



# VILLAGE OF GLENCOE

675 Village Court, Glencoe, Illinois 60022  
p: (847) 835-4114 | [info@villageofglencoe.org](mailto:info@villageofglencoe.org) | Follow Us: @VGlencoe

[www.villageofglencoe.org](http://www.villageofglencoe.org)

## Virtual Meeting Information

The September 13, 2021 Zoning Board of Appeals and Zoning Commission meetings 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 2021-15. 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: (312) 626-6799  
Webinar ID: 823 7322 4807

### **By Zoom Video Conference:**

Zoom video conference link: [Click here](#)

## **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 not included in the agenda packet that are received by 5:00 p.m. or one hour before the start of the ZBA/Zoning Commission meeting will be read during the meeting under Public Comment. All e-mails received will be acknowledged. Public comments that are read during the meeting are 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: "September 13<sup>th</sup> Zoning Board of Appeals/Zoning 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 Zoning 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.

### **Option 3: Live comments**

Public comments will be heard during the ZBA and Zoning Commission meetings. Individuals wishing to provide comments during the ZBA or Zoning Commission meetings should notify Village staff beforehand by emailing [glencoemeeting@villageofglencoe.org](mailto:glencoemeeting@villageofglencoe.org) or calling (847) 461-1118. Except for property owners within 200 feet of 538 Green Bay Road, live comments will be limited to three minutes in duration.



**AGENDA  
VILLAGE OF GLENCOE  
ZONING COMMISSION  
REGULAR MEETING**

**Virtual Meeting  
September 13, 2021  
6:00pm**

**1. CALL TO ORDER AND ROLL CALL**

*Scott Novack, Chair  
Sara Elsasser  
David Friedman  
Alex Kaplan  
Michael Koppersmith  
Debbie Ruderman  
John Satter*

**2. CONSIDER ADOPTION OF THE DECEMBER 7, 2020 ZONING COMMISSION MEETING MINUTES.**

**3. PUBLIC HEARING TO CONSIDER A PROPOSED AMENDMENT TO THE ZONING MAP TO REZONE THREE PARCELS FROM THE R-C DISTRICT TO THE R-D DISTRICT AND TO CONSIDER A SPECIAL USE PERMIT TO CONSTRUCT A SIX-UNIT MULTI-FAMILY RESIDENTIAL BUILDING AT 538 GREEN BAY ROAD.**

**4. PUBLIC COMMENT ON NON-AGENDA ITEMS.**

**5. 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 the meeting 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  
ZONING COMMISSION  
REGULAR MEETING**

Village Hall Council Chamber and Videoconference  
675 Village Court  
Monday, December 7, 2020 – 7:30 PM

**1. CALL TO ORDER AND ROLL CALL**

The Regular Meeting of the Zoning Commission of the Village of Glencoe was called to order by the Chair, at 7:53 p.m. on the 7th day of December 2020, held virtually via Zoom web videoconference.

Attendee Name	Title	Status
<b>Zoning Commission</b>		
Howard Roin	ZC Chairman	Present
Sara Elsasser	Member	Present
David Friedman	Member	Present
Alex Kaplan	Member	Present
John Satter	Member	Present
Scott Novack	Member	Present
<b>Village Staff</b>		
Taylor Baxter	Development Services Manager	Present
Richard McGowan	Planner	Present

**2. CONSIDERATION OF MINUTES OF THE NOVEMBER 2, 2020 ZONING COMMISSION MEETING**

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>AYES:</b>	Roin, Elsasser, Friedman, Kaplan, Satter, Novack
<b>NAYS:</b>	None
<b>ABSENT:</b>	None

**3. UNFINISHED BUSINESS: CONSIDER A REFERRAL FROM THE VILLAGE BOARD REGARDING POTENTIAL AMENDMENTS TO THE ZONING CODE RELATED TO MULTIPLE COOKING ARRANGEMENTS IN SINGLE-FAMILY RESIDENCES**

Chairman Howard Roin stated that the purpose of tonight's meeting is a continuation of the November 2, 2020, Zoning Commission meeting to make a recommendation for a final decision by the Village Board regarding the allowance of multiple cooking arrangements in single-family residences, which would require a zoning code amendment.

Village Staff provided the Board Members with a comparison of how nearby communities regulate and define single-family residences:

Municipality	Regulations
Wilmette	No specific restriction of kitchens. Multiple "kitchen-like" facilities are common. Permits for second full kitchens are only approved with a letter from the homeowner stating that the house is for single-family occupancy only.
Winnetka	Multiple kitchens are allowed so long as they do not create a separate dwelling unit.
Kenilworth	No specific restriction on multiple kitchens.
Northbrook	More than one kitchen is allowed in a single-family home, so long as the rooms with kitchens are connected and are within the same structure. A separate structure on the same lot with a kitchen is not allowed.
Northfield	Multiple kitchens are not permitted.
Highland Park	Allowed, but there must be a "permanent unlocked communicating space between areas with kitchens". Second kitchens are not allowed in accessory structures.

Mr. Baxter stated that the Village's definition of "*family*" is more extensive than other municipalities in the area, and the Village's definition of a "single-family dwelling" defines it as "*a detached dwelling having accommodations for and normally occupied by one family only, with one cooking arrangement.*". Chairman Roin added that the language limiting the number of kitchens in a single-family dwelling appears to be a proxy to determine what is and what is not a single-family dwelling unit.

Chairman Roin provided hypothetical situations where a single-family may want more than one cooking arrangement; such as a pool house, kids coming home from college, or perhaps parents moving in. Chairman Roin continued, stating that he would be inclined to not prohibit a second kitchen, similar to the Village of Wilmette, where the applicant is required to provide a letter stating that the residence will not be a multi-family dwelling.

Chairman Roin added that if the Village prohibits a second kitchen, then some applicants may just circumvent the permit process, and so it is important to review and inspect when kitchens are being built as a safety concern.

Board Member Scott Novack stated that he is in support of finding a way to make a second cooking arrangement allowed in single-family residences.

Chairman Roin stated that he spoke with Village President, Lawrence Levin, to determine if a Special Use Permit (SUP) would be appropriate for a second kitchen, although enforcement could be tough.

Board Member David Friedman questioned whether the Village of Wilmette's requirement to accompany a second kitchen with a signed letter from the homeowner would be possible should the new homeowner(s) decide to not acknowledge the letter establishing the home as a single-family residence. Chairman Roin added that the reason for the signature is more so for acknowledgement, and that it may be a possibility to have the new homeowner(s) sign an agreement to remain as a single-family residence.

Taylor Baxter added that it is tough with staff capabilities to track the sales of homes, and that he believes the Village of Wilmette's requirement is an administrative policy rather than a code requirement.

Board Member Friedman mentioned that Highland Park's regulations could potentially create a multi-unit setting for Architects, and that he is not necessarily in favor of more bureaucracy in the Village. Chairman Roin added that he thinks the Village of Wilmette's method is elegant, though enforcement may be difficult.

Mr. Baxter noted that a second kitchen would be relatively simple to look for in the permitting process.

Chairman Roin stated that none of the nearby communities' methods are perfect and that they all have their merits.

Board Member John Satter stated that if you look at the Village of Glencoe's definition of "*family*", there's room for interpretation and it's a gray area. Board Member Satter added that he liked the Village of Winnetka's regulations, and reiterated that the Zoning Commission is a recommending body.

Chairman Roin stated that he would like to get rid of "*normally*" from the Village of Glencoe's definition of a "*single-family dwelling*", and that there are several options moving forward.

Board Member Sara Elsasser stated that she is leaning towards regulations similar to Winnetka and Wilmette.

Board Member Alex Kaplan reiterated his question from the previous Zoning Commission meeting, asking why this is coming up now and not 10-15 years ago. Chairman Roin stated that President Levin received a letter from a resident whose relatives are Kosher.

Board Member Satter stated that it is better to allow a second cooking arrangement and to inspect it rather than addressing potential issues that may arise later on. Board Member Kaplan added that he believes the second cooking arrangement will be more of a religious factor, or even a component of an accessory structure. Chairman Roin added that under these circumstances in 2020, such as living in a pandemic, he can imagine a family wanting a second kitchen.

Mr. Baxter added that the Village's definition of "*family*" can be up to four (4) non-related family members and reiterated the Village's definition of "*single-family dwelling*":

*"A detached dwelling having accommodations for and normally occupied by one family only, with one cooking arrangement."*

Chairman Roin added that "*normally*" could be included in there for guests. Mr. Baxter stated that "*normally*" could be eliminated from the definition as long as guests are allowed, and that some municipalities define a single-family residence by the number of dwelling units, such as the Village of Winnetka. Board Member Friedman asked if this could be prejudice if two friends want to buy a house together. Mr. Baxter clarified that the Village's definition of "*family*" considers up to four (4) non-related people as a family.

Board Member Scott Novack asked about renting situations. Chairman Roin stated that the family definition was originally changed likely because of political correctness and potentially as an initiative to prohibit renters in a single-family residence. Chairman Roin added that if one person owns a home and the others living there pay rent, it can be a bit challenging. Chairman Roin then asked what the Village of Wilmette's definition of a "*single-family dwelling*" looks like, and Mr. Baxter stated that it is similar to the Village of Glencoe's:

*"Dwelling, Single-Family: A building that contains one (1) dwelling unit and is developed with open yards on all sides and not attached to any other building or dwelling unit."*

Chairman Roin stated that he likes the Village of Wilmette's definition. Mr. Baxter stated that the municipalities that allow second kitchens or cooking arrangements may have to make the determination as to what is and what is not a "*family*".

