WILMETTE, IL. 60091
TEL: (847) 853-9364; FAX: (847) 853-9391
E-MAIL: apsurveying@yahoo.com

ORDER NUMBER : 21-8604-S
DATE : MARCH 12, 2022

REVISION DATE: APRIL 14, 2022

MCGUIRE SUBDIVISION

BEING A RESUBDIVISION OF LOT 4 (EXCEPT NORTHWESTERLY 40 FEET AND NORTHEASTERLY 80 FEET OF SAID LOT 4), LOT 5 (EXCEPT NORTHEASTERLY 80 FEET OF SAID LOT 5) AND NORTHWESTERLY 33 FEET OF LOT 6 (EXCEPT NORTHEASTERLY 80 FEET THEREOF), IN BLOCK 21 IN GLENCOE, A SUBDIVISION OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

KNOWN AS : 538 GREEN BAY RD, GLENCOE, IL.
PERMANENT INDEX NUMBER : 05-07-216-012-0000
: 05-07-216-013-0000

AREA= 20,000 SQ FT OR 0.46 ACRE



TAX BILL RECIPIENT:
STEVEN & MARYELLE MCGUIRE
538 GREEN BAY ROAD
GLENCOE, ILLINOIS. 60022

THIS PLAT SUBMITTED FOR RECORDING BY:
VILLAGE OF GLENCOE
675 VILLAGE COURT
GLENCOE, ILLINOIS. 60022.

SPACE FOR COUNTY STAMPS.



BOARD OF TRUSTEES
APPROVED BY THE PRESIDENT AND BOARD OF TRUSTEES OF THE VILLAGE OF GLENCOE, COOK COUNTY, ILLINOIS THIS ____ DAY OF _____, A.D., 2022.

BY: VILLAGE PRESIDENT, GLENCOE, IL

ATTEST: VILLAGE CLERK

VILLAGE ENGINEER
APPROVED ON THIS ____ DAY OF _____, 2022 BY THE VILLAGE ENGINEER OF THE VILLAGE GLENCOE, COOK COUNTY, ILLINOIS.

VILLAGE ENGINEER

VILLAGE COLLECTOR

STATE OF ILLINOIS)
COUNTY OF COOK)

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

DATED THIS ____ DAY OF _____, A.D., 2022

VILLAGE COLLECTOR

PLAN COMMISSION CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)

APPROVED BY THE VILLAGE OF GLENCOE PLAN COMMISSION
AT A MEETING HELD THE ____ DAY OF _____, A.D., 20 ____

PUBLIC UTILITY AND DRAINAGE EASEMENT

A PERPETUAL EASEMENT, DESIGNATED FOR OVERHEAD, UNDERGROUND, AND SURFACE PUBLIC UTILITIES AND DRAINAGE, ARE HEREBY RESERVED FOR, AND GRANTED TO, VILLAGE OF GLENCOE, COMMONWEALTH EDISON COMPANY, COMCAST CABLE COMMUNICATIONS, INC. (CABLE TV), NICOR GAS, AND AT&T ILLINOIS (TELEPHONE) THEIR SUCCESSORS AND ASSIGNEES, IN ALL PLATTED EASEMENT AREAS, STREETS, AND OTHER PUBLIC WAYS AND PLACES SHOWN ON THIS PLAT. SAID EASEMENTS SHALL BE FOR THE INSTALLATION, MAINTENANCE, RELOCATION, RENEWAL AND REMOVAL OF ANY AND ALL PUBLIC UTILITIES, DRAINAGE LOCALITIES AND RELATED APPURTENANCES IN, OVER, ACROSS, ALONG AND UPON THE SO DESIGNATED PROPERTY. SAID EASEMENT SHALL INCLUDE THE RIGHT TO ENTER THE SUBDIVIDED PROPERTY FOR ALL SUCH PURPOSES, WITHOUT LIABILITY TO CUT, TRIM, ALTER, OR REMOVE ANY VEGETATION, ROOTS, STRUCTURES OR DEVICES WITHIN THE DESIGNATED EASEMENT PROPERTY AS MAY BE REASONABLY REQUIRED INCIDENT TO THE RIGHTS HEREIN GIVEN. NO BUILDINGS, STRUCTURES OR DEVICES SHALL BE CONSTRUCTED, PLANTED, OR PLACED IN ANY SUCH EASEMENT AREA, STREETS, OR OTHER PUBLIC WAYS OR PLACES, NOR SHALL ANY OTHER USES BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS RESERVED AND GRANTED HEREBY. SUCH EASEMENTS SHALL FURTHER BE FOR THE PURPOSES OF SERVING ALL AREAS SHOWN ON THIS PLAT AS WELL AS OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO, WITH GAS, ELECTRIC, TELEPHONE, CABLE T.V., WATER MAINS, SANITARY AND STORM SEWERS, AND SHALL INCLUDE THE RIGHT TO OVERHANG ALL LOTS WITH AERIAL SERVICE WIRES TO SERVE ADJACENT LOTS, BUT SUCH AERIAL SERVICE WIRE SHALL NOT PASS THROUGH PERMANENT IMPROVEMENTS ON SUCH LOTS. SUCH EASEMENTS SHALL SURVIVE THE VACATION BY PROPER AUTHORITY OF ANY STREETS AND OTHER PUBLIC WAY AND PLACE SHOWN ON THIS PLAT, UNLESS OTHERWISE EXPRESSLY MENTIONED IN THE ORDINANCE OF VACATION.

