



# VILLAGE OF GLENCOE

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## Virtual Meeting Information

The February 23, 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 Executive Order 2022-01. 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: 869 5631 4455

### **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](mailto: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: "February 23 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, February 23, 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*  
*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*

### **2. CONSIDERATION OF THE July 28, 2021 PLAN COMMISSION MEETING MINUTES**

### **3. EXTERIOR APPEARANCE REVIEW OF A PROPOSED WALL SIGN AT 45 GREEN BAY ROAD**

### **4. CONSIDERATION OF A PROPOSED CONSOLIDATION PLAT AT 484 AND 486 MADISON AVENUE**

### **5. PUBLIC COMMENT**

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

### **6. STANDING COMMITTEE REPORTS/ANNOUNCEMENTS**

### **7. 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**

Village Hall – 675 Village Court  
Wednesday, July 28, 2021 – 7:00 p.m.

### **1. CALL TO ORDER**

The July 28, 2021 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:*

Bruce Huvard, Chairman, Public-at-Large Representative  
Gail Lissner, Vice Chair, Village Board Representative  
Lisa Brooks, Park District Representative  
Marc Gale, School District 35 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 Village staff were also in attendance:*

Taylor Baxter, Development Services Manager  
Lee Brown, Village Planner

### **3. CONSIDER THE JUNE 23, 2021 PLAN COMMISSION MEETING MINUTES**

Commissioner Gale moved to approve the minutes. Commissioner Satter seconded and the motion passed unanimously.

### **4. CONSIDERATION OF EXTERIOR APPEARANCE REVIEW OF A PROPOSED AWNING AT 320 PARK AVENUE**

Taylor Baxter provided background information on the proposal. The proposal is the removal of a window and the addition of an awning on the south wall of the Glencoe Public Library near the back parking area. The awning would be for new pickup and dropoff lockers. The proposal is to remove a large metal hood for the lockers, which was not part of the approved permit, and replace it with the proposed awning. A hood or other weather protection system is needed for the locker system. Mr. Baxter stated that staff feels that the proposal is in keeping with the intent of the Design Guidelines.

Chairman Huvard asked if the purpose of the hood is to protect electronics. Danny Burdett, a representative of the Library, stated that this is correct. He stated that the manufacturer strongly recommended some kind of cover system.

Commissioner Pope stated that the awning system is exactly the same as that across the street at Chase Bank.

Vice Chair Lissner asked if the installer was satisfied that the awning would provide the same level of protection as the locker hood. The applicant responded that it would provide better protection. Vice Chair Lissner asked about the plan for the removed window, and the applicant responded that it would be replaced with the same material as the existing wall. Chairman Huvard asked why the Library wants to remove the window, and the applicant stated that it is for appearance reasons and the interior logistics of the building.

Commissioner Mihalopoulos asked why the locker didn't come before the Commission. Mr. Baxter responded that it could be done as a staff review because it is part of a loading and parking zone, but awnings are clearly stated to be under the purview of the Commission. Mr. Brown added that some aspects of design review are delegated to staff, while others are the responsibility of the Commission, and that at some point the Commission should review these responsibilities. Chairman Huvard added that when the locker review was delegated to staff, he did not think that Commission review was needed. He said that the Commission could be involved with a larger plan for the appearance of the Library going forward. Commissioner Turner stated that the parking area is in stark contrast to the beautiful gardens on the other side of the building.

Commissioner Turner moved to approve the proposal. Vice Chair Lissner seconded. The motion passed with nine in favor and one abstention.

<b>RESULT:</b>	<b>ACCEPTED</b>
<b>AYES:</b>	Huvard, Lissner, Brooks, Gale, Mihalopoulos, Satter, Thompson, Van Vechten (9)
<b>NAYS:</b>	None (0)
<b>ABSTAIN:</b>	Pope (1)
<b>ABSENT:</b>	None (0)

## **7. COMMENTS ON NON-AGENDA ITEMS**

There were no comments on non-agenda items.

## **8. STANDING COMMITTEE REPORTS**

Commissioner Pope told the Commission that the Library is looking at an overall plan for the outdoor space near the lockers and for the building itself.

Commissioner Gale told the Commission that the School Board was working on what accommodations would be needed for the upcoming school year.

Commissioner Brooks told the Commission that Park District staff is meeting with railroad advisors to address noise complaints. She added that the District received a grant for the renovation of the Watts

Center building and rink and is launching a project with the School District to update a field to address community needs.

Commissioner Satter told the Commission that the Zoning Board of Appeals had been meeting regularly to consider a typical slate of variation requests.

Commissioner Van Vechten told the Commission that the Historic Preservation Commission celebrated the one-year anniversary of the Booth Cottage move and has received generally appreciative comments. He said that the Historic Preservation Commission is doing a deep dive on preservation issues and will address the Committee of the Whole in the fall about potential ordinance and policy updates. He expressed concern about Glencoe's rate of residential teardowns.

Vice Chair Lissner told the Commission that the Village Board approved an increase in the number of liquor licenses to allow a new license at Poppy's Social, with conditions related to the back patio. Commissioner Turner asked about music on the patio, and Vice Chair Lissner responded that music would not be allowed and that seating capacity would be greatly reduced from what was originally proposed. Chairman Huvad asked Mr. Brown about future outdoor dining proposals. Mr. Brown responded that Zoning Code updates may be needed, including for conditional vs. by-right uses.

Mr. Brown provided an update on murals. He told the Commission that the Village Board provided initial guidance and asked for more information from staff. Vice Chair Lissner added that more analysis is needed. Commissioner Pope said that perceptions of murals are changing in the community, and Chairman Huvad added that his concerns is that the public realm is very small and art can have a big impact.

## **9. ADJOURNMENT**

Following a motion by Commissioner Turner and a second by Commissioner Pope the meeting was adjourned at 8:37 p.m.



# VILLAGE OF GLENCOE MEMORANDUM

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DATE: February 9, 2021

TO: Village of Glencoe Plan Commission

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

FROM: Taylor Baxter, Development Services Manager

SUBJECT: **Staff Memo – 45 Green Bay Road Exterior Appearance Review**

## Project background and applicant's request

The applicant has proposed a new 37.3-square-foot, internally illuminated, rectangular wall sign for Coldwell Banker Realty on a commercial storefront at the corner of Scott Avenue and Green Bay Road in the B-2 zoning district. The sign includes internally illuminated channel letters and a logo on a flush-mounted aluminum backing. The proposed sign would be moved from a different Coldwell Banker location. The property, which was formerly Chase Bank, is currently vacant.

## Applicable zoning code standards

The proposed signage meets all applicable zoning requirements.

Standard	Allowed	Proposed
Wall sign area	Approx. 150 sq ft (1.5 sq ft per linear foot of frontage); Two wall signs allowed (one per street frontage)	37.3 square feet
Illumination	75 foot-candles at face	Less than <75 foot-candles at face

## Applicable Design Guidelines standards

The Village's Design Guidelines includes the following criteria:

### Signs (p. 30)

The proposed wall sign is in keeping with the goal, guideline, and design elements in the Design Guidelines. It is compatible with the building's size and provides information simply and legibly. It would be in an area that is efficient for the transmission of its content, does not obscure any architectural features, and would be legible in both day and night.

