

**RESOLUTION NO. 26-ZC-02**

**VILLAGE OF GLENCOE ZONING COMMISSION  
ZONING CODE AMENDMENT REGARDING NON-RESIDENTIAL USES  
IN RESIDENTIAL ZONING DISTRICTS**

**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 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 restrictions on long-established uses located in residential districts throughout the Village; and

**WHEREAS**, the Zoning Commission held a public hearing on March 2, 2026, and April 7, 2026, and considered the evidence presented 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 are 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**, the Zoning Commission, following the public hearing on March 2, 2026, agreed that the Proposed Amendments would meet the standards for review set forth in the Zoning Code; and

**WHEREAS**, the Zoning Commission determined that new non-residential uses that are currently permitted in residential zoning districts should require an SUP; and

**WHEREAS**, the Zoning Commission determined that if an SUP is required to establish a non-residential uses in residential zoning districts, minimum lot size requirements should not apply, as the SUP review and approval process is better suited to ensuring that negative impacts on nearby properties are mitigated; and

**WHEREAS**, the Zoning Commission determined that the Zoning Code should be updated to clarify that all non-residential uses in residential zoning districts should be held to the same gross floor area limits as single-family residences; and

**WHEREAS**, the Zoning Commission determined that non-residential uses established before is the effective date of the Proposed Amendments should not be required to receive a SUP for projects that otherwise meet all requirements of the Zoning Code; and

**WHEREAS**, the Zoning Commission determined that relief via the approval of an SUP granting relief from setback, height, and bulk requirements in excess of the relief that could be approved as a zoning variation should be available to religious congregations and private golf clubs in the same manner currently allowed for Village Uses; and

**WHEREAS**, by a vote of six to zero, the Zoning Commission directed staff to prepare this Resolution recommending approval of the Proposed Amendments, along with a summary of the Zoning Commission's recommended Conditions of Approval;

**NOW, THEREFORE, BE IT RESOLVED** by the Zoning Commission of the Village of Glencoe, Cook County, Illinois, that:

**SECTION 1. Findings:** After considering the potential costs and benefits of the Proposed Zoning Code Amendment, Commissioners have determined by unanimous vote that the Proposed Zoning Code Amendments meet the criteria for approval.

**SECTION 2. Recommendation:** Based on the Findings set forth in Section 1 of this Resolution, the Village of Glencoe Zoning Commission does hereby recommend that the President and Board of Trustees of the Village of Glencoe approve the Proposed Amendments as set forth in Section 3 of this Resolution.

**SECTION 3. Proposed Amendments to Zoning Code:** The Proposed Amendments to Article III of the Zoning Code shall read as follows: (**additions in bold and double underlined**, ~~deletions 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 residential districts as listed 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 April 19, 2026, shall not be subject to the issuance of a Special Use Permit for projects that otherwise meet all the requirements of this Zoning Code. This exception to Special Use Permit requirements shall not apply to (i) any non-residential use that cease operations for a period of 365 or more consecutive days; (ii) any non-residential use that relocates to a new location within the Village 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.**
- 2. Secondary schools.**
- 3. Colleges.**

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

- 1. All the uses allowed in the R-C District.**
- 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 for any building or structure devoted to **the following non-residential uses that do not meet the bulk, space, and yard requirements contained in Section 3-111 of this Code, 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.

\* \* \*

### 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
<del>2. Lot Area-Principal Building or Use Other Than Dwelling (sq. ft.)</del>	<del>40,000</del>	<del>26,000</del>	<del>14,000</del>	<del>20,000</del>
<del>3. <u>2.</u> Average Width of Lot (feet)</del>	<del>100</del>	<del>80</del>	<del>50</del>	<del>50</del>
	*	*	*	

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;

~~(e)~~**(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)~~

\* \* \*

**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.**

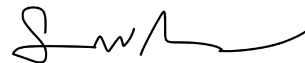
ADOPTED THIS 7<sup>th</sup> day of April, 2026.

AYES:            ()

NAYS:            ()

ABSENT:         ()

ABSTAIN:        ()



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Scott Novack, Chairman  
Village of Glencoe Zoning Commission