Board Member Novack asked about miniature grills or sinks outside of the home. Mr. Baxter confirmed that the Village only regulates a second cooking arrangement indoors. Board Member Novack then asked how common it is to see proposals for a second kitchen or cooking arrangement, and if there has been an increase in the number of requests since the beginning of the COVID-19 pandemic. Mr. Baxter confirmed that the Village has had about five requests in the past year, and about three of those requests were since the beginning of the pandemic.

Chairman Roin stated that he is still in favor of taking an approach similar to the Village of Wilmette, and that he recommends that the Board is comfortable with the Winnetka/Wilmette methods, although they may be harder to enforce. Chairman Roin

continued, stating that the Northbrook/Highland Park methods may be easier to enforce, but could potentially prohibit components that the Village does not necessarily want to prohibit.

Chairman Roin then reiterated that the Village Board approved a resolution at its September 17, 2020 regular meeting that directed the Zoning Commission to consider the following questions:

- 1) Whether the Zoning Code's current prohibition of multiple cooking arrangements in single-family dwellings remains in the best interests of the health, safety, and welfare of the public; and
- 2) If multiple cooking arrangements in single-family dwellings should be allowed, what Zoning Code amendments should be adopted to permit them while maintaining the overall purpose of the code.

In response to question #1, above, Chairman Roin answered 'no'. In response to question #2, above, Chairman Roin stated that there are two options and that he is O.K. with either option; either the methods utilized by Wilmette/Winnetka, or the methods utilized by Northbrook/Highland Park.

Board Member Satter mentioned that there could be different options interpreted from this response. Board Member Novack asked if the Board should make more specific recommendations. Board Member Friedman asked if the Village would specify the number of kitchens allowed. Board Member Elsasser stated that the Village should not care about the number of kitchens. Mr. Baxter added that prohibiting a third kitchen may encourage unpermitted kitchens. Chairman Roin stated that there are pros and cons with all the definitions in nearby communities.

Following consideration of the testimony and discussion, a motion was made and seconded, that the consideration of a referral from the Village Board regarding potential amendments to the Zoning Code related to multiple cooking arrangements in single-family residences be considered by the Village Board as follows:

- 1) The current Zoning Code's prohibition of multiple cooking arrangements in single-family dwellings does not remain in the best interests of the health, safety, and welfare of the public; and
- 2) If multiple cooking arrangements in single-family dwellings should be allowed, then the Zoning Commission recommends revising relevant definitions that would have jurisdiction over single-families and dwelling units and provides two options for the Village Board to consider: one being the Winnetka/Wilmette less-restrictive option or the second being the Highland Park/Northbrook more specific definition.

<b>RESULT:</b>	<b>ACCEPTED [UNANIMOUS]</b>
<b>AYES:</b>	Roin, Elsasser, Friedman, Kaplan, Satter, Novack
<b>NAYS:</b>	None
<b>ABSENT:</b>	None

**5. MOTION TO ADJOURN**

There being no further business to come before the Zoning Commission, the meeting was adjourned at 9:01 p.m.



# VILLAGE OF GLENCOE MEMORANDUM

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

[www.villageofglencoe.org](http://www.villageofglencoe.org)

## Zoning Commission Memorandum

**DATE:** August 27, 2021

**TO:** Zoning Commission

**FROM:** Taylor Baxter, AICP, Development Services Manager  
Rich McGowan, Planner

**SUBJECT:** Public hearing regarding a request to (i) amend the Zoning Map by rezoning three parcels at 538 Green Bay Road from the R-C district to the R-D district and (ii) grant a Special Use Permit to allow a multifamily residential building in the R-D district.

---

### BACKGROUND AND ANALYSIS:

The owners of 538 Green Bay Road ("**Subject Property**") have submitted an application for zoning relief to (i) amend the Village's Zoning Map to rezone their property from the R-C zoning district to the R-D zoning district to allow for the redevelopment of the Subject Property with a new six-unit multi-family residential building, and (ii) grant a Special Use Permit ("**SUP**") to allow the construction and maintenance of a multifamily residential buildings in the R-D district. The Subject Property is currently improved with a single-family home.

Per the Zoning Code, after the receipt of a complete rezoning application, the Village Board, "not later than the first meeting after the meeting at which the issue first appears on the agenda, shall either summarily deny the application or refer it to the Zoning Commission for a public hearing" (Sec. 7-501(D)(2)(c)). At its April 15, 2021 regular meeting, the Village Board referred the rezoning application to the Zoning Commission for a public hearing.

The Zoning Commission's role in the rezoning and SUP processes is to conduct a public hearing on the application and make a recommendation to the Village Board, which will then make a final decision on the applicant's requested relief. The Commission's recommendation may include conditions and limitations on the SUP as the Commission determines to be appropriate.

Because the proposed development is a multi-family structure in the R-D zoning district, Exterior Appearance Review and approval by the Plan Commission will also be required. If the Village Board approves the Zoning Map amendment and SUP, this Plan Commission review will include a detailed analysis of the proposed building and site plan per the Village's adopted Residential Design Guidelines. The Plan Commission may require additional conditions of approval for the multi-family building to bring it into compliance with the Residential Design Guidelines.



If the Subject Property is rezoned to R-D and either the SUP is denied or the Plan Commission does not approve Exterior Appearance Review for the owner's proposed multi-family building, the Subject Property would still be developable by-right with one single-family residence compliant with the R-D district's regulations as listed in the Zoning Requirements chart below.

The Subject Property cannot be subdivided without approval by the Village Board and would require approval of a variation to allow new lots without a front lot line. If such a variation were approved by the Village Board, the lot could potentially be subdivided into two new lots that could be developed with single-family homes.

#### Subject Property

The 26,400-square-foot zoning lot that comprises the Subject Property includes three parcels located to the west of Green Bay Road between Hawthorn Avenue and South Avenue. The parcels comprise a single zoning lot without street frontage. Access from the Subject Property to Green Bay Road is provided via a 20-foot-wide easement across the Park District-owned parcel located between the Subject Property and the Green Bay Road right-of-way ("**Park District Parcel**"). The Glencoe Park District is also the owner of the parcel that borders the Subject Property to the south and west.



Except for the B-1 and B-2 business districts, all parcels along the west side of Green Bay Road south of Downtown are in the R-D district. While the Subject Property does not have any street frontage, it is separated from Green Bay Road only by the undeveloped Park District Parcel, which is also zoned R-D. A number of additional parcels located to the west of Green Bay Road on side streets are also in the R-D district. On the block between Hawthorn Avenue and South Avenue, in addition to all the parcels fronting onto Green Bay Road, the second and third lots off Green Bay Road on Hawthorn Avenue are in the R-D district. The property to the north of the Subject Property (550 Green Bay Road) is a single-family home that has been developed on a R-D lot, which allows both single-family and multi-family

buildings. Three parcels adjacent to the Subject Property are zoned R-C: one parcel to the north (326 Hawthorne Ave), one to the west (545 Vernon Ave), and the western portion of the Park District-owned property to the south and west.

Although the Subject Property is comprised of three tax parcels, it is treated as a single zoning lot under the Zoning Code and could currently be developed with a large single-family residence. The current 2,557-square-foot home could be demolished and replaced with another single-family home up to 6,906 square feet in size by-right without review by any Village Boards or Commissions. With the approval of a front lot line variation by the Village Board (needed because the parcel does not have street frontage), the Subject Property could also be subdivided into two R-C lots, each developable with a 4,125-square-foot single-family home. While these potential subdivisions and variations are not currently being requested, it is useful to understand how another developer may approach the Subject Property.

According to Google Maps, the Subject Property is a four-minute walk to Downtown Glencoe (measured to Village Hall), a seven-minute walk to Central School, and a seven-minute walk to the Glencoe Metra station. A Pace bus stop providing access to New Trier High School is located at the corner of Green Bay Road and Hawthorn Avenue and a Green Bay Trail access point is located at the corner of Green Bay Road and South Avenue.

#### Zoning Requirements

Zoning requirements for the lot in the R-C and R-D districts include the following:

<b>Zoning Requirement</b>	<b>R-C (Single-Family only)</b>	<b>R-D Single-Family</b>	<b>R-D Multi-Family</b>
<b>Building height</b>	31 feet, 3 stories	31 feet, 2 stories	31 feet, no limit on stories
<b>Gross floor area</b>	6,906 square feet (one lot); 8,250 square feet (combined total of two lots if subdivided)	6,906 square feet (one lot); 8,250 square feet (combined total of two lots if subdivided)	No limit
<b>Front setback</b>	Average of others on block frontage; likely to be 30-35 feet	25 feet	25 feet
<b>Side setback</b>	8 feet on each side, 41.25 feet combined	5 feet each side, 25 feet combined	10 feet each side plus 1 foot for each foot the structure exceeds 20 feet in height
<b>Rear setback</b>	32 feet	24 feet	10 feet plus 1 foot for each foot the structure exceeds 20 feet in height
<b>Total impervious coverage</b>	Unlimited (dependent on stormwater requirements)	Unlimited (dependent on stormwater requirements)	50%
<b>SUP required?</b>	No	No	Yes
<b>Exterior Appearance Review by Plan Commission required?</b>	No	No	Yes

### Applicant's Proposal

The applicant has proposed rezoning the Subject Property from R-C to R-D. The proposal includes plans to demolish the existing house and construct a six-unit multifamily residential building ("**Residential Building**"), which requires an SUP. The R-C district does not allow multi-family residential uses, while the R-D district allows both single-family and multifamily residential. The Residential Building would be accessed from Green Bay Road through the existing easement across Park District Parcel to the east. If this rezoning were approved and the Residential Building were not built, the R-D zoning would remain in place on the Subject Property.