## Staff recommendation

Exterior appearance review approval or denial is at the discretion of the Plan Commission and does not require action by the Village Board. If the Commission finds that the proposed signage is consistent with the Design Guidelines, staff recommends approval of the request as submitted. If the Commission finds that the proposed signage is inconsistent with the Design Guidelines, staff recommends denial of the request. Staff is of the opinion that the proposed signage is in keeping with the policies and intent of the Design Guidelines.



# VILLAGE OF GLENCOE

## FORMS & APPLICATIONS

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### Exterior Appearance Review Application

#### Section A: Project Type

Check all that apply:

- ☐ New building
- ☐ Alteration or addition
- ☒ Signage
- ☐ Other

#### Section B: Project Information

Subject property address: 45 Green Bay Road

Applicant name: Ken Strzyzewski - All American Applicant phone: 708-499-3000

Applicant e-mail: Kens@allamericansign.com

Owner name (if different from applicant): Audry Witek

Owner phone: 312-332-4172 Owner e-mail: audrie@nationalplazas.com

Brief description of project: Installation of (1) new 56" x 95" wall mounted illuminated sign  
with reverse (halo) lit channel letters and push through  
and edge lit logo.



Section C: Acknowledgement and Signature:

☒ I hereby acknowledge that all information provided in this application is true and correct.

Keri Shyngrenish  
Applicant's signature

2/3/22  
Date

Audrie Witek  
Owner's signature (if different than applicant)

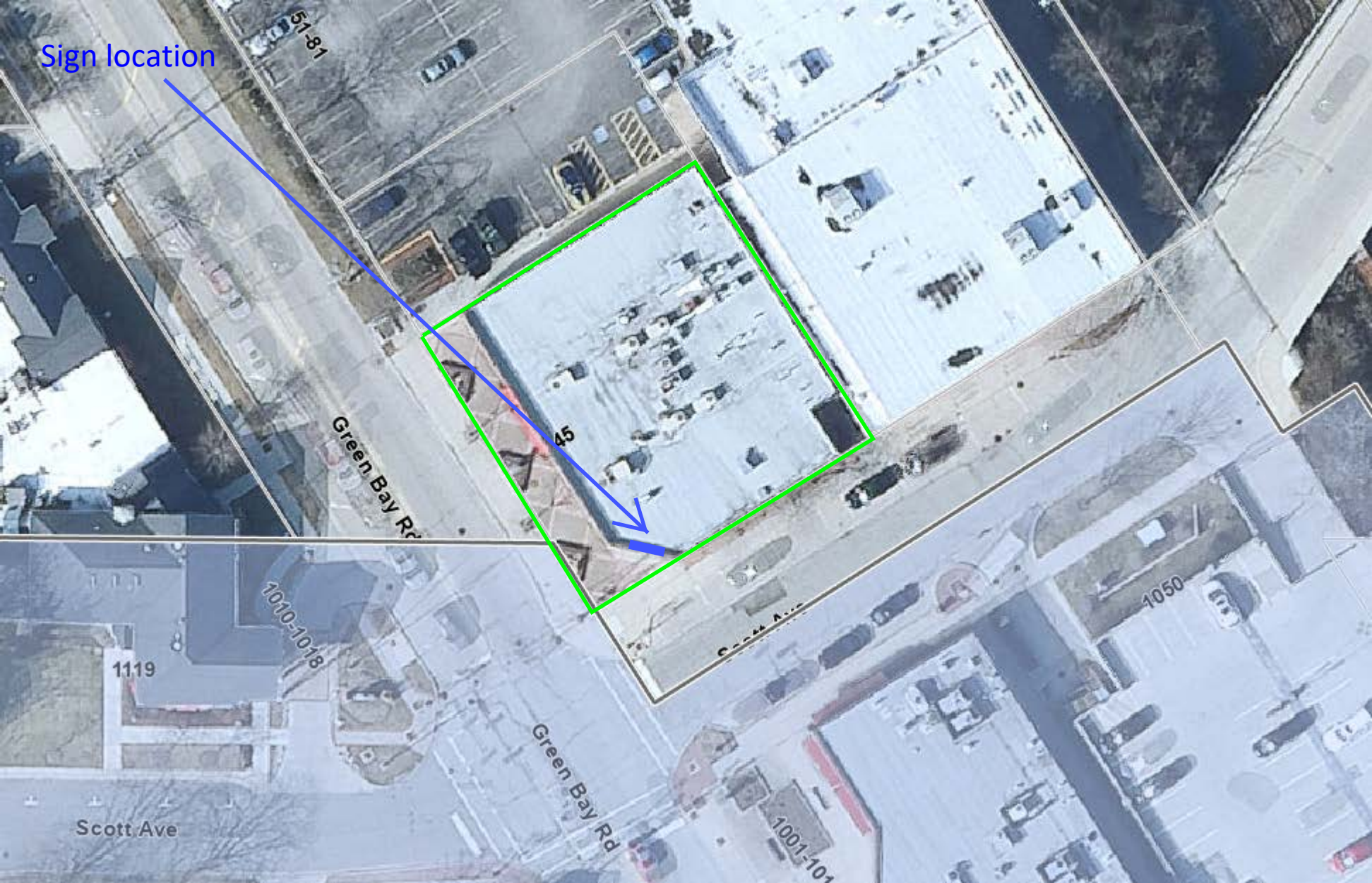
Digitally signed by Audrie Witek  
Date: 2022.02.03 10:03:43 -06'00'

agent for National Shopping Plazas Inc.  
Date

Please e-mail, mail or deliver this form with any supporting material to:

