



VILLAGE OF GLENCOE

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2025 Zoning Board of Appeals/Zoning Commission Annual Report – June 18, 2026

Zoning Board of Appeals – By the Numbers

In 2025, the Zoning Board of Appeals (ZBA) held nine public hearings, consisting of 20 total cases and 35 variation requests, all of which were held either in the Morris Conference Room or at the Takiff Center due to the Council Chambers being under construction.

The variation requests were heavily driven by 15 requests for additions (by far the most common project type requiring variations) consisting of 17 setback variations, 12 floor area ratio (FAR) variations, and six miscellaneous variations. Notably, the ZBA did not formally deny any requests in 2025 (and has not done so since 2022), though several cases have been deferred or withdrawn before a potential denial could take place.

Between hearings, staff reviewed a total of 26 total cases, marking a 36.8% increase from 2024 (19 cases) and a 188.9% surge from 2019 (9 cases). This is the highest volume of cases since 2018 and likely beyond. This increase may be due to the discontinuation of a policy limiting agendas to no more than three cases a month, greater communication on available options from staff, and a higher demand for local construction. Staff also introduced several process changes in 2025 and the first half of 2026, including detailed information for notification letters, application updates, and on-site public notice signage.

Zoning Commission Highlights

Since the start of 2025, the Zoning Commission has held public hearings and made recommendations to the Village Board on six Special Use Permit applications and four Zoning Code amendments.

Special Use Permit applications have included:

- An office use on the ground floor at 385 Park Avenue
- Relief from height limits for an accessory structure at the Takiff Center
- A veterinary clinic on the ground floor in Hubbard Woods Plaza (While this SUP was approved, the applicant did not move forward with the project)
- A resale store drop-off location for North Shore Exchange on the ground floor
- The expansion of the Glencoe Public Library as a non-retail, non-residential use in the Central Business District (The Commission also approved a parking reduction SUP, which is no longer applicable due to changes in State law)
- Relief from height limits for driving range netting at the Glencoe Golf Club

Zoning Code Amendment hearings have included:

- Clarifying regulations regarding the authority to continue non-conformities when structures are demolished or destroyed
- Updates to the Zoning Code to implement a Comprehensive Plan recommendation to bring minimum lot size and lot width requirements in the R-C zoning district more in line with existing lots in the area
- The creation of a new “Preservation Variation” process and changes to allowable zoning variations to provide more flexibility for Honorary and Certified Landmarks
- Changes to regulations for non-residential uses in residential zoning districts

Looking Ahead

The Zoning Commission will hold a public hearing and begin its discussion of the proposed Planned Development (PD) ordinance this summer. The Commission also expects to work on significant Zoning Code amendments to help implement the Comprehensive Plan at the time the Village receives a higher degree of certainty regarding State-level zoning-related reforms. Commissioners will continue to hold public hearings on code amendments referred to it by the Village Board.

For 2026, staff’s goal for ZBA hearings is to provide applicants and participants with pre-application handouts in attempt to simplify the technical complexities pertaining to zoning variation requests and public hearing procedures.