The applicant has provided a proposed site plan, architectural elevations and renderings, a shadow study, and stormwater management plans for the Residential Building. No zoning variations are requested as part of this proposal.

### Standards of Review

#### Zoning Map Amendment Standards

The Zoning Code includes the following Standards of Review for Zoning Map amendments:

*Section 7-501(E): The wisdom of amending the Zoning Map or the text of this Code is a matter committed to the sound legislative discretion of the Board of Trustees and is not dictated by any set standard. However, in determining whether a proposed amendment should be granted or denied, the Board of Trustees should be guided by the principle that its power to amend this Code is not an arbitrary one but one that may be exercised only when the public good demands or requires the amendment to be made. In considering whether that principle is satisfied in any particular case, the Board of Trustees should weigh, among other factors, the following factors:*

*1. The consistency of the proposed amendment with the purposes of this Code.*

Staff Response: The stated purposes of the Code related to land use patterns (Sec. 1-102(B)) include, "Encourage and promote detached single-family homes as the principal land use in the Village." While the proposed amendment would allow for the replacement of a single-family home with a multifamily building with the approval of an SUP, it would not result in a significant diminishment of the predominance of single-family homes in the Village. Likewise, the proposed rezoning on Green Bay Road would not set a precedent for the rezoning of other single-family lots not located on major arterial streets.

Another stated purpose is to "encourage compatibility between different land uses and protect the scale and character of existing development from the encroachment of incompatible uses and structures having excessive bulk or providing inadequate open space" (Sec. 1-102(B)). The Green Bay Road corridor has long been established as an appropriate location for multifamily buildings, provided that they are designed appropriately to protect the scale and character of existing development. Any proposed multi-family building in the R-D district would require an SUP from the Village Board and Exterior Appearance Review and approval by the Plan Commission. Exterior appearance review would be based on the "Residential Design Guidelines" section of the Village's adopted Design Guidelines, which include consideration of appropriate building mass and scale, among other factors. This review is not required for new single-family residences.

The Code's stated purposes also include, "Implement and foster the goals and policies of the Village's Official Comprehensive Plan." The 1996 Comprehensive Plan is conservative with regards to recommending land use changes. The Future Land Use Map (p. 33) is essentially unchanged from current land uses, the Plan states that "there are no recommended land use or zoning changes", and the Subject Property is not among the brief list of potential redevelopment sites (p. 32). At the same time, the Plan acknowledges that "future housing needs will also impact land use patterns" and that "this plan specifically encourages development of housing for residents who would like to continue living in Glencoe, but no longer need a large house or a large lot. Future land use planning should consider appropriate sites for multi-family development that would be suitable in terms of convenience, access and compatibility with surrounding uses" (p. 28). Likewise, one stated housing policy in the Plan is to "encourage the development of housing in the Village for empty nesters" (p. 25). The lack of housing for senior citizens was a theme that emerged from community input (p. 17). The Comprehensive Plan leaves room for future decision-makers to consider and balance its focus on preserving Glencoe's existing character, its hesitancy to recommend changes in land use, and its call to look for opportunities to diversify the Village's housing stock to meet the needs of changing demographics.

*2. The existing uses and zoning classifications for properties in the vicinity of the Subject Property.*

Staff Response: The existing uses nearby are a mix of single-family homes, multifamily residential buildings, parks, and a railroad line. All residentially zoned parcels along Green Bay Road south of Downtown Glencoe are zoned R-D. A number of parcels on side streets off of Green Bay Road are also zoned R-D, including 314 and 322 Hawthorn Avenue. In the vicinity of the Subject Property, parcels further to the west off of Green Bay Road are zoned R-C, including three parcels adjacent to the Subject Property (326 Hawthorn to the north, 545 Vernon to the west, and part of the Park District property to the south and west).

The rezoning of the subject property to R-D without the approval of the accompanying SUP would result in an R-D property that could be improved with one single-family residence, similar to the property immediately to the north.

*3. The trend of development in the vicinity of the Subject Property, including changes, if any, in such trend since the Subject Property was placed in the present zoning classification.*

Staff Response: Development in the area has been a mix of single-family and multi-family residential. With some exceptions, recent single-family development has typically been teardowns of existing structures and their replacement with new homes. The Village has records of single-family homes along the Green Bay Road corridor being replaced with multi-family buildings, but not with accompanying Zoning Map amendments.

*4. The extent, if any, to which the value of the Subject Property is diminished by the existing zoning classification applicable to it.*

Staff response: Although there are three parcels on the Subject Property, only one single-family house could be built on it without a variation under current zoning regulations. This potentially limits the value of the Subject Property when compared to adjacent and nearby R-D-zoned parcels, which could be developed with multi-family housing with the approval of an SUP.

*5. The extent, if any, to which any such diminution in value is offset by an increase in the public health, safety, and welfare.*

Staff response: The public health, safety, and welfare is unlikely to be negatively impacted by the proposed rezoning to an extent greater than by any of the other R-D-zoned single-family homes or moderately sized multi-family buildings along Green Bay Road. The applicant is not requesting any variations for the height or location of the building and the project would include required stormwater management improvements. The SUP review process and Plan Commission review of the proposal would provide opportunities for mitigation of negative impacts on nearby properties.

*6. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.*

Staff Response: If sufficient mitigation measures are not in place, the replacement of a single-family home with a larger multi-family building has the potential to significantly impact neighboring properties. The single-family residence to the north along Green Bay Road (550 Green Bay Road) would likely be most impacted by the proposed rezoning, as the new multifamily building would be immediately to the south. This single-family lot is zoned R-D and has multifamily buildings immediately to its north.

A multi-family building on the Subject Property would also be visible from other single-family lots along Hawthorn Avenue, South Avenue, and Vernon Avenue, as well as from the adjacent Park District property. The applicant has provided proposed four-sided architectural elevations and renderings, stormwater plans, and a shadow study. In addition to Zoning Commission review of the SUP, Plan Commission Exterior Appearance Review of the Residential Building, which would be required for any multifamily building on the Subject Property, would be needed to ensure that the use and enjoyment of these properties would not be significantly impacted by the proposed rezoning. The Zoning Commission should consider these potential impacts to the use and enjoyment of adjacent properties in the proposed R-D district, as well as what could be built on the Subject Property by right in the current R-C district. The multi-family building proposed by the applicant would be larger than the largest single-family home that could be built on the Subject Property, but would be 7.67 feet shorter than the existing house at 550 Green Bay Road as measured to the ridge of the roof.

*7. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.*

Staff Response: Without the approval of an SUP, the approval of the proposed rezoning would likely have little impact on the value of adjacent properties, except for potentially smaller required setbacks in the R-D district than in the R-C district. If an SUP is approved, the impact on the value of adjacent properties would likely be influenced by the quality of the design of the new multifamily building, along with site features such as stormwater management and landscaping. The applicant has submitted initial plans for a multi-family building, which include architecture and a siting on the lot that may help mitigate impacts on neighboring properties. Stormwater management and landscaping improvements are also being proposed by the applicant. The Zoning Commission should consider the impact of a by-right potential redevelopment in the R-C district, as well as the proposed rezoning. The SUP review process and Plan Commission review of the proposed plans are also essential to ensure that adjacent property values are not negatively affected.

*8. The extent, if any, to which the future orderly development of adjacent parcels would be affected by the proposed amendment.*

Staff response: The proposed rezoning would be unlikely to have any impact on the orderly development of adjacent parcels. The Subject Property is bordered on three sides by park property and the remaining adjacent parcels are developed with single-family homes.

*9. The suitability of the Subject Property for uses permitted or permissible under its present zoning classification.*

Staff Response: The Subject Property is suitable for single-family residential use, which is the only permitted residential use allowed in its present zoning classification. It could be redeveloped with a new single-family home up to 6,906 square feet in size without the review of any Village Boards or Commissions. The Subject Property may also be suitable for multifamily residential use, which is not allowed in the R-C district.

*10. The availability, where relevant, of adequate ingress to and egress from the Subject Property and the extent to which traffic conditions in the immediate vicinity of the Subject Property would be affected by the proposed amendment.*

Staff Response: Adequate vehicular ingress and egress to Green Bay Road exists via the easement across the Park District parcel to the east of the Subject Property. Single-family development in the R-D district or a six-unit multifamily building would be unlikely to have a significant impact on traffic conditions in the area.

While there is no code requirement for a pedestrian walkway from the sidewalk along Green Bay Road to the Residential Building, the Village Board or Plan Commission may determine that one is needed for a multi-family building. It has not yet been determined whether the access easement across Park District-owned property would of sufficient width for a driveway and a walkway.