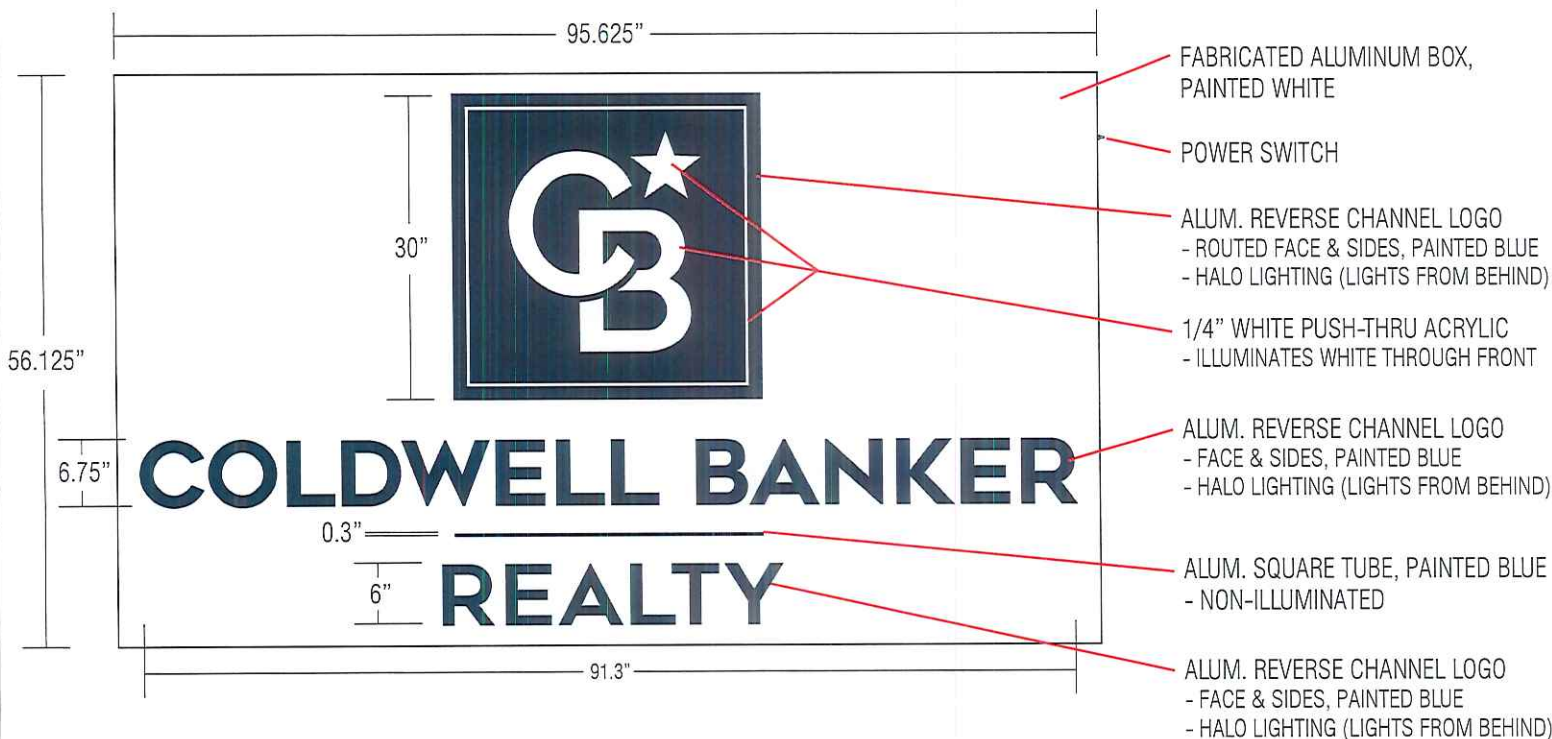
Public Works Department  
Village of Glencoe  
675 Village Court  
Glencoe, Illinois 60022  
Phone: (847) 835-4111 | E-mail: [permits@villageofglencoe.org](mailto:permits@villageofglencoe.org)

Sign location





(1) EXISTING 56.125" x 95.625" REVERSE CHANNEL LETTER SIGN, STAND-OFF MOUNTED TO FABRICATED ALUM. BOX  
 - FLUSH MOUNT SIGN TO BUILDING



PROPOSED



EXTRUDED BRICK (SURVEY TO MEASURE & ACCOMMODATE PRIOR TO INSTALL)



**COLDWELL BANKER  
 REALTY**

CUSTOMER: COLDWELL BANKER

ADDRESS: 45 GREEN BAY RD

CITY: GLENCOE

STATE: IL

ZIP CODE: 60022

**DESCRIPTION:**

TYPE 2.01 - EXTERIOR HALO-LIT SIGN  
 ELEVATION

(1) EXISTING 56.125" x 95.625"  
 HALO-LIT CHANNEL LETTER SIGN  
 STAND-OFF MOUNTED TO  
 FABRICATED ALUM. BOX  
 - FLUSH MOUNT SIGN TO BUILDING

- SIGN IS IN SHOP, FORMERLY FROM  
 CLOSED HIGHLAND PARK LOCATION

**VINYL COLORS:**

**PANTONE COLORS:**

DRAWN BY: VV START DATE: 10/18/21

REVISION NUMBER: 7 REVISION DATE: 02/09/22

SALESMAN: KEN S.



**All-American Sign Co., Inc.**  
 Design • Fabrication • Installation • Maintenance  
 5501 W. 109th Street Oak Lawn, IL 60453  
 (708) 499-3000 Fax: (708) 499-3943  
 www.allamericansign.com

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PHOTOS OF EXISTING 56.125" x 95.625" HALO-LIT CHANNEL LETTER SIGN

SIGN AT CLOSED HIGHLAND PARK LOCATION  
- SIGN HAS BEEN REMOVED



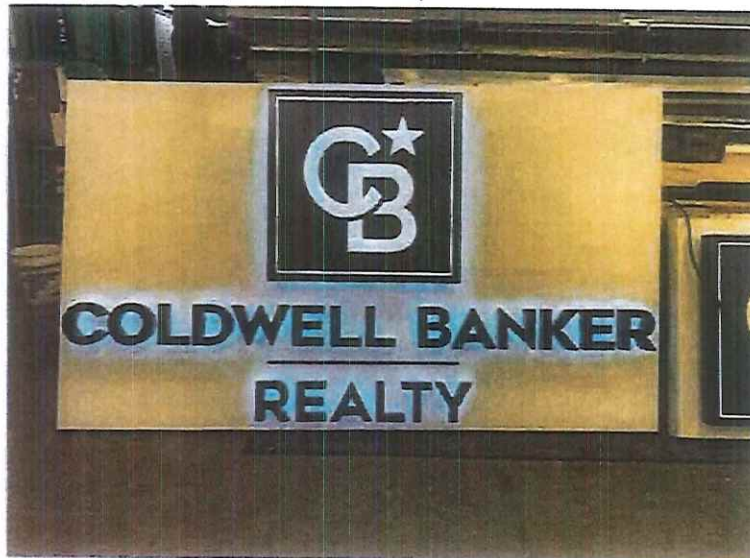
EXISTING SIGN - SIDE VIEW



EXISTING SIGN - FRONT (SHOWN NOT ILLUMINATED)



EXISTING SIGN - FRONT (SHOWN ILLUMINATED)



**COLDWELL BANKER  
REALTY**

CUSTOMER: COLDWELL BANKER

ADDRESS: 45 GREEN BAY RD

CITY: GLENCOE

STATE: IL

ZIP CODE: 60022

DESCRIPTION:

TYPE 2.03 - HALO-LIT SIGN PHOTOS

*Revised 1/28/22*  
Agent for National Shopping Plazas, Inc.  
landlord approval subject to all  
governmental approvals.

VINYL COLORS:

PANTONE COLORS:

DRAWN BY: WJ START DATE: 01/27/22

REVISION NUMBER: REVISION DATE:

SALESMAN: KEN S.