PUBLIC UTILITY AND ACCESS EASEMENT.

A PERMANENT AND PERPETUAL NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE VILLAGE, NORTHSIDE GAS COMPANY, COMCAST CABLE, COMMONWEALTH EDISON COMPANY, AT&T AND WIDE OPEN WEST THEIR SUCCESSORS AND ASSIGNS, IN ALL AREAS DESIGNATED RELOCATION, RENEWAL AND REMOVAL OF PUBLIC UTILITIES, DRAINAGE FACILITIES AND RELATED APPURTENANCES, IN, UNDER, ACROSS, ALONG AND UPON THE SO DESIGNATED PROPERTY. IT SHALL INCLUDE THE RIGHT TO ENTER THE SUBDIVIDED PROPERTY AND SUCH AREAS FOR ALL SUCH PURPOSES, AND THE RIGHT, WITHOUT LIABILITY, TO CUT, TRIM, ALTER AND/OR REMOVE ANY VEGETATION, ROOTS, STRUCTURES OR DEVICES WITHIN THE DESIGNATED EASEMENT PROPERTY AS MAY BE REASONABLY REQUIRED INCIDENT TO RIGHT HEREIN GIVEN, WITHOUT PRIOR WRITTEN CONSENT OF GRANTEEES, NO BUILDINGS, STRUCTURES OR OTHER OBSTRUCTIONS SHALL BE CONSTRUCTED, PLANTED OR PLACED IN ANY SUCH EASEMENT AREAS, NOR SHALL ANY OTHER USES MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS GRANTED HERE BY. SUCH EASEMENTS SHALL FURTHER BE FOR THE PURPOSE OF SERVING ALL AREAS SHOWN ON THIS PLAT AS WELL AS OTHER PROPERTY, WHETHER OR NOT CONTIGUOUS THERETO, WITH GAS, ELECTRIC, TELEPHONE, FIBER-OPTIC AND/OR CABLE TV, WATERMAINS, SANITARY AND STORM SEWERS, SUCH EASEMENTS SHALL SURVIVE THE VACATION BY PROPER AUTHORITY OF ANY STREET AND OTHER PUBLIC

MORTGAGEE CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)

_____, AS MORTGAGEE, UNDER THE PROVISIONS OF A CERTAIN MORTGAGE DATED A.D., 20____ AND RECORDED IN THE RECORDER'S OF DEEDS OFFICE OF _____ COUNTY, ILLINOIS ON THE ____ DAY OF _____, A.D., 20____, AS DOCUMENT NO. _____, HEREBY CONSENTS TO AND APPROVES THE SUBDIVISION OF THE LAND AND THE GRANTING OF THE EASEMENT(S) DEPICTED HEREON. DATED THIS ____ DAY OF _____, A.D., 20____, PRINT MORTGAGEE NAME: _____