*11. The availability, where relevant, of adequate utilities and essential public services to the Subject Property to accommodate the uses permitted or permissible under its present zoning classification.*

Staff Response: The Subject Property has adequate utilities and essential public services under its present zoning classification. The applicant has stated that the determination of whether utility expansion is required will be made as part of the rezoning and development approval process.

*12. The length of time, if any, that the Subject Property has been vacant, considered in the context of the pace of development in the vicinity of the Subject Property.*

Staff Response: The Subject Property is not currently vacant.

*13. The community need for the proposed amendment and for the uses and development it would allow.*

Staff Response: The Comprehensive Plan states that “the Village should consider the value of multifamily uses in the community.” This is based on a desire to “maintain Glencoe’s diverse

atmosphere and address unmet housing needs” (p. 31). These housing needs include opportunities for downsizing senior citizens or empty nesters to stay in the Village. As stated in #1 above, the Comprehensive Plan provides future decision-makers discretion in determining the appropriate location for such uses.

*14. The reasons, where relevant, why the Subject Property should be established as part of an overlay district and the positive and negative effects such establishment could be expected to have on persons residing in the area.*

Staff Response: There is no existing or proposed overlay district in the area.

#### Special Use Permit Standards and Conditions

The Zoning Code includes the following Standards of Review for Special Use Permits:

No special use permit shall be recommended or granted pursuant to this Section unless the applicant shall establish that:

*1. Code and Plan Purposes. The proposed use and development will be in harmony with the general and specific purposes for which this Code was enacted and for which the regulations of the district in question were established and with the general purpose and intent of the Official Comprehensive Plan.*

Staff Response: As noted above in amendment criterion #1 above, the Comprehensive Plan encourages the diversification of housing types in the Village to provide opportunities for seniors and empty nesters to continue living in Glencoe. While generally conservative regarding potential changes in land use, it also calls for consideration of increased supply of multi-family housing, while giving discretion to future decision-makers regarding appropriate locations.

*2. No Undue Adverse Impact. The proposed use and development will not have a substantial or undue adverse effect upon adjacent property, the character of the area, parking, utility facilities, and other matters affecting the public health, safety, and general welfare.*

Staff Response: As noted above, the public health, safety, and welfare is unlikely to be negatively impacted by the proposed multi-family building to an extent greater than by the other moderately sized multi-family buildings along Green Bay Road. The applicant is not requesting any variations for the height or location of the building and the project would include required stormwater management improvements, which will likely lead to an improvement in stormwater conditions on the site. The Zoning Commission may consider the Residential Building’s potential impact on the character of the area and nearby properties and recommend mitigating conditions or limitations on the SUP as needed.

*3. No Interference with Surrounding Development. The proposed use and development will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the use and development of neighboring property in accordance with the applicable district regulations.*

Staff Response: While the Residential Building would not interfere with the use and development of nearby property, it is substantially larger than the existing house on the Subject Property. However, the existing house could be replaced with a new, 6,900-square-foot house and the building as proposed



would be shorter than the house immediately to the north. While the applicant has stated that the building has been situated and designed to minimize impacts on nearby properties, it will be more visible than the existing structure. If the Zoning Commission determines that the building as proposed dominates the immediate vicinity or interferes with neighboring properties, it may consider appropriate conditions of approval of the requested SUP.

*4. Adequate Public Facilities. The proposed use and development will be served adequately by essential public facilities and services such as streets, public utilities, drainage structures, police and fire protection, refuse disposal, water and sewers, parks, libraries, and schools, or the applicant will provide adequately for such services.*

Staff Response: A six-unit multi-family building is unlikely to have a significant impact on the above-mentioned public facilities. The applicant has proposed a new stormwater management system that would be likely to improve conditions on the Subject Property.

*5. No Traffic Congestion. The proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets.*

Staff Response: A six-unit residential building is unlikely to have a significant impact on traffic in the area. However, it is likely to lead to more cars entering and exiting the Subject Property than under current conditions, which may impact nearby properties. The applicant has proposed a garage entrance on the southeast corner of the building to attempt to mitigate impacts on neighboring properties. The Commission should consider the impact of additional cars on the site and, if warranted, provide recommendations for conditions or limitations on the SUP.

*6. No Destruction of Significant Features. The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.*

Staff Response: The proposed redevelopment of the Subject Property with the Residential Building would not result in the loss of historic features and would be unlikely to result in the loss of natural features significantly beyond what would take place during the redevelopment of the Subject Property with a new single-family home. The SUP review process provides the Village with opportunities for input regarding protection of important features, such as tree preservation and replanting. The proposed stormwater management infrastructure would likely result in improved conditions on the Subject Property. If the Commission considers the impact on views of the park from adjacent and nearby properties to meet the standard of “significant importance”, it may consider mitigating conditions of approval.

*7. Compliance with Standards. The proposed use and development complies with all additional standards imposed on it by the particular provision of this Code authorizing such use.*

Staff Response: The applicant has stated that no variations are being requested for the construction of the Residential Building.

#### Other Factors for Review

While the Zoning Code provides the above-listed standards for review, it also states that amending the Zoning Map “is not dictated by any set standard” and that other factors may be considered as the

commission deems appropriate. Staff has received a significant amount of public comment in opposition to this application (which is attached to this packet), some of which includes factors outside of these standards. The Commission may choose to consider the proposal in light of these factors or others as it deems appropriate.

#### **RECOMMENDATION:**

Staff recommends that if the Zoning Commission determines that the proposed Zoning Map amendment is appropriate, it provide a recommendation of approval to the Village Board. If the Commission determines that the proposed Zoning Map amendment is not appropriate, it should provide a recommendation of denial to the Village Board. Per the Zoning Code, the motion to make a recommendation “may refer to any pertinent facts, conditions, or considerations supporting the recommendation.”

Staff recommends that if the Zoning Commission determines that the proposed SUP is appropriate, it provide a recommendation of approval to the Village Board. If the Commission determines that the proposed Zoning Map amendment is not appropriate, it should provide a recommendation of denial to the Village Board. Per the Zoning Code, “For special use permits, such motion or resolution shall refer to all pertinent evidence in the record and to the exhibits, plans, or specifications upon which such recommendation is based, and shall expressly set forth any limitations or conditions imposed on any relief granted or work or use authorized.” Regarding these conditions or limitations, the Zoning Code states, “The Zoning Commission may recommend and the Board of Trustees may impose such conditions and limitations concerning use, construction, character, location, landscaping, screening, and other matters relating to the purposes and objectives of this Code upon the premises benefitted by a special use permit as may be necessary or appropriate to prevent or minimize adverse effects upon other property and improvements in the vicinity of the subject property or upon public facilities and services and to insure compliance with the standards in this Section. Such conditions shall be expressly set forth in the ordinance granting the special use. Violation of any such condition or limitation shall be a violation of this Code and shall constitute grounds for revocation of the special use permit.”

#### **APPROPRIATE MOTIONS:**

Section 7-103 H of the Zoning Code requires the Zoning Commission to memorialize its decisions and recommendations as follows:

“Every recommendation of the Zoning Commission shall be made by motion or resolution ***which shall be memorialized in writing***. For amendments, such motion or resolution may refer to any pertinent facts, conditions, or considerations supporting the recommendation. For special use permits, such motion or resolution shall refer to all pertinent evidence in the record and to the exhibits, plans, or specifications upon which such recommendation is based, and ***shall expressly set forth any limitations or conditions imposed on any relief granted or work or use authorized***. Such motions or resolutions may be incorporated into the minutes of the Zoning Commission.”

Given the complexity of the applicant’s requested relief, staff recommends that the Zoning Commission, after the close of public hearing and deliberation, make motions to direct staff and the Village Attorney to prepare one or more written resolutions reflecting the Commission’s majority consensus on the proposed rezoning, the special use permit, and any conditions that the Commission may find appropriate. The Village staff and the Village Attorney would prepare the requested resolutions and bring them back to the Zoning Commission at its October 4, 2021 meeting for final review and approval

by the Commission. The public hearing would not be continued and the sole order of business at the next meeting on this application would be the review and vote on the requested Resolutions.

**CANNING & CANNING LLC  
1000 SKOKIE BOULEVARD, SUITE 355  
WILMETTE, ILLINOIS 60091  
(847) 853-7042 - FAX**

CHRISTOPHER S. CANNING  
DIRECT DIAL NUMBER  
(847) 853-7040  
canningchris@comcast.net

June 28, 2021

**VIA EMAIL**

Scott Novack, Chair  
Zoning Board of Appeals / Zoning Commission  
Village of Glencoe  
c/o Taylor Baxter  
Development Services Manager  
Village of Glencoe  
675 Village Court  
Glencoe, IL 60022

**Re: Application for Rezoning at 538 Green Bay Road.**

Dear Chair Novack and Members of the Zoning Board of Appeals / Zoning Commission:

I am writing on behalf of Lisa and Steve McGuire regarding their application for the rezoning of their lot at 538 Green Bay Road (the "Subject Property") from the R-C Residential Zoning District to the R-D Residential Zoning District. For the reasons set forth below, the McGuire's respectfully requests that the Village of Glencoe grant its request for rezoning.