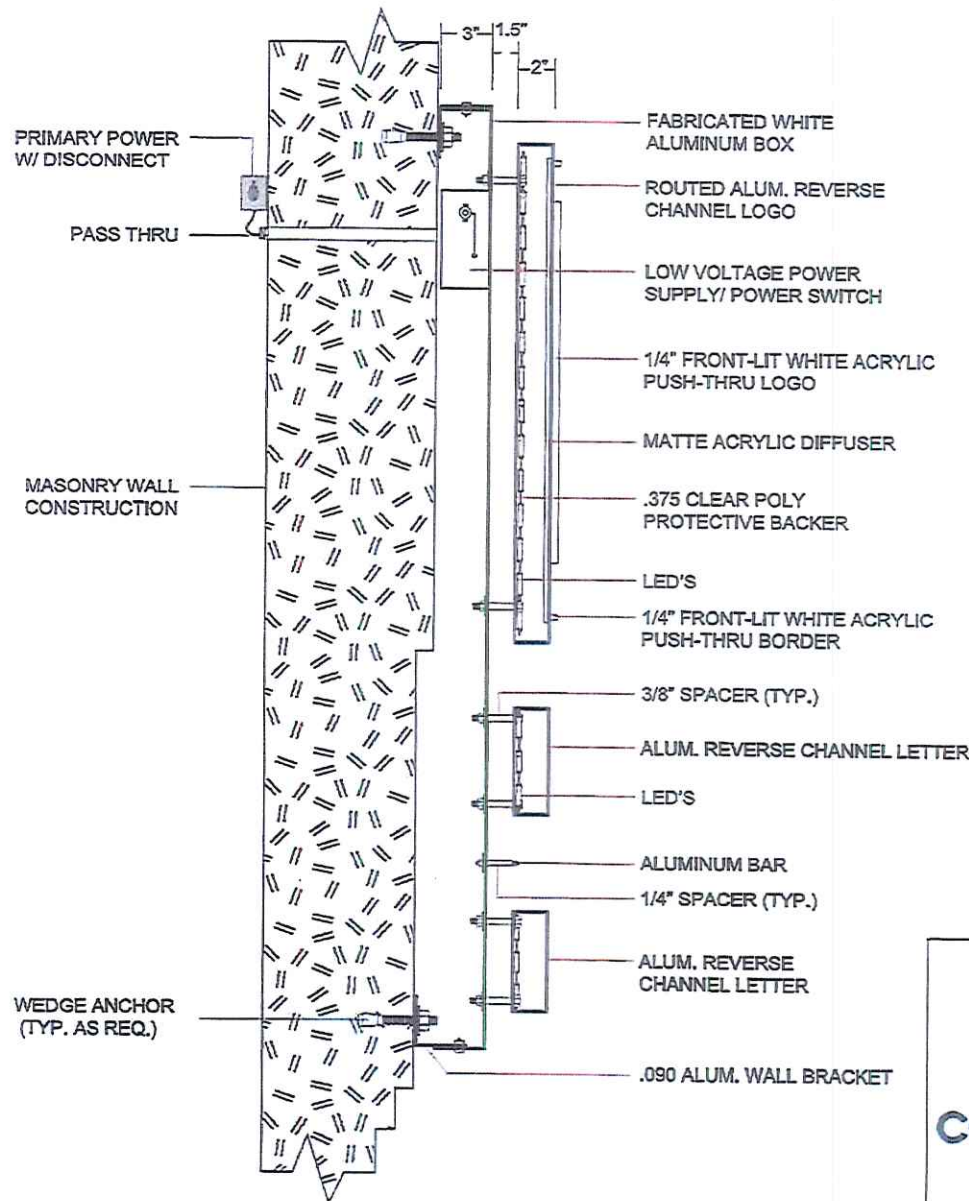
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INSTALL (1) EXISTING 56.5" x 95.69" HALO-LIT CHANNEL LETTER SIGN, STAND-OFF MOUNTED TO FABRICATED ALUM. BOX  
- FLUSH MOUNT SIGN TO BUILDING



*Delish 1/28/22*

Agent for National Shopping Plazas, Inc.  
landlord approval subject to all  
governmental approvals.



**COLDWELL BANKER**  
**REALTY**

CUSTOMER: COLDWELL BANKER  
ADDRESS: 45 GREEN BAY RD  
CITY: GLENCOE STATE: IL  
ZIP CODE: 60022

DESCRIPTION:  
TYPE 2.02 - EXTERIOR HALO-LIT SIGN  
DETAIL

(1) EXISTING 56.125" x 95.625"  
HALO-LIT CHANNEL LETTER SIGN  
STAND-OFF MOUNTED TO  
FABRICATED ALUM. BOX  
- FLUSH MOUNT SIGN TO BUILDING

- SIGN IS IN SHOP, FORMERLY FROM  
CLOSED HIGHLAND PARK LOCATION

VINYL COLORS:

PANTONE COLORS:

DRAWN BY: W START DATE: 01/27/22  
REVISION NUMBER: REVISION DATE:  
SALESMAN: KEN S.



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The Village of Glencoe

# EXTERIOR APPEARANCE REVIEW APPLICATION

## DESIGN GUIDELINES CHECKLIST:

### Streetscape Design Guidelines

#### PUBLIC REALM

<b>SIDEWALK + STREETScape</b>	Meets Intent	Does Not Meet Intent	N/A	Information Needed
Provide adequate width for each specific streets level of use, while enhancing the appearance and function of the downtown.			X	
<b>PUBLIC ART</b>	Meets Intent	Does Not Meet Intent	N/A	Information Needed
Develop creative spaces by incorporating public art into the design, and by creating standalone public art projects.			X	
<b>MURALS</b>	Meets Intent	Does Not Meet Intent	N/A	Information Needed
Ensure that murals are expressions of public art and significantly contribute to the visual interest along a streetscape. If a mural displays any type of commercial advertising, then it is considered a sign and will be subject to the sign ordinance and review by the Village of Glencoe.			X	

### Architectural Design Guidelines

#### SITE ENHANCEMENTS

<b>LANDSCAPING</b>	Meets Intent	Does Not Meet Intent	N/A	Information Needed
Design areas of landscape within large areas of hardscape and along edges to soften the space and provide a more visual appeal within the pedestrian environment.			X	
<b>PARKING + PARKING LOT AMENITIES</b>	Meets Intent	Does Not Meet Intent	N/A	Information Needed
Design parking areas to be landscaped and screened from the public right of way wherever possible, while improving pedestrian and bicycle safety.			X	



The Village of Glencoe

# EXTERIOR APPEARANCE REVIEW APPLICATION

## DESIGN GUIDELINES CHECKLIST:

### Architectural Design Guidelines (Continued)

#### SITE ENHANCEMENTS

<b>LOADING + UNLOADING SERVICE AREAS</b>	Meets Intent	Does Not Meet Intent	N/A	Information Needed
Minimize the adverse impacts loading and unloading service areas have on adjacent properties, pedestrians and access to the primary building.			X	

#### BUILDING FORM

<b>MASSING + PROPORTION</b>	Meets Intent	Does Not Meet Intent	N/A	Information Needed
Design building massing with well-scaled elements or structures that are sensitive to the neighborhood context.			X	
<b>BUILDING RHYTHM + ARTICULATION</b>	Meets Intent	Does Not Meet Intent	N/A	Information Needed
Create a rhythm by varying and articulating building massing and façades to contribute to a fine-grained, pedestrian scale environment at the street level.			X	
<b>BUILDING HEIGHT TO RIGHT OF WAY WIDTH</b>	Meets Intent	Does Not Meet Intent	N/A	Information Needed
Design building heights with right of way widths to frame the public space using a ratio of 1:2 or 1:3.			X	
<b>MULTIPLE TENANT SPACES</b>	Meets Intent	Does Not Meet Intent	N/A	Information Needed
Incorporate building features that distinguish between multiple tenant spaces along a facade.			X	



## The Village of Glencoe

# EXTERIOR APPEARANCE REVIEW APPLICATION

### DESIGN GUIDELINES CHECKLIST:

#### Architectural Design Guidelines (Continued)

##### BUILDING FORM

<b>BUILDING SETBACKS, STEPBACKS + BUILD-TOS</b>	Meets Intent	Does Not Meet Intent	N/A	Information Needed
Create setbacks and alignments of new buildings to respect the existing pattern of development. Stepbacks in the building facade can occur to add more visual interest along a street.			X	
<b>BUILDING CORNERS</b>	Meets Intent	Does Not Meet Intent	N/A	Information Needed
Establish building corners with architectural articulation and activating uses. (Activating uses can be shops, cafés, or other businesses at the ground level, that contribute to creating lively street environments).			X	
<b>MECHANICAL EQUIPMENT + UTILITIES</b>	Meets Intent	Does Not Meet Intent	N/A	Information Needed
Coordinate the design and integration of mechanical equipment and utilities into the overall building and streetscape design.			X	