BY: _____ ATTEST: _____

ITS: _____ ITS: _____ THE FOLLOWING NOTARY CERTIFICATE SHOULD BE INSTALLED BELOW THE MORTGAGEE CERTIFICATE ON ALL SUBDIVISION PLATS WHERE THE LAND WILL BE MORTGAGED AT THE TIME THAT THE PLAT IS RECORDED. NOTARY'S CERTIFICATE: STATE OF _____)
COUNTY OF _____) SS

NOTARY'S CERTIFICATE
STATE OF ILLINOIS)
COUNTY OF COOK)

THE UNDERSIGNED, A NOTARY PUBLIC IN THE COUNTY AND STATE AFORESAID, DO HEREBY CERTIFY THAT

OF _____ AND _____ WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FOREGOING INSTRUMENT AS SUCH

_____, APPEARED BEFORE ME THIS DAY IN PERSON AND ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID _____, AS MORTGAGEE, FOR THE USES AND GIVEN UNDER MY HAND AND SEAL

_____, DAY OF _____, 20____

OWNER'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)

THIS IS TO CERTIFY THAT THE _____, AN ILLINOIS CORPORATION, AS TRUSTEE UNDER A TRUST AGREEMENT DATED _____ AND KNOWN AS TRUST NO. _____ IS THE OWNER OF THE PROPERTY DESCRIBED ABOVE AND NOT INDIVIDUALLY BUT AS SUCH TRUSTEE, HAS CAUSED THE SAME TO BE SURVEYED AND PLATTED AS SHOWN HEREON. FOR THE USES AND PURPOSES THEREIN SET FORTH AND AS ALLOWED AND PROVIDED BY STATUTES, AND THE SAID CORPORATION, NOT INDIVIDUALLY BUT AS TRUSTEE, DOES HEREBY ACKNOWLEDGE AND ADOPT THE SAME UNDER THE STYLE AND TITLE AFORESAID.

DATED AT _____, ILLINOIS, THIS ____ DAY OF _____, A.D., 20 ____.

_____, AS TRUSTEE UNDER TRUST NO. _____

BY: _____ ATTEST: _____

TITLE: _____ TITLE: _____

NOTARY'S CERTIFICATE

STATE OF ILLINOIS)
COUNTY OF COOK)

I, _____, A NOTARY PUBLIC IN AND FOR THE SAID COUNTY PRINT NAME _____ IN THE STATE AFORESAID, DO HEREBY CERTIFY THAT _____ AND _____ OF SAID OWNER, WHO ARE PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOSE NAMES ARE SUBSCRIBED TO THE FORGOING INSTRUMENT AS SUCH BEFORE ME THIS DAY IN PERSON AND JOINTLY AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE SAID INSTRUMENT AS THEIR OWN FREE AND VOLUNTARY ACT AND AS THE FREE AND VOLUNTARY ACT OF SAID OWNER FOR THE GIVEN UNDER MY HAND AND NOTARIAL SEAL

THIS ____ DAY OF _____, 20____.

MY COMMISSION EXPIRES ON _____, 20 ____.

LAND SURVEYOR CERIFICATE

I, JACK A. ZLOTKE, AN ILLINOIS LICENSED LAND SURVEYOR DO HEREBY CERTIFY THAT I HAVE SURVEYED AND SUBDIVIDED THE FOLLOWING DESCRIBED PROPERTY: BEING A RESUBDIVISION OF LOT 4 (EXCEPT NORTHWESTERLY 40 FEET AND NORTHEASTERLY 80 FEET OF SAID LOT 4), LOT 5 (EXCEPT NORTHEASTERLY 80 FEET OF SAID LOT 5) AND NORTHWESTERLY 33 FEET OF LOT 6 (EXCEPT NORTHEASTERLY 80 FEET THEREOF), IN BLOCK 21 IN GLENCOE, A SUBDIVISION OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS

I FURTHER CERTIFY THAT THE PROPERTY SHOWN HEREON IS NOT SITUATED IN A SPECIAL FLOOD HAZARD AREA AS IDENTIFIED BY THE FEDERAL EMERGENCY MANAGEMENT AGENCY, AS PER FIRM MAP COMMUNITY PANEL NUMBER 17031C0098K EFFECTIVE AS OF 09/10/2021 (ZONE X).

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS WITHIN THE VILLAGE OF WINNETKA, ILLINOIS, WHICH AS 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.