**I. The Subject Property.**

The Subject Property is located within the R-C Residential Zoning District. The Subject Property is located on the west side of Green Bay Road. Immediately to the east and north of the Subject Property are lots located within the R-D Zoning District. To the south and west of the Subject Property are lots owned by the Glencoe Park District and serving as parkland. To the north of the Subject Property, in the R-D District is a single-family home. The Subject Property is approximately 165' x 159.98 with a lot area of 26,396.70' sq. ft. It is improved with a single-family residence and an attached garage. If the rezoning is granted, the McGuire's intend to

demolish the existing single-family residence and replace it with a six-unit multifamily building described below and shown in the drawings provided by Morgante-Wilson Architects, Ltd., (“Morgante-Wilson”).

The Subject Property is unique in Glencoe. The North Easterly 80' feet of lots 4, 5 and one-half of lot 6 that originally composed the 538 N Green Bay (Glencoe) Road lot was deeded to the Glencoe Park District in 1926 with an ingress and egress easement allowed "until such time as ingress and egress is provided from another road to be built along the Westerly line of the premises..." This road located to the west of the property was never built as envisioned by the terms of the deed. The parcel conveyed to the Park District has 165' of frontage on Green Bay Road and is 80' deep. For all practical purposes, it appears to be part of the front of the lot at 538 Green Bay Road. The parcel conveyed to the Park District is zoned R-D.

In contrast, the Subject Property is currently zoned R-C but is the only property in Glencoe with a Green Bay Road address, accessed solely by Green Bay Road and running parallel to the Union Pacific Railroad tracks that is zoned R-C. All other properties parallel to the Union Pacific Railroad tracks on the west side of Green Bay Road south of Temple Lane are zoned R-D except for the Southeast beginning of Green Bay Road which is zoned B-2. Green Bay Road parallel to the Union Pacific Railroad tracks is the highest density zoning in the town of Glencoe.

## **II. The Proposed Residential Building.**

The McGuire's propose to remove the existing single-family home and replace it with a six-unit multifamily building. The building will be conforming with respect to allowable building height, ground cover, impervious surface area, setbacks, and parking. The sizes of the units will likely range from approximately 1,600-2,400 sq. ft and will have both two- and three-bedroom units. As shown in the drawings from Morgante-Wilson, the building is planned to have a residential scale, arched windows, and recessed balconies. The building is proposed to have stone cladding on the base level and stucco over frame on the upper levels. The garage entrance will be on the south end of the building and there will be one garage door for both ingress and egress. Morgante-Wilson carefully designed the building to have little or no material impact on the adjacent single-family properties. The proposed residential structure is set farther back from Green Bay Road to the west to better accommodate the adjacent single-family property to the north and also recognizes the visibility of the Park District open space immediately adjacent to Green Bay Road. Morgante-Wilson's design also considers residential properties to the south and west, taking advantage of existing vegetation in the surrounding park to buffer and soften the new residence. Finally, the Morgante-Wilson design addresses building scale, bulk, and distance relationship between the Village of Glencoe's multi-family properties and adjacent single-family residence to achieve the best possible site layout.

The proposed building will also introduce a managed storm water detention system that does not currently exist on the property. As described in the plan submitted by Bono Consulting, Inc., the proposed building will have a storm water detention system including catch basin and a

restrictor to manage the flow of storm water into the existing Village of Glencoe storm water sewers. This engineered solution will provide much greater storm water management than exists today.

### III. **Standards of Review.**

Pursuant to the Village of Glencoe Village Code and Zoning Ordinance, any application to for a side yard setback variation must meet the requirements of Article VII, Section 7-501 of the Zoning Ordinance. As set forth more fully below, the McGuire's Application meets each element of the Standards of Review.

#### **Section 7-501 E. Standards for Amendments.**

The wisdom of amending the Zoning Map or the text of this Code is a matter committed to the sound legislative discretion of the Board of Trustees and is not dictated by any set standard. However, in determining whether a proposed amendment should be granted or denied, the Board of Trustees should be guided by the principle that its power to amend this Code is not an arbitrary one but one that may be exercised only when the public good demands or requires the amendment to be made. In considering whether that principle is satisfied in any particular case, the Board of Trustees should weigh, among other factors, the following factors:

##### ***1. The consistency of the proposed amendment with the purposes of this Code.***

Response: The rezoning of the lot at 538 Green Bay Road will bring that lot into conforming with the vast majority of lots adjacent to the west side of Green Bay Road. As described more fully in the memorandum from the Lakota Group, a development of this type is consistent with not only Glencoe's pattern of development but Glencoe's vision for the corridor as articulated in documents such as the Village of Glencoe's Plan for Downtown and the Comprehensive Plan update.

##### ***2. The existing uses and zoning classifications for properties in the vicinity of the subject property.***

Response: The vast majority of lots adjacent to the west side of Green Bay Road are zoned R-D. On many of these lots, multifamily developments of the type proposed by the McGuire's exist. As described more fully in the memorandum from the Lakota Group, a development of this type is consistent with not only Glencoe's pattern of development but is also evident when looking at the west side of Green Bay Road corridor from Winnetka to Glencoe.

3. *The trend of development in the vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in the present zoning classification.*

Response: The trend of development in the vicinity of the subject property is the development of multifamily buildings, many of which serve Glencoe residents who are downsizing from their single-family homes. These multifamily developments serve as an opportunity for Glencoe residents to remain in the community once they sell a larger single-family home. The current zoning classification for the home has been in place for decades. As noted in the Lakota Group memorandum, a residential building in this location is not only consistent with the trend of development but is also in keeping with the intent of the Village as articulated in the 2019 Design Standards, the 2016 Plan for Downtown and the 2004 Comprehensive Plan Update.

4. *The extent, if any, to which the value of the subject property is diminished by the existing zoning classification applicable to it.*

Response: If the variation is not granted, the McGuire's would be limited to replacing the existing single-family home with another single-family home. Even if the McGuire's built a home with the maximum amount of FAR, the house would be out of character with the neighborhood and the development patten of west side of Green Bay Road but would also be less valuable than a multifamily development.

5. *The extent, if any, to which any such diminution in value is offset by an increase in the public health, safety, and welfare.*

Response: The new development will have no material impact on the public health, safety, and welfare. Instead, it is likely that the development will enhance public health, safety, and welfare by incorporating on-site storm water detention. Moreover, the proposed building will not impair an adequate supply of light and air to the adjacent property or otherwise injure any other property. As proposed, the building is sited so that it will not require any zoning variations. The shadow study performed by Morgante-Wilson demonstrates that the new building will have little or no impact on the neighbor to the north other than the afternoon of the winter solstice and only for a small portion of the home on that day.

6. *The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.*

Response: The amendment will not alter the essential character of the neighborhood. To the contrary, as discussed more fully in the Lakota Group memorandum, granting the amendment will bring the lot into conformity with the prevailing nature of development on the west side of Green Bay Road.



***7. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment .***

Response: The amendment will not affect the value of adjacent properties. To the contrary, McGuire's believe that the values of adjacent properties will increase due to the quality and design of the proposed building. The development will also add to the Village's tax base more than the current single-family home. There is parkland on three sides that is unlikely to be conveyed and there is extensive foliage on the north side that will screen the development from the one single family home, and it is the intent of the McGuire's to add to the foliage with appropriate plantings. As discussed in the Lakota Group memorandum, local observation has indicated that there has been little to no economic impact from new multi-family developments from the sale of adjacent single-family residences.

***8. The extent, if any, to which the future orderly development of adjacent properties would be affected by the proposed amendment.***

Response: The amendment will have no impact on future development of adjacent properties since it is likely the parkland will not be developed and the single-family home to the north is of fairly recent construction. If the lot to the north were to be redeveloped, since it is in the R-D district it would likely be the site of a complimentary multifamily development or another single-family home of a size comparable to the existing home. The proposed multi-family building is consistent with Glencoe's community vision and goals as set forth in numerous planning documents, consistent with the community development standards set forth in the Village Code and the Zoning Ordinance and are in keeping with the community design character and quality of life that is observed in Glencoe daily.

***9. The suitability of the subject property for uses permitted or permissible under its present zoning classification.***

Response: The requested amendment will permit the development of a multifamily building that is consistent with many such buildings on the west side of Green Bay Road. The lot is more than 26,000 sq. ft. and easily supports a development of this size without any zoning variations.

***10. The availability, where relevant, of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.***

Response: At the Subject Property, there exists adequate ingress and egress. The proposed development will meet the parking requirements on site so there will be no impact on parking in the nearby neighborhood.

***11. The availability, where relevant, of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under its present zoning classification.***

Response: The Subject Property currently has adequate utilities for the existing single-family home. As part of the construction phase, the McGuire's will follow all applicable building codes including those related to stormwater management. Most importantly, if the rezoning is granted and if the development is approved, it will be within that process that the McGuire's and the Village will determine if there needs to be any expansion of the existing utilities. The plan from Bono Construction, Inc. demonstrates the McGuire's intent to install an engineered storm water solution that will benefit the Subject Property and perhaps the adjacent park land.

***12. The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.***

Response: This standard is not applicable.

***13. The community need for the proposed amendment and for the uses and development it would allow.***

Response: The trend of development in the vicinity of the subject property is the development of multifamily buildings, many of which serve Glencoe residents who are downsizing from their single-family homes. These multifamily developments serve as an opportunity for Glencoe residents to remain in the community once they sell a larger single-family home. If the McGuire's are granted permission to build the multifamily building, it will likely benefit current Glencoe residents.