##### FACADE COMPONENTS

<b>ENTRANCES</b>	Meets Intent	Does Not Meet Intent	N/A	Information Needed
Provide an enhanced entry that is designed in relationship to the overall size and scale of the building.			X	
<b>WINDOWS + DOORS</b>	Meets Intent	Does Not Meet Intent	N/A	Information Needed
Locate and space windows and doors to express a rhythm and create visual continuity with existing structures as far as materials, proportions and typologies.			X	





## The Village of Glencoe

# EXTERIOR APPEARANCE REVIEW APPLICATION

### DESIGN GUIDELINES CHECKLIST:

#### Architectural Design Guidelines (Continued)

##### FACADE COMPONENTS

<b>AWNINGS + CANOPIES</b>	Meets Intent	Does Not Meet Intent	N/A	Information Needed
Design awnings and canopies to be an integral part of the architecture of the buildings they are attached to and provide pedestrians with cover from the elements.			X	
<b>BUILDING MATERIALS + COLORS</b>	Meets Intent	Does Not Meet Intent	N/A	Information Needed
Ensure materials and colors reflect the local identity and the intended approach to the character of the downtown. Different material and colors may be appropriate to define key buildings and/or spaces.			X	
Materials Palette: (See Design Guidelines for Reference)			X	
Colors Palette: Primary colors should compliment the existing context, however, since the downtown is envisioned as a lively, playful environment, the use of more vivid colors for select accents is encouraged. Color schemes submitted by applicants will be reviewed with this vision in mind.			X	
<b>LIGHTING</b>	Meets Intent	Does Not Meet Intent	N/A	Information Needed
Ensure that lighting provides a safe and visible pedestrian realm as well as establishing a theme or character for different streets and buildings.			X	



# EXTERIOR APPEARANCE REVIEW APPLICATION

## DESIGN GUIDELINES CHECKLIST:

### Architectural Design Guidelines (Continued)

#### FACADE COMPONENTS

HISTORIC PRESERVATION	Meets Intent	Does Not Meet Intent	N/A	Information Needed
Preserve and enhance the historical character of the Village's historic buildings, spaces and neighborhoods.			X	
SIGNS	Meets Intent	Does Not Meet Intent	N/A	Information Needed
Contribute to an overall sense of high quality design, creativity and distinct identity for the village.	X			

#### COMMENTS

See attached memo.



# VILLAGE OF GLENCOE MEMORANDUM

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DATE: February 9, 2021

TO: Village of Glencoe Plan Commission

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

FROM: Taylor Baxter, Development Services Manager

SUBJECT: **Staff Memo – 484 & 486 Madison Avenue Combination Plat**

## Project background and applicant's request

The applicant proposes to combine three subdivided lots that are owned and controlled together and are deemed to be one zoning lot as defined in the Zoning Code. These lots have two street address because they previously supported two separate homes as recently as the late 1990s.

The subject property is currently developed with a single-family residence on the 484 Madison parcel and an accessory detached garage on the 486 Madison parcel. The applicant intends to demolish the existing residence and build a new single-family home. The parcels are in the RC single-family zoning district.

Village regulations allow multiple underlying parcels to function as a single lot for zoning purposes if they meet the definition of a "Zoning Lot". These parcels do meet the definition of a "Zoning Lot", and Village records show they have functioned as such since approximately 2000. For this reason, the property could currently be developed as a combined lot with a single-family residence. However, to formally combine the underlying parcels, a plat of subdivision is required.

The Plan Commission's role in this process is to hold a public meeting, review the application, and provide a recommendation to the Village Board, which makes a final decision on the matter. By default, plat review is a two-round process, with the Plan Commission and then the Village Board first reviewing a Preliminary Plat, followed by a Final Plat. However, the applicant has requested that this process be combined into a single round of review. The approval or denial of this request is at the discretion of the Plan Commission and should be based on the nature of the request and whether a single round of review would provide sufficient opportunity for public comment.

## Applicable zoning code standards

Each of the underlying parcels at the subject property is nonconforming per the requirements of the Zoning Code. As a single combined lot, the parcels meet the requirements of the Zoning Code.

Standard	Required	Underlying parcels	Single combined lot
Lot size	10,000 square feet (min.)	4,375.9 - 8,751.8 sq ft	17,503.7 sq ft
Average lot width	60 feet (min.)	24 – 48 ft	96 ft

## Standards for review

The Subdivision Code provides the following standards for plat review:

- (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.

In an attached letter, the applicant states that the proposed consolidation would meet each of these standards. Village Engineering and Planning staff have reviewed the proposal and agree with this analysis. The Village Engineer's review did not lead to any concerns about public utilities, streets, traffic, or stormwater.

Village records indicate that the parcels on the subject property have been considered a single zoning lot for more than two decades. Because of this, the applicant could apply for and receive a building permit for a new single-family home that treats the subject property as a combined lot. The formal consolidation of the underlying parcels would not have an impact on the surrounding community and would bring what would separately be non-conforming parcels into conformity with the requirements of the Zoning Code in the RC district.

### **Public notice**

Signage has been placed on the property and letters have been sent to residents within 300 feet of the property notifying them of the proposal and of the Plan Commission meeting, per the requirements of the Subdivision Code.

### **Staff recommendation**

The Plan Commission's role in plat review is to hold a public meeting, evaluate the proposal based on the standards found in the Subdivision Code, and provide a recommendation to the Village Board. The Plan Commission must also approve or deny the applicant's request for a combined Preliminary and Final Plat review process.

Staff is of the opinion that the proposal merits combined Preliminary and Final Plat review. Staff is also of the opinion that the proposal meets the standards for review found in the Subdivision Code and that a recommendation of approval is warranted.



# VILLAGE OF GLENCOE

## FORMS & APPLICATIONS

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

Last Updated: July 12, 2017

www.villageofglencoe.org

### Subdivision Application

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

Site Location/ Address: 484 Madison Avenue + 486 Madison Avenue

Size of Property: each property is 48 x 182

Current Zoning: RC

Current Use of Property: 484: Single Family residence 486: only a detached garage

Description of Request: Consolidate 2 properties into 1 property (1 zoning lot)

Application for: ☐ Subdivision ☒ Consolidation

Number of Lots: 3 PINS, 1 Zoning lot

Briefly describe the request:

Consolidate 484 Madison (48' x 182', 2 pins) and 486 Madison (48' x 182', 1 pin) into one consolidated property, 484 Madison, and 1 Zoning lot

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: 484 Madison LLC

Primary Contact: Steven Aisen

Address: 606 Dundee Rd. Suite 308

City, State, Zip: Northbrook, IL 60062

Phone: 773 505-2556

E-mail: Steve@newgardhomes.com

Owner's Signature: [Signature]

