

VILLAGE OF GLENCOE
ORDINANCE NO. 2026-XX-XXXX

**AN ORDINANCE AMENDING THE GLENCOE ZONING CODE REGARDING
REGULATION OF NON-RESIDENTIAL USES IN RESIDENTIAL ZONING DISTRICTS**

WHEREAS, the Village of Glencoe is a home rule municipal corporation pursuant to Article VII, Section 6(a) of the Constitution of the State of Illinois of 1970, and may exercise any power and perform any function pertaining to its government and affairs including, but not limited to, the power to regulate for the protection of the public health, safety, morals and welfare; and

WHEREAS, on January 22, 2026, the Village Board adopted a Red Flag Resolution directing the Zoning Commission to hold a public hearing and provide a recommendation to the Village Board regarding proposed amendments to the Glencoe Zoning Code ("**Zoning Code**") that would update regulations for non-residential uses in the Village's residential zoning districts ("**Proposed Amendments**"); and

WHEREAS, the Zoning Code currently allows the maintenance and operation of a limited number of non-residential uses in residential zoning districts without the requirement of a Special Use Permit ("**SUP**") or other discretionary review, provided that minimum lot size requirements are met; and

WHEREAS, the Village's off-street parking requirements and associated landscaping requirements allow the Village to maintain some level of control over the location and design of non-residential sites in residential zoning districts; and

WHEREAS, Public Act 104-457, known as the "People Over Parking Act" ("**Act**"), effective June 1, 2026, will eliminate the Village's ability to enforce off-street parking requirements within one-half mile of transit stations, which will reduce the Village's control over the location and design of non-residential site in residential zoning districts; and

WHEREAS, while Section 3-111 of the Zoning Code requires buildings used as park facilities to adhere to the gross floor area requirements for single-family residences in residential zoning districts, the Zoning Code is silent with regard to gross floor area requirements for other non-residential uses in residential zoning districts; and

WHEREAS, Section 3-103 the Zoning Code allows "Village Uses," as defined in the Zoning Code, to apply for height, setback, and bulk relief beyond what is available through the zoning variation process through the special use permit ("**SUP**") process, but does not currently allow private golf clubs or religious congregations to apply for similar relief; and

WHEREAS, the Village recognizes that retroactive imposition of SUP requirements for existing non-residential uses in residential zoning districts could result in unintended burdens on long-established uses located in residential districts throughout the Village; and

WHEREAS, pursuant to notice duly published in the *Glencoe News*, on March 2, 2026, the Zoning Commission of the Village of Glencoe commenced a public hearing on possible modifications to the Glencoe Zoning Code regarding regulations of non-residential uses in residential zoning districts, discussion of which was continued by the Zoning Commission at its April 7, 2026 meeting; and

WHEREAS, the Zoning Commission considered the evidence provided to it, including, but not limited to, the following:

1. the potential impact of non-residential uses on adjacent and nearby properties within residential zoning districts; and
2. the Village's ability to effectively regulate which locations within residential districts are appropriate for non-residential uses and to mitigate these potential negative impacts of those uses; and
3. whether the imposition of minimum lot size requirements remain an effective way to ensure non-residential uses' compatibility with nearby properties; and
4. whether the gross floor area limits for single-family residences should apply to all non-residential uses in residential zoning districts; and
5. whether the creation of new zoning requirements for non-residential uses in residential zoning districts could have an unintended negative impact on established non-residential uses that operate in residential districts without causing significant negative impacts.

WHEREAS, following this consideration, the Zoning Commission directed Village staff to prepare a Resolution recommending approval of the proposed Zoning Code Amendment, which was approved by the Zoning Commission at its April 7, 2026 meeting; and

WHEREAS, this Resolution includes a recommendation to:

1. Require an SUP for non-residential uses in residential zoning districts;
2. Remove the minimum lot size for non-residential uses in residential zoning districts, provided that these proposed uses go through an SUP review process;
3. Incorporate clarifying code language to require all non-residential uses located in residential zoning districts to comply with gross floor area requirements for single-

family residences;