DATED THIS ____ DAY OF _____, A.D., 2022.

ILLINOIS LICENSED LAND SURVEYOR NO. 3186



Note: Tree locations and their sizes are approximate (although we measured as best we could). The three in front are all on GPD property. The Heritage tree with the stone surround is in the proposed Conservation Easement.

THE FOLLOWING REPORTS WERE RECEIVED FROM THE ABOVE-NAMED STATES. THE UNITED STATES AND COORDINATE BUREAU HAVE USED THE ASSIGNED HAVE MADE NO INDEPENDENT SEARCH FOR THE RECORDS FOR CASEMENTS IN THE FOLLOWING STATES AND NO RESULTS HAVE BEEN OBTAINED IN THE SEARCHES:

Order No. F110001
Date 7-20
Buyer Morgan & Potts
City St Louis MO

Figure 1. The schematic diagram of the proposed system. The system is composed of a user, a server, and a database. The user sends a request to the server, which then queries the database. The server returns the result to the user. The database is used to store the data and is accessed by the server.

[illegible]

April 6, 2022

Honorable Bruce Huvard, Chairman
& Plan Commissioners
Village Of Glencoe
675 Village Court
Glencoe, Illinois 60022

Subject: PROPOSED TWO LOT SUBDIVISION OF 538 GREEN BAY ROAD, GLENCOE, ILLINOIS 60022

Chairman Huvard & Commissioners:

I have been engaged by Steven R. McGuire to represent him in securing approval of a two-lot subdivision of the property at 538 Green Bay Road in Glencoe ("Subject Property") he has owned since 1987. We look forward to presenting the details of this very simple plan to you at the April 27th Plan Commission Hearing at which we are seeking preliminary approval.

PROPERTY HISTORY, CHARACTERISTICS & CURRENT STATUS

The McGuires have been interested in selling the Subject Property for several years now but the unique circumstances of the 165' x 160' parcel has made securing a reasonable return on investment impossible. The only access to the Subject Property is across 80' of Glencoe Park District property through a 20' wide easement from Green Bay Road that was recorded in 1924. A copy of that easement document is attached as Exhibit I,

It is our understanding that a much earlier owner of the Subject Property gifted the Glencoe Park District the 80' x 165' parcel that separates the Subject Property from Green Bay Road and took the easement back to preserve access and further development of the property. Little did they know that generous act would bring with it a challenge in using the ample property in accordance with the current Zoning Code of the Village.

We have no information or knowledge as to what led to this donation, but the easement was created and has been maintained to allow for use, enjoyment, and development of the Subject Property in keeping with the character of the neighborhood and zoning code of the Village.

Three other background notes:

1. Unfortunately, the McGuires had been living for years being told and believing there was no path forward to get the variation needed to complete a simple two lot subdivision. That misunderstanding of their options led them down a rabbit hole in which they were advised pursuing a rezoning of the Subject Property to the R-D multifamily zoning district, and the development of a six-unit condominium building, might fly. After 2 years of time and expense planning for this project, and great upset of the neighborhood, it quickly went down in flames facing strong neighbor opposition in the Fall of 2021.

It was only near the end of that process that I was asked to help and my experience and expertise in these matters led to this application. The McGuires have always had a right to seek approval of this subdivision and the variations that must be granted to allow it to proceed.

2. On the McGuires behalf since last fall when the condominium plan died, I have been working with neighbors, Village Staff and other stakeholders on a plan that would allow the McGuires to liquidate the property at the reasonable return they are entitled. In doing so two new homes will be built complimenting the neighbors' holdings and increasing the tax base. I truly believe we have something that will work without real community objection, but we will see if that holds true.

For your information, we have extended an invitation to meet with all neighbors to review our plan in advance of the April 27th hearing. At this time the leadership of the community group that organized opposition to the condominium plan has suggested that is not necessary.

3. One by-product of that work was an agreement in which the McGuires are selling the north 40' of the Subject Property to their neighbors at 550 Green Bay Road that will allow for a buffer they deemed so important. That part of the Subject Property is not part of this application, and that sale is not contingent on the approval of the subdivision.

