

Staff Report

Applicant: Dan Bauman, Glenwood Roscoe LLC (Property Owner)
Location: Bradley Drive north of Glenwood Drive (04-14-426-009)
Requested Action: Final Plat, Plat 3
Existing Use: Vacant Land
Proposed Use: Single Family Residential
Existing Zoning: RR (Rural Residential)

Adjacent Zoning:

North: N/A (Roscoe Township)

East: N/A (Roscoe Township)

South: Rural Residential

West: N/A (Roscoe Township)

Description: The applicant is requesting a Final Plat for the final phase of the Glenwood Estates Subdivision, located at the end of Bradley Drive north of Glenwood Drive. The proposed Final Plat would divide parcel 04-14-426-009 into two large residential lots. Lot 1 is proposed to be 1.41 acres, and Lot 2 is proposed to be 7.55 acres. These lots are subject to the RR Rural Residential Zoning District standards, as shown in the table below:

	District Standard	Proposed
Lot Size	22,000 square feet	61,496 and 328,878 square feet
Lot Width	110 feet	200+ feet
Lot Depth	150 feet	200+ feet
Development Setback Standards		
Front Setback	30 feet	Able to Accommodate
Side Setback	30 feet total	Able to Accommodate
Rear Setback	30 feet	Able to Accommodate

As seen above, the two proposed lots would conform to the Rural Residential Zoning District requirements.

The proposed Final Plat differs from the previously approved Tentative Plat, which included 11 half-acre lots. The proposed Final Plat instead includes only two lots, reducing the amount of roadway and supporting infrastructure needed.

Fehr Graham, the Village's engineering consultant, has reviewed the construction plans, drainage report, and final plat and has provided a review letter with additional comments.

Staff Review: The proposed Final Plat would allow for two large lots for residential development generally consistent with the existing pattern of large lot single family homes within the Glenwood Estates subdivision.

Staff Recommendation: Staff recommends **approval** of the requested Final Plat, subject to the following conditions:

1. Applicant shall respond to the comments from Fehr Graham in their comment review letter dated August 5, 2025.