***14. The reasons, where relevant, why the subject property should be established as part of an overlay district and the positive and negative effects such establishment could be expected to have on persons residing in the area.***

Response: This standard is not applicable as the Subject Property is not part of an overlay district.

As shown in the Morgante-Wilson drawing A1.2, the Lakota Group memorandum, and any casual observation of the west side of Green Bay Road, the proposed multifamily development is consistent with the prevailing pattern of development within the neighborhood along the west side of Green Bay Road.

June 28, 2021

Page 7

Since the amendment request meets the standards of review under the Zoning Ordinance and the granting of the amendment will allow the McGuire's to construct a multi-family building that will benefit the Glencoe community, the McGuire's ask that the Zoning Commission make a positive recommendation to the Village Board on the request.

Thank you for your consideration of this request.

Very truly yours,

A handwritten signature in blue ink, appearing to read "Christopher S. Canning". The signature is fluid and cursive, with a long, sweeping underline.

Christopher S. Canning



# VILLAGE OF GLENCOE

## FORMS & APPLICATIONS

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

[www.villageofglencoe.org](http://www.villageofglencoe.org)

### Zoning Map Amendment (Rezoning) Application

#### Section A: Amendment Type

Check all that apply:



Rezoning



Change in conditions of approval to previous zoning map amendments

#### Section B: Project Information

Subject property address: 538 Green Bay Road

Current Zoning District: R-C

Proposed Zoning District: R-D

Applicant name: Steven McGuire

Applicant phone: 773-617-4946

Applicant e-mail: srm4946@gmail.com

Owner name (if different from applicant): \_\_\_\_\_

Owner phone: \_\_\_\_\_ Owner e-mail: \_\_\_\_\_

Brief description of project:

Please see attached letter.

**Section C: Acknowledgement and Signature:**



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



*Applicant's signature*

March 26, 2021

*Date*

March 26, 2021

*Owner's signature (if different than applicant)*

*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)



# VILLAGE OF GLENCOE

## FORMS & APPLICATIONS

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

[www.villageofglencoe.org](http://www.villageofglencoe.org)

### Special Use Permit Application

#### Section A: Special Use Permit Information

Applicant name: Steven McGuire / Chris Canary Applicant phone: 773-617-4946

Applicant e-mail: srm4946@gmail.com / cannychris@comcast.net

Subject property address: 538 Green Bay Road, Glencoe

Property owner (if different than applicant):

Owner phone:

Owner email:

Proposed use requiring a Special Use Permit:

Six unit multi family residential building.

**Section C: Acknowledgement and Signature:**

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

  
Applicant's signature

8-11-21  
Date

Owner's signature (if different than applicant)

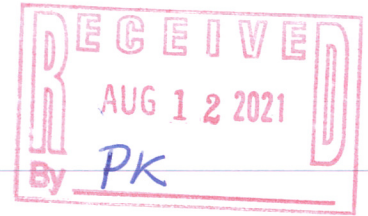
Date

**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)



**CANNING & CANNING LLC  
1000 SKOKIE BOULEVARD, SUITE 355  
WILMETTE, ILLINOIS 60091  
(847) 853-7042 - FAX**



CHRISTOPHER S. CANNING  
DIRECT DIAL NUMBER  
(847) 853-7040  
canningchris@comcast.net

August 9, 2021

**VIA HAND DELIVERY**

Scott Novack, Chair  
Zoning Board of Appeals / Zoning Commission  
Village of Glencoe  
c/o Taylor Baxter  
Development Services Manager  
Village of Glencoe  
675 Village Court  
Glencoe, IL 60022

**Re: Application for Special Use Permit at 538 Green Bay Road.**

Dear Chairman Novack and Members of the Zoning Board of Appeals / Zoning Commission:

I am writing on behalf of Lisa Ewing and Steve McGuire regarding their application for a Special Use Permit for construction of a six-unit multi-family residential building at 538 Green Bay Road (the "Subject Property"). For the reasons set forth below, the McGuire's respectfully requests that the Village of Glencoe grant its request for a Special Use Permit.

**I. The Subject Property.**

The Subject Property is located within the R-C Residential Zoning District. The Subject Property is located on the west side of Green Bay Road. Immediately to the east and north of the Subject Property are lots located within the R-D Zoning District. To the south and west of the Subject Property are lots owned by the Glencoe Park District and serving as parkland. To the north of the Subject Property, in the R-D District is a single-family home. The Subject Property is approximately 165' x 159.98 with a lot area of 26,396.70' sq. ft. It is improved with a single-family residence and an attached garage. The Applicants have filed for rezoning of the Subject

Property. If the rezoning is granted, the McGuire's intend to demolish the existing single-family residence and replace it with a six-unit multifamily building described below and shown in the drawings provided by Morgante-Wilson Architects, Ltd., ("Morgante-Wilson"). Village of Glencoe staff informed the Applicant that in addition to the need to rezone the Subject Property, that the proposed building would also need a Special Use Permit to be constructed.

The Subject Property is unique in Glencoe. The North Easterly 80' feet of lots 4, 5 and one-half of lot 6 that originally composed the 538 N Green Bay (Glencoe) Road lot was deeded to the Glencoe Park District in 1926 with an ingress and egress easement allowed "until such time as ingress and egress is provided from another road to be built along the Westerly line of the premises..." This road located to the west of the property was never built as envisioned by the terms of the deed. The parcel conveyed to the Park District has 165' of frontage on Green Bay Road and is 80' deep. For all practical purposes, it appears to be part of the front of the lot at 538 Green Bay Road. The parcel conveyed to the Park District is zoned R-D.

In contrast, the Subject Property is currently zoned R-C but is the only property in Glencoe with a Green Bay Road address, accessed solely by Green Bay Road and running parallel to the Union Pacific Railroad tracks that is zoned R-C. All other properties parallel to the Union Pacific Railroad tracks on the west side of Green Bay Road south of Temple Lane are zoned R-D except for the Southeast beginning of Green Bay Road which is zoned B-2. Green Bay Road parallel to the Union Pacific Railroad tracks is the highest density zoning in the town of Glencoe.

Steve McGuire and his mother bought the Subject Property in 1987. McGuire lived at the residence from 1987 to 2000. He has paid the real estate taxes on the property since 1987. McGuire was an active member of the Glencoe Golf Club. Working with former Glencoe Village Manager Paul Harlow, McGuire performed a number of construction projects for the Club including constructing new bathrooms, the storage building, the greens keepers' residence, the workers' residence, the starter shack and made many repairs including the outdoor deck. Most of McGuire's labor was donated to the Club.

## II. **The Proposed Residential Building.**

The McGuire's propose to remove the existing single-family home and replace it with a six-unit multifamily building. The building will be conforming with respect to allowable building height, ground cover, impervious surface area, setbacks, and parking. The sizes of the units will likely range from approximately 1,600-2,400 sq. ft and will have both two- and three-bedroom units. As shown in the drawings from Morgante-Wilson, the building is planned to have a residential scale, arched windows, and recessed balconies. The building is proposed to have stone cladding on the base level and stucco over frame on the upper levels. The garage entrance will be on the south end of the building and there will be one garage door for both ingress and egress. Morgante-Wilson carefully designed the building to have little or no material impact on the adjacent single-family properties. The proposed residential structure is set farther back from Green Bay Road to the west to better accommodate the adjacent single-family property to the



north and also recognizes the visibility of the Park District open space immediately adjacent to Green Bay Road. Morgante-Wilson's design also considers residential properties to the south and west, taking advantage of existing vegetation in the surrounding park to buffer and soften the new residence. Finally, the Morgante-Wilson design addresses building scale, bulk, and distance relationship between the Village of Glencoe's multi-family properties and adjacent single-family residence to achieve the best possible site layout.

The proposed building will also introduce a managed storm water detention system that does not currently exist on the property. As described in the plan submitted by Bono Consulting, Inc., the proposed building will have a storm water detention system including catch basin and a restrictor to manage the flow of storm water into the existing Village of Glencoe storm water sewers. This engineered solution will provide much greater storm water management than exists today.

### III. Standards of Review.

Pursuant to the Village of Glencoe Village Code and Zoning Ordinance, any application for a Special Use Permit must meet the requirements of Article VII, Section 7-502 of the Zoning Ordinance. As set forth more fully below, the McGuire's Application meets each element of the Standards of Review.

#### *E. Standards for Special Use Permits.*

1. General Standards. *No **special use permit** shall be recommended or granted pursuant to this Section unless the applicant shall establish that:*

(a) Code and Plan Purposes. *The proposed **use and development** will be in harmony with the general and specific purposes for which this **Code** was enacted and for which the regulations of the **district** in question were established and with the general purpose and intent of the Official Comprehensive Plan.*

Response: The rezoning of the lot at 538 Green Bay Road will bring that lot into conforming with the vast majority of lots adjacent to the west side of Green Bay Road. As described more fully in the memorandum from the Lakota Group, a development of this type is consistent with not only Glencoe's pattern of development but Glencoe's vision for the corridor as articulated in documents such as the 2019 Design Standards, the 2016 Plan for Downtown and the 2004 Comprehensive Plan Update. Furthermore, a development of this type is consistent with not only Glencoe's pattern of development but is also evident when looking at the west side of Green Bay Road corridor from Winnetka to Glencoe where there are many similar multi-family residential buildings. The trend of development in the vicinity of the subject property is the development of multifamily buildings, many of which serve Glencoe residents who are downsizing from their single-family homes. These multifamily developments serve as an opportunity for Glencoe residents to remain in the community once they sell a larger single-family home.