OUR PROPOSAL

We are seeking approval of a two-lot subdivision of the remaining 125' by 160' parcel at 538 Green Bay Road into two lots each measuring 62.5' x 160', or 10,000 square feet. The lot width, depth and size exceed the minimum requirements of the R-C zoning district.

We fall short and need relief from the Plan Commission as part of the plat approval process on the frontage on a public street requirement and potentially a lot size/or lot dimension variations because of how the access to the lots will be achieved working from the current location of the easement over the Glencoe Park District property.

I will leave it to the Village Staff to explain the nuances of the relief that may be needed related to the access question.

We have made a request of the Glencoe Park District to allow us to move the existing easement to the south, so it splits the two new lots. That would eliminate the need for the lot size/lot dimension variations on our new north lot. We do not yet have an agreement/commitment from the Park District as of this writing but are meeting with the Park Board on April 19th to explore this possibility. We will provide an update on this matter in advance of the meeting.

TECHNICAL STANDARD & REQUIRED JUSTIFICATIONS

We are required as part of our application to provide a written response describing how the proposed subdivision meets the standards for review found in Sec. 31-1.6 and Standards for Variations from Sec. 31-1.8.

Our plan is such that I will offer comments only where we fail to meet the standards described below:

§ 31-1.6 REVIEW OF SUBDIVISIONS.

- (a) No subdivision or plat of vacation shall be applied for except after a pre-application review by the plat officer in accordance with the standards and procedures set forth in § 31-1.20 of this chapter.
- (b) All applications for approvals of plats of subdivision or plats of vacation shall be reviewed by the plan commission and the board of trustees in accordance with the standards and procedures set forth in §§ 31-1.21, 1.22 and 1.23 of this chapter, and the following additional general standards.
 - (1) The subdivision is consistent with the zoning code.

The subdivision will not create a nonconforming building, nonconforming use or nonconforming lot, nor will the subdivision create, increase or extend any existing nonconformity.

COMMENT: The Subject Property's limited access to the public street via a 20' easement over Park District property is highly unusual and probably viewed as a legal nonconforming condition. The use of that easement (as may be relocated) for two new homes instead of the existing one home likely extends an existing nonconformity. The variations we are seeking are designed

- (2) 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.
- (3) 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.
- (4) The proposed development of the subdivision will not result in an increase in the storm water release rate from the subdivision.
- (5) 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.
- (6) The subdivision will dedicate easements or rights-of-way necessary to provide for current and future extension of public utilities and services.
- (7) 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.
- (8) 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.

- (9) The subdivision will extend, or does not inhibit the extension of, the existing village street system and recognizes the interconnection of adjacent neighborhoods.
- (10) 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.
- (11) The development of the subdivision can be accomplished in a manner that does not unduly disrupt or damage public services or facilities.

§ 31-1.8 VARIATIONS.

Upon application to the plat officer, variations from the provisions of this chapter may be authorized by the board of trustees in accordance with the provisions of this section.

- (a) Statement of justification. In applying for a variation from the provisions of this chapter, the applicant shall demonstrate in writing that each of the following criteria is satisfied:

- (1) The requested variation is in keeping with the overall purpose and intent of this chapter.

COMMENT: The Subject Property is being divided into two single family lots that but for the unusual practical difficulty and hardship of the access is in keeping with the overall purpose of the chapter.

- (2) The grant of the requested variation will not impair the public health, safety or general welfare and will not contravene the goals of the comprehensive plan nor the intent of this chapter.

COMMENT: It is my understanding that the Comprehensive Plan may have called for or encouraged multi-family development along the Green Bay Road Corridor but compliance with the Zoning Code in terms of land use is the preferred use here.

- (3) The grant of the variation will not adversely impact adjacent properties.

COMMENT: We do believe that any real or perceived adverse impacts on adjacent properties are completely mitigated by the sale of the north 40' to the neighbor.

- (4) The situation of the applicant is not of a general or recurring nature for similarly situated properties within the village or within its jurisdiction.

COMMENT: Not general or recurring, never to be seen again.

We very much appreciate the opportunity to present this plan for your consideration on April 27th and will respond immediately to any questions or requests for additional information from any party interested in this application.

Sincerely,

A handwritten signature in black ink that reads "Peter Cummins". The signature is fluid and cursive, with a long horizontal stroke at the end.