4. Allow religious congregations and private golf clubs to apply for SUP relief from bulk, setback, and height requirements, relief that is currently only available for "Village uses"; and
5. Exempt non-residential uses that are established and operating at the time of the adoption of this amendment from new SUP requirements for projects that otherwise meet all Zoning Code requirements; and

WHEREAS, the President and Board of Trustees considered the recommendation of the Zoning Commission as expressed in the Commission's Resolution No. 26-ZC-02, adopted by the Commission on April 7, 2026, and determined that the best interests of the Village and its residents will be served by amending the Village's Zoning Code as hereinafter set forth;

NOW, THEREFORE, BE IT ORDAINED by the President and Board of Trustees of the Village of Glencoe, County of Cook, State of Illinois, as follows:

SECTION ONE: RECITALS. The foregoing recitals are incorporated in, and made a part of, this Ordinance by this reference as findings of the Village Board of Trustees of the Village of Glencoe.

SECTION TWO: AMENDMENTS TO SECTIONS 3-102, 3-103, AND 3-111 OF THE GLENCOE ZONING CODE. Section 3-102, entitled "Permitted Uses," Section 3-103, entitled "Special Uses," and Section 3-111, entitled "Bulk, Space, and Yard Requirements," of Article III, entitled "Residential Districts – Single Family and Multiple Family," of the Glencoe Zoning Code, shall be and is hereby amended as set forth in *Exhibit A* attached to and, by this reference, made a part of, this Ordinance.

SECTION THREE: EFFECTIVE DATE. This Ordinance shall be in full force and effect upon its passage, approval, and publication in pamphlet form in the manner provided by law.

PASSED THIS 16TH DAY OF APRIL 2026.

AYES:

NAYS:

ABSENT:

ABSTAIN:

APPROVED THIS 16TH DAY OF APRIL 2026.

Howard J. Roin, Village President

ATTEST:

Philip A. Kiraly, Village Clerk

POSTED AND PUBLISHED IN PAMPHLET FORM THIS 16TH DAY OF APRIL 2026.

Philip A. Kiraly, Village Clerk

APPROVED AS TO FORM.

Village Attorney

EXHIBIT A
AMENDMENTS

[added text **in bold and underlined;** deleted text struck-through]

Sec. 3-102 PERMITTED USES

The following uses and no others are permitted as of right in residential districts.

A. ~~R-A, and R-B,~~ **R-C, and R-D** Single Family Residential Districts

1. Single family dwellings.
2. ~~Religious congregations.~~
3. ~~Elementary schools.~~
4. ~~Pre-kindergarten schools.~~
5. ~~Parks, playgrounds, and municipal buildings and uses, including public libraries and public golf courses.~~
6. ~~Private golf clubs.~~
7. ~~Personal Wireless Services Antennae, with or without antenna support structures and related equipment, but only if:~~
 - (a) ~~located on property owned or occupied by the Village and lying west of the Edens Expressway, subject to the standards in Paragraph 5-101D12 of this Code, and not including personal wireless services antennae located on a tower; or~~
 - (b) ~~on existing utility poles on zoning lots or rights-of-way, subject to the standards in Paragraph 5-101D14.~~

B. ~~R-C~~ Single Family Residential District

1. ~~All the uses permitted in the R-A and R-B Districts.~~
2. ~~Secondary schools.~~
3. ~~Colleges.~~

C. ~~R-D~~ Single/Multiple Family Residential District

~~1. All the uses permitted in the R-C District.~~

Sec. 3-103 SPECIAL USES

Except as specifically limited in the following subsections, the following uses may be permitted in any those residential districts isted below subject to the issuance of a special use permit as provided in Section 7-502 of this Code and subject to the additional standards hereinafter set forth.

Non-residential uses in subsections A, B, and C below that were established prior to, and operating as of, April 19, 2026, shall not be required to obtain a Special Use Permit for projects that otherwise meet all the requirements of this Zoning Code. This exception to the Special Use Permit requirement shall not apply to (i) any non-residential use that ceases operations for a period of 365 or more consecutive days; (ii) any non-residential use that relocates to a new location within the Village's residential districts on or after April 19, 2026; or (iii) projects on a zoning lot or part thereof that was not under control of such non-residential use on April 19, 2026.