*(b) No Undue Adverse Impact. The proposed **use and development** will not have a substantial or undue adverse effect upon **adjacent** property, the character of the area, parking, utility facilities, and other matters affecting the public health, safety, and general welfare.*

Response: The new development will have no material impact on the public health, safety, and welfare. Instead, it is likely that the development will enhance public health, safety, and welfare by incorporating on-site storm water detention. Moreover, the proposed building will not impair an adequate supply of light and air to the adjacent property or otherwise injure any other property. As proposed, the building is sited so that it will not require any zoning variations. The shadow study performed by Morgante-Wilson demonstrates that the new building will have little or no impact on the neighbor to the north other than the afternoon of the winter solstice and only for a small portion of the home on that day. The amendment will not affect the value of adjacent properties. McGuire's believe that the values of adjacent properties will increase due to the quality and design of the proposed building. The development will also add to the Village's tax base more so than the current single-family home. There is parkland on three sides that is unlikely to be conveyed and there is extensive foliage on the north side that will screen the development from the one single family home, and it is the intent of the McGuire's to add to the foliage with appropriate plantings. As discussed in the Lakota Group memorandum, local observation has indicated that there has been little to no economic impact from new multi-family developments from the sale of adjacent single-family residences.

*(c) No Interference with Surrounding Development. The proposed **use and development** will be constructed, arranged, and operated so as not to dominate the immediate vicinity or to interfere with the **use and development** of neighboring property in accordance with the applicable **district** regulations.*

Response: The amendment will have no impact on future development of adjacent properties since it is likely the parkland will not be developed and the single-family home to the north is of fairly recent construction. If the lot to the north were to be redeveloped, since it is in the R-D district it would likely be the site of a complimentary multifamily development or another single-family home of a size comparable to the existing home. The proposed multi-family building is consistent with Glencoe's community vision and goals as set forth in numerous planning documents, consistent with the community development standards set forth in the Village Code and the Zoning Ordinance and are in keeping with the community design character and quality of life that is observed in Glencoe daily. Granting the Special Use Permit will not alter the essential character of the neighborhood. To the contrary, as discussed more fully in the Lakota Group memorandum, granting the rezoning and then the Special Use Permit will bring the Subject Property into conformity with the prevailing nature of development on the west side of Green Bay Road.



*(d) Adequate Public Facilities. The proposed **use and development** will be served adequately by essential public facilities and services such as **streets**, public utilities, drainage structures, police and fire protection, refuse disposal, water and sewers, parks, libraries, and schools, or the applicant will provide adequately for such services.*

Response: The Subject Property currently has adequate utilities for the existing single-family home. As part of the construction phase, the McGuire's will follow all applicable building codes including those related to stormwater management. Most importantly, if the rezoning is granted and if the development is approved, it will be within that process that the McGuire's and the Village will determine if there needs to be any expansion of the existing utilities. The plan from Bono Construction, Inc. demonstrates the McGuire's intent to install an engineered storm water solution that will benefit the Subject Property and perhaps the adjacent park land. The Subject Property currently has adequate utilities for the existing single-family home. As part of the construction phase, the McGuire's will follow all applicable building codes including those related to stormwater management. Most importantly, if the rezoning is granted and if the Special Use Permit is granted, it will be within that process that the McGuire's and the Village will determine if there needs to be any expansion of the existing utilities. The plan from Bono Construction, Inc. demonstrates the McGuire's intent to install an engineered storm water solution that will benefit the Subject Property and perhaps the adjacent park land.

*(e) No Traffic Congestion. The proposed **use and development** will not cause undue traffic congestion nor draw significant amounts of traffic through residential **streets**.*

Response: At the Subject Property, the proposed use and development will not cause undue traffic congestion nor draw significant amounts of traffic through residential streets. The proposed development will meet the parking requirements on site so there will be no impact on parking in the nearby neighborhood. To the extent there may be any parking impact, it would be no different than any other resident who has guests or workers whose vehicles cannot be parked in a driveway or garage.

*(f) No Destruction of Significant Features. The proposed **use and development** will not result in the destruction, loss, or damage of any natural, scenic, or historic feature of significant importance.*

Response: The proposed use and development will not result in the destruction, loss, or damage of any natural, scenic or historic feature of significant important. To the extent there has been ~~destruction or damage of natural features, it occurred when the Glencoe Park District erroneously removed trees, bushes and shrubs from the Subject Property thinking that it was parkland.~~ That action completely changed the look and feel of the Subject Property permanently.

*(g) Compliance with Standards. The proposed **use and development** complies with all additional standards imposed on it by the particular provision of this **Code** authorizing such **use**.*

August 9, 2021

Page 6

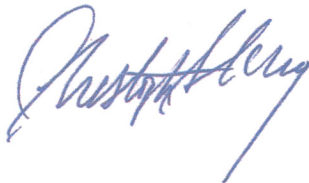
Response: Assuming that the rezoning is granted, the building will require no variation to construct and therefore will comply with all standards set forth in the Village Code.

As shown in the Morgante-Wilson drawing A1.2, the Lakota Group memorandum, and any casual observation of the west side of Green Bay Road, the proposed multifamily development is consistent with the prevailing pattern of development within the neighborhood along the west side of Green Bay Road.

Since the Special Use Permit request meets the standards of review under the Zoning Ordinance and the granting of the Special Use Permit will allow the McGuire's to construct a multi-family building that will benefit the Glencoe community, the McGuire's ask that the Zoning Commission make a positive recommendation to the Village Board on the request.

Thank you for your consideration of this request.