Peter B. Cummins

Cc: Taylor Baxter
Steven McGuire

BOOK 22377 PAGE 194

This Indenture Witnesseth, That the Grantor

WHIFFLE JACOBS and MARY LATRAM JACOBS, his wife,

of the County of Cook and State of Illinois for and in consideration

of TEN (10)

Dollars,

and other good and valuable considerations in hand paid, Convey and Warrant unto the CHICAGO

TITLE AND TRUST COMPANY, a corporation of Illinois, as Trustee under the provisions of a trust agreement

dated the Twenty-first day of October, 1924, known as Trust Number

13960, the following described real estate in the County of Cook and State of Illinois.

The North Easterly Eighty (80) feet of that part of Lot Four (4) and Five (5) and of the North Easterly one-half of Lot Six (6) lying South Westerly of the South Westerly line of Glencoe Avenue in Block Twenty-one (21) in Glencoe, being a strip of land Eighty (80) feet wide measured at right angles to and adjoining the South Westerly line of Glencoe Road.

SUBJECT to taxes for 1926 and all special assessments levied after 1925; ALSO Subject to Trust Deed dated February 1, 1925, securing \$4,000.00 and interest, and also Subject to an easement 20 feet wide for a roadway to provide ingress and egress to and

from Glencoe Road on the East until such time as ingress and egress is provided to and from another road to be built along the Westerly line of the premises hereby conveyed.

TO HAVE AND TO HOLD the said premises with the appurtenances upon the trusts and for the uses and purposes herein and in said trust agreement set forth.

Full power and authority is hereby granted to said trustee to improve, manage, protect and subdivide said premises or any part thereof, to dedicate parks, streets, highways or alleys and to vacate any subdivision or part thereof, and to resubdivide said property as often as desired, to contract to sell, to grant options to purchase, to sell on any terms, to convey either with or without consideration, to donate, to dedicate, to mortgage, pledge or otherwise encumber, said property, or any part thereof, to lease said property, or any part thereof, from time to time, in perpetuity or reversion, by leases to commence in present or in futuro, and upon any terms and for any period or periods of time, not exceeding in the case of any single demise the term of 99 years, and to renew or extend leases upon any terms and for any period or periods of time and to amend, change or modify leases and the terms and provisions thereof at any time or times hereafter, to contract to make leases and to grant options to lease and options to renew leases and options to purchase the whole or any part of the reversion and to contract respecting the manner of fixing the amount of present or future rentals, to partition or to exchange said property, or any part thereof, for other real or personal property, to grant easements or charges of any kind, to release, convey or assign any right, title or interest in or about or easement appurtenant to said premises or any part thereof, and to deal with said property and every part thereof in all other ways and for such other considerations as it would be lawful for any person owning the same to deal with the same, whether similar to or different from the ways above specified, at any time or times hereafter.

In no case shall any party dealing with said trustee in relation to said premises, or to whom said premises or any part thereof shall be conveyed, contracted to be sold, leased or mortgaged by said trustee, be obliged to see that the application of any purchase money, rent, or money borrowed or advanced on said premises, or be obliged to see that the terms of this trust have been complied with, or be obliged to inquire into the necessity or expediency of any act of said trustee, or be obliged or privileged to inquire into any of the terms of said trust agreement; and every deed, trust deed, mortgage, lease or other instrument executed by said trustee in relation to said real estate shall be conclusive evidence in favor of the delivery thereof the trust created by this Indenture and by said trust agreement, (a) that at the time of the delivery thereof the trust created by this Indenture and by said trust agreement was in full force and effect, (b) that such conveyance or other instrument was executed in accordance with the trusts, conditions and limitations contained in this Indenture and in said trust agreement or in some amendment thereof and binding upon all beneficiaries thereunder and (c) that said trustee was duly authorized and empowered to execute and deliver every such deed, trust deed, lease, mortgage or other instrument.

The interest of each and every beneficiary hereunder and of all persons claiming under them or any of them shall be only in the earnings, profits and proceeds arising from the sale or other disposition of said real estate, and such interest is hereby declared to be personal property, and no beneficiary hereunder shall have any title or interest, legal or equitable, in or to said real estate as such, but only an interest in the earnings, profits and proceeds thereof, as aforesaid.