**Applicant Information**

Legal Name: 484 Madison LLC / Steven Aisen


Primary Contact: Steven Aisen

Address: 666 Dundee Rd #308

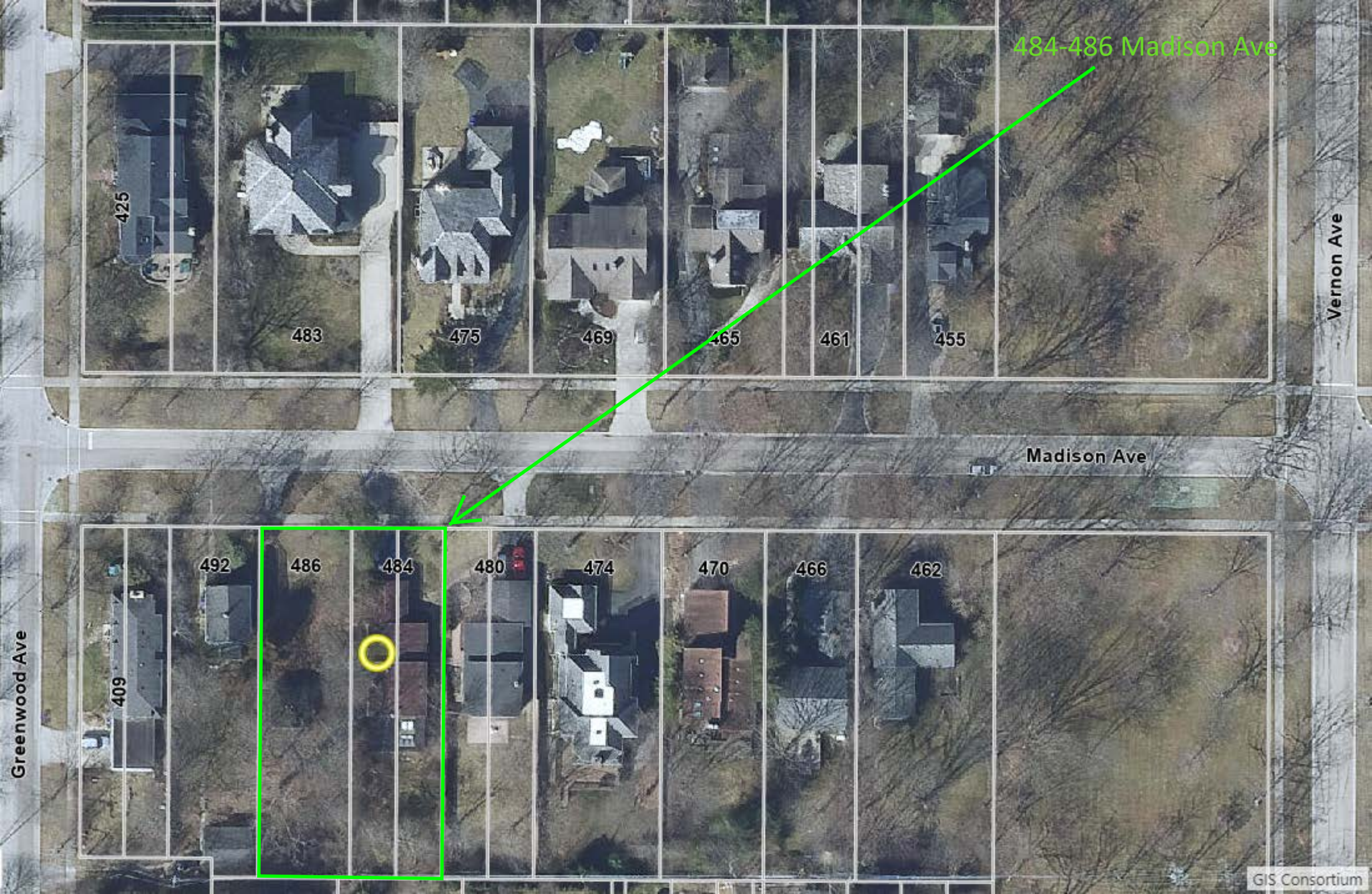
City, State, Zip: Northbrook, IL 60062

Phone: 773 505-2556 cell

E-mail: Steve@newgardhomes.com

Applicant's Signature: 





484-486 Madison Ave

Vernon Ave

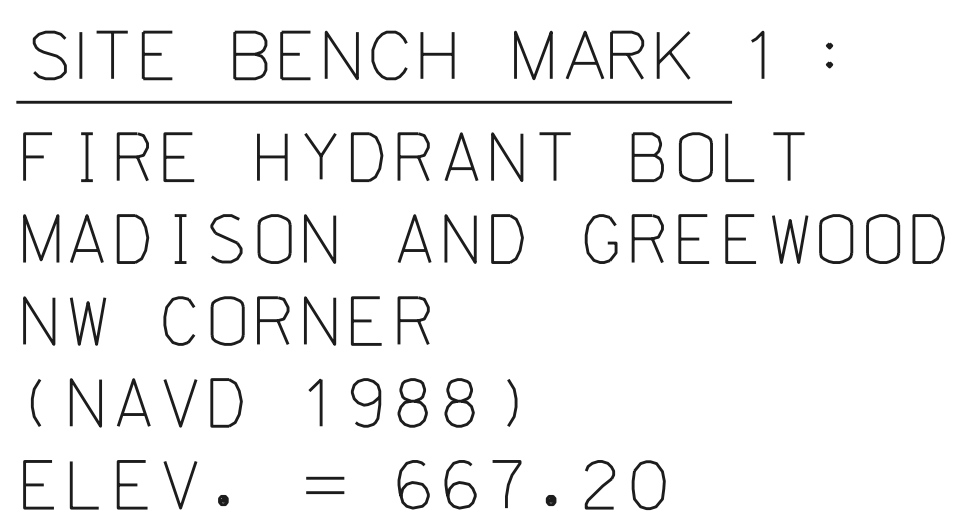
Madison Ave

Greenwood Ave



LEGAL DESCRIPTION:

PARCEL 2: THE NORTH HALF OF THE VACATED ALLEY LYING SOUTH OF AND ADJOINING LOTS LOTS TWENTY-ONE(21) AND TWENTY-TWO(22) IN BLOCK FOUR (4) IN IRA BROWN'S ADDITION TO GLENCOE, BEING A SUBDIVISION IN SECTION 7, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS



REFERENCE: Plat of Survey Survey  
by Exacta Land Surveyors, LLC,  
3/22/2021

Sheet

C2

Scale 1" = 15'

Project

Date

Client Name and Address:

Newgard Custom Homes  
666 Dundee Rd #308,  
Northbrook, IL 60062  
Tel: (224) 261-8940

Firm Name and Address:

Fluenta Consulting  
201 E. Lakeside Dr.,  
Vernon Hills, IL 60061  
Tel: 773-349-5881



No.	Revision/Issue	Date

PLAT RETURN ADDRESS

THIS PLAT IS TO BE RECORDED BY THE VILLAGE OF GLENCOE, ILLINOIS FOR THE UNDERSIGNED. UPON RECORDATION RETURN THIS PLAT TO:

CORPORATION COUNSEL  
VILLAGE OF GLENCOE  
675 VILLAGE COURT,  
GLENCOE, IL 60022

OWNER'S CERTIFICATE:

STATE OF ILLINOIS )  
 ) S.S.  
COUNTY OF COOK )

484 MADISON LLC, AN ILLINOIS LIMITED LIABILITY COMPANY, HEREBY CERTIFIES THAT IT IS THE OWNER OF THE PROPERTY DESCRIBED HEREON AND AS SUCH OWNER HAS CAUSED SAID PROPERTY TO BE SURVEYED AND CONSOLIDATED IN THE MANNER HEREON DRAWN. IN WITNESS WHEREOF OF SAID 484 MADISON LLC, AS OWNER OF SAID PROPERTY HAS CAUSED THIS CERTIFICATE TO BE EXECUTED BY DULY AUTHORIZED OFFICERS AND ITS CORPORATE SEAL TO BE HEREON AFFIXED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D.20\_\_.