A. Uses that may be allowed in the R-A and R-B Single Family Residential Districts with a special use permit:

1. Religious congregations.

2. Elementary schools.

3. Pre-kindergarten schools.

4. Parks, playgrounds, and municipal buildings and uses, including public libraries and public golf courses. (Also see 3-111-G-17)

5. Private golf clubs.

6. Personal Wireless Services Antennae, with or without antenna support structures and related equipment, but only if:

(a) located on property owned or occupied by the Village and lying west of the Edens Expressway, subject to the standards in Paragraph 5-101D12 of this Code, and not including personal wireless services antennae located on a tower; or

(b) on existing utility poles on zoning lots or rights-of-way, subject to the

standards in Paragraph 5-101D14.

B. R-C Single Family Residential District

- 1. All the uses allowed in the R-A and R-B Districts with a special use permit.**
- 2. Secondary schools.**
- 3. Colleges.**

C. R-D Single/Multiple Family Residential District

- 1. All the uses allowed in the R-C District with a special use permit.**
- 2. Multiple Family Dwellings in the R-D Single/Multiple Family Residential District; provided, however, that no special use shall be authorized unless (i) the proposed use satisfies the standards in Subsection 7-502E of the Code, (ii) the proposed use complies with the Village's Comprehensive Plan, and (iii) the proposed use secures Exterior Appearance Review approval pursuant to Section 7-503 of this Code.**

~~A.~~ **D.** Major Golf Events provided that such golf events shall: (1) be for a period of time not to exceed seven days; (2) not involve the construction of any permanent structures; and (3) not involve the construction or installation of any temporary structures unless expressly authorized in the special use permit. A major golf event shall be sponsored by the private golf club hosting such event plus any other person or entity approved by the Board of Trustees and expressly identified in the special use permit.

~~B.~~ **E.** Railroad Passenger Stations.

~~C.~~ **F.** Parking Lots As a Principal Use in any single family residential district when owned and used by religious congregations; otherwise, only in the R-C and R-D Districts on lots adjacent to a business district. In no event shall parking spaces in said lots be closer than 10 feet from any lot line. This provision shall not apply to municipal uses that serve as parking lots.

~~D.~~ **G.** Housing for Senior Citizens and Handicapped Persons (but only in the R-D District); provided, however, that the Board of Trustees may, in approving a special use permit for such housing:

1. allow dwelling unit sizes smaller than those required by Paragraph 3-111C5 of this Code
2. allow a building of up to but not to exceed three stories and 40 feet in height;

3. waive or modify the lot area requirements otherwise applicable; and
4. allow a reduction in the number of otherwise applicable required parking spaces; provided, however, that no such reduction shall allow for less than one space for every two dwelling units.

E. H. Bulk, Space and Yard Requirement Relief for Relocated Landmark Structures in excess of the stated limits for variations under Section 7-403 of this Code; provided, however, that any such relocated structure shall be certified as a landmark in the Village; provided further that such zoning relief is essential to permit the relocation and such relocation shall serve to preserve the special features of the landmark. The Board of Trustees may, in granting such special use permit for a relocated landmark, similarly grant relief from the bulk, space, and yard requirements for an adjoining lot that is directly and substantially affected by the relocation of such landmark structure. In addition, the Board of Trustees shall require the owners of the lot or lots to which the special use permit applies to execute and record a declaration of covenants prohibiting the construction of any new structure or an addition to an existing structure on such lot except upon the prior written approval of the Board of Trustees.

F. I. Parking Spaces for Religious Congregations on Host Lot. Notwithstanding the location of Paragraph 5-104B2 of this Code or the screening and buffering requirements of Subsection 5-106A of this Code, a religious congregation may use a portion of a host lot for either required or supplemental parking spaces, a parking area, or a parking lot to serve the religious congregation; provided, however, that (i) such parking spaces, parking area, or parking lot does not create any violations of any other provisions of this Code on either the lot used for a religious congregation or on the host lot; (ii) an easement satisfactory to the Village Attorney is recorded to establish the rights for such parking spaces, parking area, or parking lot and access thereto from a street; (iii) the parking spaces, parking area, or parking lot on the host lot shall abut the lot used for a religious congregation, and (iv) any relief from the provisions of Paragraph 5-104B2 or Subsection 5-106A of this Code granted pursuant to such special use permit shall be terminated in the event that the lot abutting the host lot is no longer used for a religious congregation.