If the title to any of the above lands is now or hereafter registered, the Registrar of Titles is hereby directed not to register or note in the certificate of title or duplicate thereof, or memorial, the words "in trust," or "upon condition," or "with limitations," or words of similar import, in accordance with the statute in such case made and provided.

And the said grantor hereby expressly waives and releases any and all right or benefit under and by virtue of any and all statutes of the State of Illinois, providing for the exemption of homesteads from sale on execution or otherwise.

In Witness Whereof, the grantor hereof do hereby set their hand and seal, this SECOND day of FEBRUARY, 1925.

4

Whiffle Jacobs
Mary Latram Jacobs

STATE OF Illinois ss.
COUNTY OF Lake

BOOK 22377 PAGE 195



I, Robert L. Johnson

a Notary Public in and for said County, in the State aforesaid, do hereby certify that
Whipple Jacobs and Mary Latham Jacobs, his wife,
who are _____

personally known to me to be the same person(s) whose name(s) _____ are
subscribed to the foregoing instrument, appeared before me this day in person
and acknowledged that they signed, sealed and delivered the said instrument
as their free and voluntary act, for the uses and purposes therein set forth,
including the release and waiver of the right of homestead.

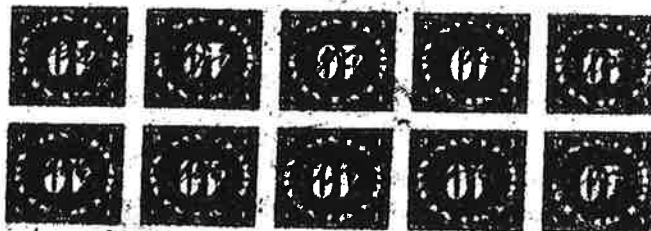
GIVEN under my hand and Notarial

seal this

15th day of

February A. D. 1920

Robert L. Johnson
Notary Public.



1066894

TRUST NO. 23960

Box 1109

Deed in Trust

WARRANTY DEED

WHIPPLE AND MARY LATHAM JACOBS

TO
CHICAGO TITLE & TRUST COMPANY
—TRUSTEE—

9186999

STATE OF ILLINOIS / SS. NO. / COOK COUNTY

FILED FOR RECORD

826 FEB 25 PM 2 46

AND RECORDED IN
BOOK PAGE
REORDER

Joseph H. Hoad
153

Trans. Page 235.7



VILLAGE OF GLENCOE

FORMS & APPLICATIONS

675 Village Court, Glencoe, Illinois 60022
p: (847) 835-4111 | info@villageofglencoe.org | Follow Us: @VGlencoe

www.villageofglencoe.org

Last Updated: July 12, 2017

Subdivision Application

Property information (if more than one parcel is involved in the request please include the information for all parcels.)

Site Location/ Address: 538 Green Bay Road

Size of Property: 125' x 160'

Current Zoning: RC

Current Use of Property: ONE SINGLE FAMILY HOME

Description of Request: DIVISION INTO TWO ZONING COMPLIANT 62.5' x 160' LOTS

Application for: ☒ Subdivision ☐ Consolidation

Number of Lots: 2

Briefly describe the request: TO SUBDIVIDE THE PARCEL INTO TWO LOTS. APPROVAL DOES REQUIRE VARIATION FROM FRONTAGE ON A PUBLIC STREET REQUIREMENT.

Please attach a separate narrative description addressed to the Plan Commission stating how this request meets the general standards noted in Section 31-1.6 of the Village's Subdivision Regulations.

Current Property Owner Information

Legal Name: MARJELLEN McGuire & Steven R. McGuire

Primary Contact: PETER CUMMINS

Address: 30 Green Bay Road

City, State, Zip: WINNETKA, ILLINOIS 60093

Phone: 847-710-6798

E-mail: petercummings@comcast.net

Owner's Signature: [Signature] [Signature]

Applicant Information

Legal Name: Margaret McGuire & Steve R. McGuire
Primary Contact: Peter Cummins
Address: 38 Green Bay Road
City, State, Zip: Winnetka, Illinois 60093
Phone: 847-710-6798
E-mail: peter-cummins@comcast.net
Applicant's Signature: [Signature] [Signature]