BY: \_\_\_\_\_  
TITLE: \_\_\_\_\_

NOTARY CERTIFICATE:

STATE OF ILLINOIS )  
 ) S.S.  
COUNTY OF COOK )

I, \_\_\_\_\_, A NOTARY PUBLIC IN AND FOR SAID COUNTY IN THE STATE AFORESAID DO HEREBY CERTIFY THAT \_\_\_\_\_ AND \_\_\_\_\_ PERSONALLY KNOWN TO ME TO BE THE \_\_\_\_\_ AND \_\_\_\_\_ OF \_\_\_\_\_ AND PERSONALLY KNOWN TO ME TO BE THE SAME PERSONS WHOE NAMES ARE SUBSCRIBED TO THE AFORESAID INSTRUMENT, APPEARED BEFORE ME THIS DAY IN PERSON AND SEVERALLY ACKNOWLEDGED THAT THEY SIGNED AND DELIVERED THE ANNEXED PLAT AS \_\_\_\_\_ AND \_\_\_\_\_ OF SAID \_\_\_\_\_ AND \_\_\_\_\_ CAUSED THE SEAL OF SAID \_\_\_\_\_ TO BE AFFIXED THERETO,PURSUANT TO AUTHORITY GIVEN BY THE \_\_\_\_\_ OF SAID \_\_\_\_\_ AS THEIR FREE AND VOLUNTARYACT AND AS THE FREE AND VOLUNTARY ACT AND DEED OFSAID \_\_\_\_\_ FOR THE USES AND PURPOSES THEREIN SET FORTH.

GIVEN UNDER MY HAND AND NOTARIAL SEAL THIS \_\_\_\_ DAY OF \_\_\_\_\_,A.D. 20\_\_.

BY: \_\_\_\_\_  
NOTARY PUBLIC

COMMISSION EXPIRES: \_\_\_\_\_

BOARD OF TRUSTEES CERTIFICATE:

STATE OF ILLINOIS )  
 ) S.S.  
COUNTY OF COOK )

APPROVED AND ACCEPTED BY THE MAJOR AND BOARD OF TRUSTEES OF THE VILLAGE OF GLENCOE, COOK COUNTY, ILLINOIS, THIS \_\_\_\_ DAY \_\_\_\_\_, A.D. 20\_\_.

BY: \_\_\_\_\_  
MAYOR OF THE BOARD OF TRUSTEES

ATTEST: \_\_\_\_\_  
VILLAGE CLERK

PLAN COMMISSION CERTIFICATE:

STATE OF ILLINOIS )  
 ) S.S.  
COUNTY OF COOK )

APPROVED AND ACCEPTED BY THE PLAN COMMISSION OF THE VILLAGE OF GLENCOE, COOK COUNTY, ILLINOIS, AT A MEETING HELD THIS \_\_\_\_ DAY \_\_\_\_\_,A.D. 20\_\_.

BY: \_\_\_\_\_  
CHAIRMAN OF THE PLAN COMMISSION

ATTEST: \_\_\_\_\_  
SECRETARY

VILLAGE ENGINEER CERTIFICATE:

STATE OF ILLINOIS )  
 ) S.S.  
COUNTY OF COOK )

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

BY: \_\_\_\_\_  
VILLAGE ENGINEER

VILLAGE COLLECTOR CERTIFICATE:

STATE OF ILLINOIS )  
 ) S.S.  
COUNTY OF COOK )

I, \_\_\_\_\_ COLLECTOR FOR THE VILLAGE OF GLENCOE, COOK COUNTY, ILLINOIS, DO HEREBY CERTIFY THAT I FIND NO DELINQUENT GENERAL TAXES, DELINQUENT SPECIAL ASSESSMENTS OR UNPAID CURRENT SPECIAL ASSESSMENTS DUE AGAINST THE LAND INCLUDED IN THE PLAN HEREON DRAWN.

DATED THIS \_\_\_\_ DAY OF \_\_\_\_\_, A.D. 20\_\_.

BY: \_\_\_\_\_  
VILLAGE COLLECTOR

LAND SURVEYOR'S CERTIFICATION:

STATE OF ILLINOIS )  
 ) S.S.  
COUNTY OF COOK )

I, ROY G. LAWNICZAK, A REGISTERED PROFESSIONAL ILLINOIS LAND SURVEYOR NO. 35 - 2290, DO HEREBY CERTIFY THAT I HAVE SURVEYED AND CONSOLIDATED THE FOLLOWING DESCRIBED PROPERTY:

LOTS 19 THROUGH 22, BOTH INCLUDED, TOGETHER THE NORTH HALF OF THE VACATED ALLEY LYING SOUTH AND ADJOINING SAID LOTS IN BLOCK 4 IN IRA BROWN'S ADDITION TO GLENCOE, BEING A SUBDIVISION IN SECTION 7, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

I FURTHER CERTIFY THAT NO PART OF THE PROPERTY COVERED BY THIS PLAT OF SUBDIVISION IS SITUATED WITHIN 500 FEET OF A SURFACE DRAIN OR WATER COURSE SERVING A TRIBUTARY AREA OF 640 ACRES OR MORE.

I FURTHER CERTIFY THAT THE PROPERTY SHOWN ON THE PLAT HEREON DRAWN IS SITUATED WITHIN THE CORPORATE LIMITS OF VILLAGE OF GLENCOE, COOK COUNTY, ILLINOIS.

I DO HEREBY FURTHER CERTIFY THAT THE DESCRIBED LAND, BASED UPON A REVIEW OF THE FEDERAL EMERGENCY MANAGEMENT AGENCY FLOOD INSURANCE RATE MAP, COMMUNITY NUMBER 170095, PANEL NUMBER 0094 K, MAP NUMBER 17031C0094K, WITH AN EFFECTIVE DATE OF SEPTEMBER 10, 2021, IT IS IN MY PROFESSIONAL OPINION THAT SAID DESCRIBED PROPERTY IS WITHIN UNSHADED ZONE -"X", DEFINED AS AREAS DETERMINED TO BE OUTSIDE THE 0.2% ANNUAL CHANCE FLOODPLAIN AS IDENTIFIED BY SAID MAP.

THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY.

DIMENSIONS ARE SHOWN IN FEET AND DECIMAL PARTS THEREOF AND ARE CORRECTED TO A TEMPERATURE OF 68 DEGREES FAHRENHEIT.

GIVEN UNDER MY HAND AND SEAL THIS 1st DAY OF FEBRUARY, 2022 AT RIVER FOREST, ILLINOIS.