G. J. Personal Wireless Service Antennae with or without Antenna Support Structures or Located on Towers, provided that such personal wireless services antennae may be located only on a zoning lot owned or occupied by the Village, the Glencoe Park District, the Glencoe Elementary School District, the Forest Preserve District of Cook County, a place of public worship, a place of public right-of-way, or a private golf club. No special use permits authorizing

construction of a new antenna support structure or addition to, enlargement of, or expansion of use of an existing antenna support structure shall be authorized unless the applicant is able to demonstrate: (1) that no lawfully pre-existing antenna support structure, or (2) for a proposed tower, that no lawfully pre-existing building or structure is available, on commercially reasonable terms, and sufficient for the location of an antenna necessary for the provision of personal wireless services. Any such personal wireless services antennae shall also be subject to the standards in Paragraph 5-101D12 or Paragraph 5-101D13, as applicable.

~~H. Multiple Family Dwellings in the R-D Single/Multiple Family Residential District; provided, however, that no special use shall be authorized unless (i) the proposed use satisfies the standards in Subsection 7-502E of the Code, (ii) the proposed use complies with the Village's Comprehensive Plan, and (iii) the proposed use secures Exterior Appearance Review approval pursuant to Section 7-503 of this Code.~~

I. ~~K.~~ Any use occurring at or on a lot serving a religious congregation that is not part of the authorized principal use of a religious congregation or an authorized accessory or temporary use, provided that such use can be reasonably accommodated by the religious congregation without causing undue disruption to neighboring properties and otherwise meets the standards for a special use permit and the requirements of the Village Code and other applicable law.

J. ~~L.~~ Relief **from the bulk, space, and yard requirements contained in Section 3-111 of this Code** for any building or structure devoted to **the following non-residential uses that do not the bulk, space, and yard requirements for residential districts, subject to such restrictions and conditions on the special use permit as the Board of Trustees may deem necessary or appropriate:**

1. **any Village use,**
2. **public parks,**
3. **public schools,**
4. **a religious congregation; or**
5. **private golf club use.**

~~K. M.~~ Golf Course Protective Structure. With the approval of a Special Use Permit, such structures are not subject to otherwise applicable height, setback, or setback plane Zoning Code requirements.

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3-111 BULK, SPACE, AND YARD REQUIREMENTS

The building height, lot, yard, floor area, and coverage requirements applicable in the residential districts are set forth in the following table. Footnote references appear in Subsection G of this Section at the end of the table.

	R-A	R-B	R-C	R-D
	*	*	*	
B. Minimum Lot Area and Dimensions (1)(2)				
1. Lot Area-Dwelling (sq. ft.)(18)	20,000	13,000/ 15,000	7,000	N/A
2. Lot Area-Principal Building or Use Other Than Dwelling (sq. ft.)	40,000	26,000	14,000	20,000
3. 2. Average Width of Lot (feet)	100	80	50	50
	*	*	*	

17. Special Lot Area and Yard Requirements for Glencoe Park District and Winnetka Park District Park Sites. If not improved with a building, a park site shall meet the following lot area and yard requirements, notwithstanding any contrary provision in Section [3-111](#) of this Code.

~~(a)~~ Minimum lot area of 7,000 square feet;

~~(b)~~**(a)** No required front yard or required corner side yard;

~~(c)~~**(b)** Minimum interior side and rear yards of 12 feet in the R-A District, 10 feet in the R-B District, 8 feet in the R-C District, and 5 feet in the R-D District; and

No park site may be used for **a residential** dwelling purposes, nor may a park site be improved with a building, unless such building complies with all applicable setback requirements of Subsection [3-111C](#) and the gross floor area limitations for single family dwellings as prescribed in Subsection [3-111E](#). (Adopted March 11, 1999)

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22. Gross Floor Area Limitations for Non-Residential Uses in Residential Zoning District.
All buildings used for non-residential uses in residential zoning districts must comply with all applicable gross floor area limitations for single-family dwellings as prescribed in Subsection 3-111E.

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