BY: \_\_\_\_\_  
ROY G. LAWNICZAK, REGISTERED ILLINOIS LAND SURVEYOR NO. 35-2290  
LICENSE EXPIRES: NOVEMBER 30, 2022  
PROFESSIONAL DESIGN FIRM LICENSE NO.: 184-004576  
LICENSE EXPIRES: APRIL 30, 2023

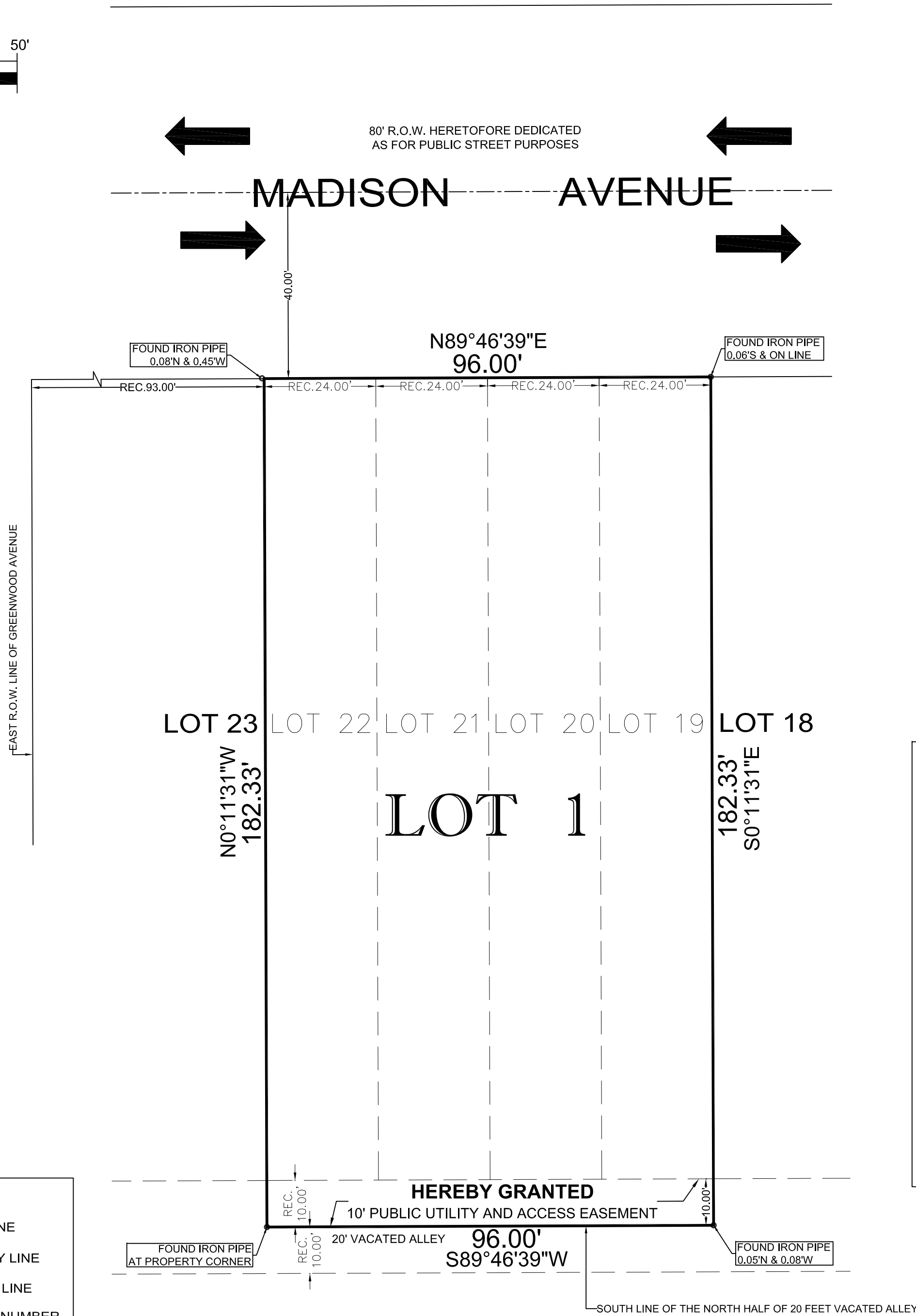
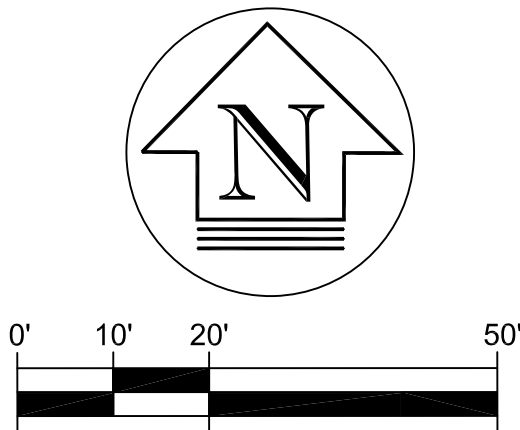
# NEWGARD MADISON CONSOLIDATION

OF THE LOTS 19 THROUGH 22, BOTH INCLUDED, TOGETHER WITH THE NORTH 1/2 OF THE VACATED ALLEY LYING SOUTH AND ADJOINING SAID LOTS IN BLOCK 4 IN IRA BROWN'S ADDITION TO GLENCOE, BEING A SUBDIVISION IN SECTION 7, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

KNOWN AS: 484 MADISON AVENUE, GLENCOE, ILLINOIS

COOK COUNTY PERMANENT IDENTIFICATION NUMBER  
05 - 07 - 416 - 006 - 0000  
05 - 07 - 416 - 005 - 0000  
05 - 07 - 416 - 004 - 0000

LOT 1  
AREA = 17,504 SQ. FT OR 0.401 ACRE



**PUBLIC UTILITY AND ACCESS EASEMENT**  
A PERMANENT AND PERPETUAL NON-EXCLUSIVE EASEMENT IS HEREBY GRANTED TO THE VILLAGE, NORTH SHORE 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/OR 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 THE RIGHT HEREIN GIVEN. WITHOUT PRIOR WRITTEN CONSENT OF THE GRANTEES, NO BUILDINGS, STRUCTURES OR OTHER OBSTRUCTION SHALL BE CONSTRUCTED, PLANTED OR PLACED IN ANY SUCH EASEMENT AREAS, NOR SHALL ANY OTHER USES BE MADE THEREOF WHICH WILL INTERFERE WITH THE EASEMENTS GRANTED HEREBY. 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 WAY AND PLACE SHOWN ON THIS PLAT, UNLESS OTHERWISE EXPRESSLY MENTIONED IN AN ORDNANCE OF VACATION.

SPACE FOR COUNTY STAMPS

**LEGEND**

- BOUNDARY LINE
- RIGHT-OF-WAY LINE
- EXISTING LOT LINE
- LOT - PROPOSED LOT NUMBER
- LOT - EXISTING LOT NUMBER
- TRAFFIC FLOW DIRECTIONAL'S

PROJECT No.: 2022 - 29767	PLAT PREPARED FOR: <b>484 MADISON LLC</b>	PLAT PREPARED BY: <b>UNITED SURVEY SERVICE, LLC</b>	NO.	REVISIONS	DATE
ISSUE DATE: 1/20/2022	666 DUNDEE RD	CONSTRUCTION AND LAND SURVEYORS 7710 CENTRAL AVENUE, RIVER FOREST, ILLINOIS, 60305	1	REVISED	2/1/22
SCALE: 1"=20'	SUITE 308	TEL.: (847) 299 - 1010 FAX : (847) 299 - 5887	2		
SHEET NUMBER 1 OF 1	NORTHBROOK, IL 60062	E-MAIL: USURVEY@USANDCS.COM	3		
			4		
			5		
			6		