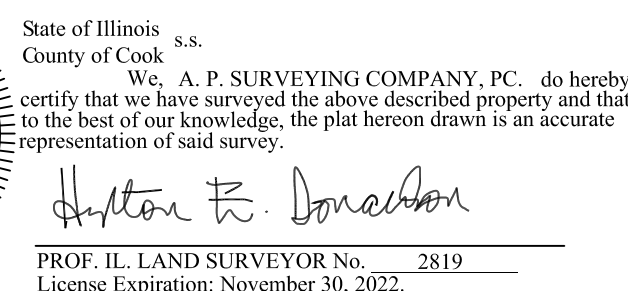
Very truly yours,



Christopher S. Canning

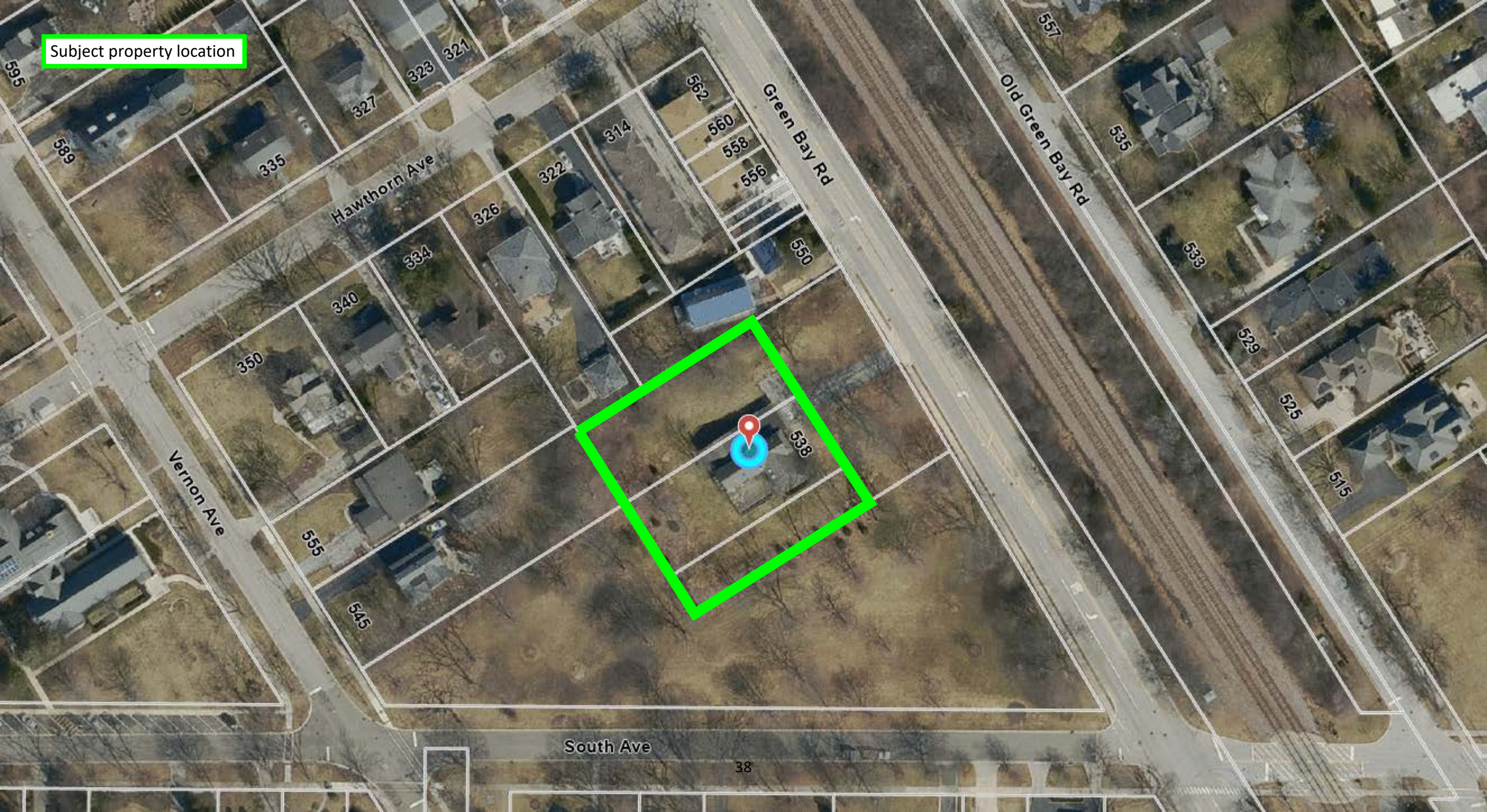


LOTS 4 AND 5 AND THE NORTHWESTERLY  $\frac{1}{4}$  OF LOT 6 (EXCEPT THE NORTHEASTERLY 80 FEET THEREOF) SAID LOTS ARE A BLOCK OF LAND, A SUBDIVISION OF SECTION 7, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.  
COMMONLY KNOWN AS: 538 GREEN BAY ROAD, GLENCOE, ILLINOIS. 60022.  
TOTAL NET AREA: 26.400 SQ. FT. = 0.61 ACRE.



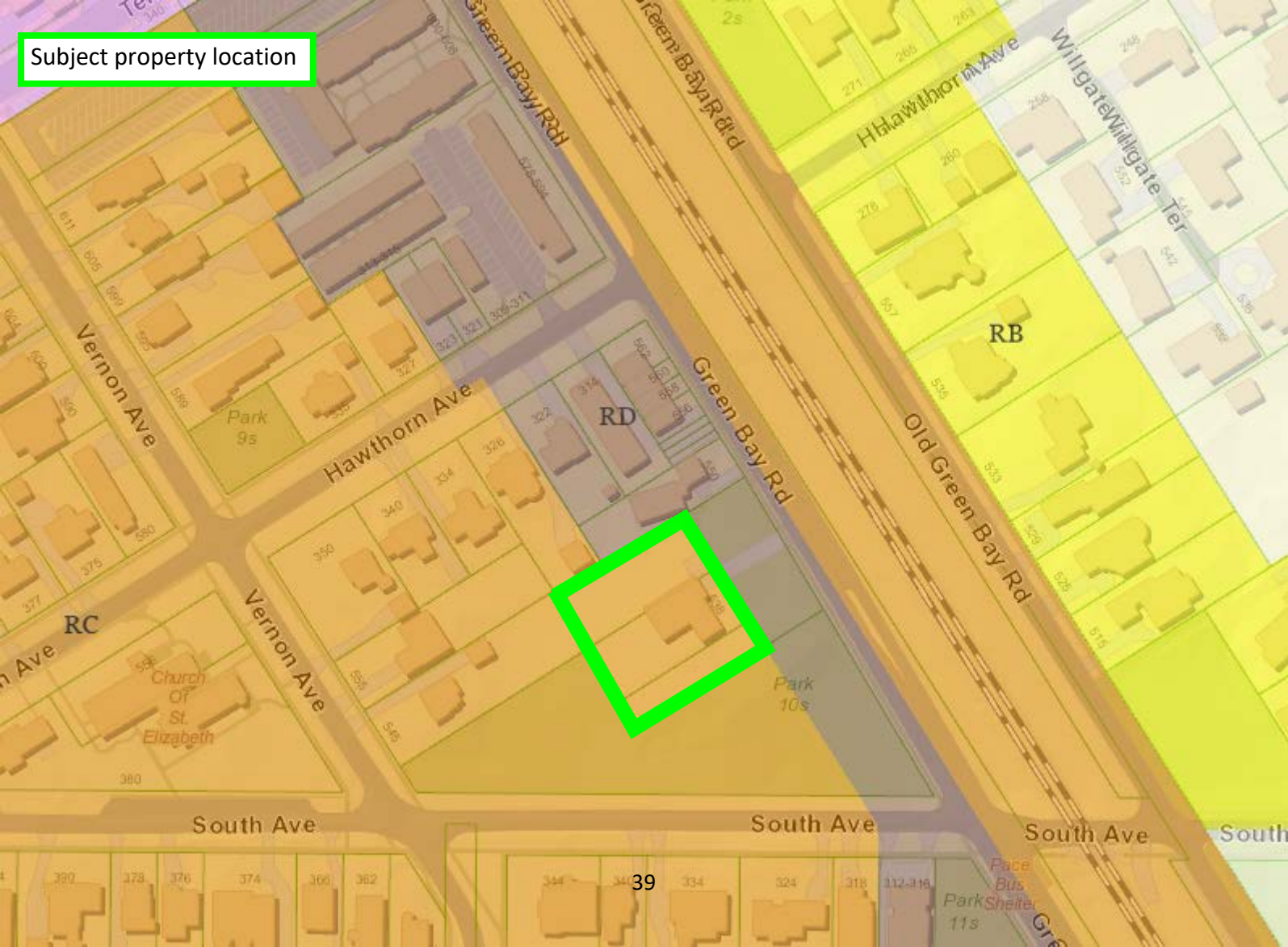


Subject property location



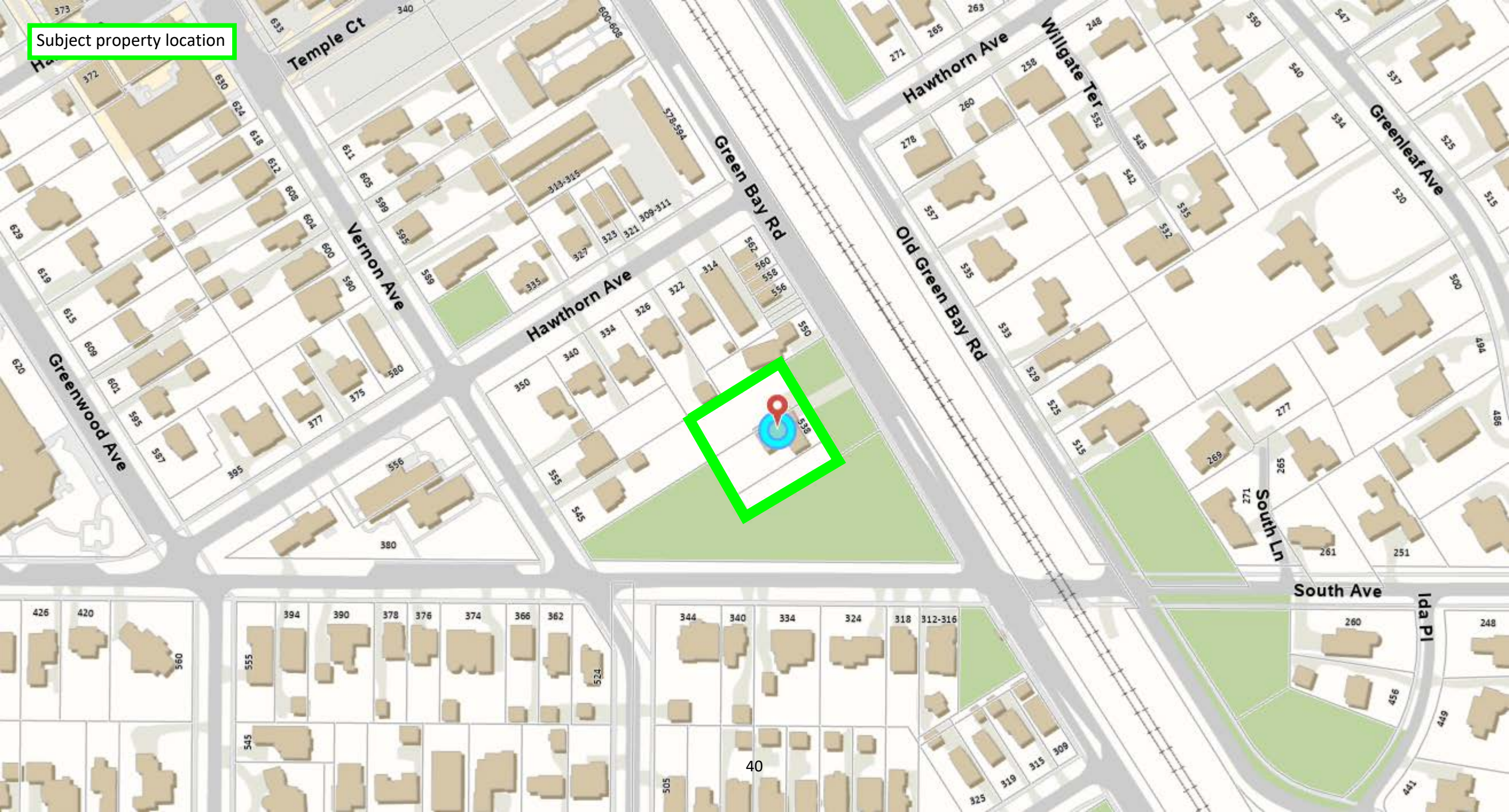


Subject property location





Subject property location











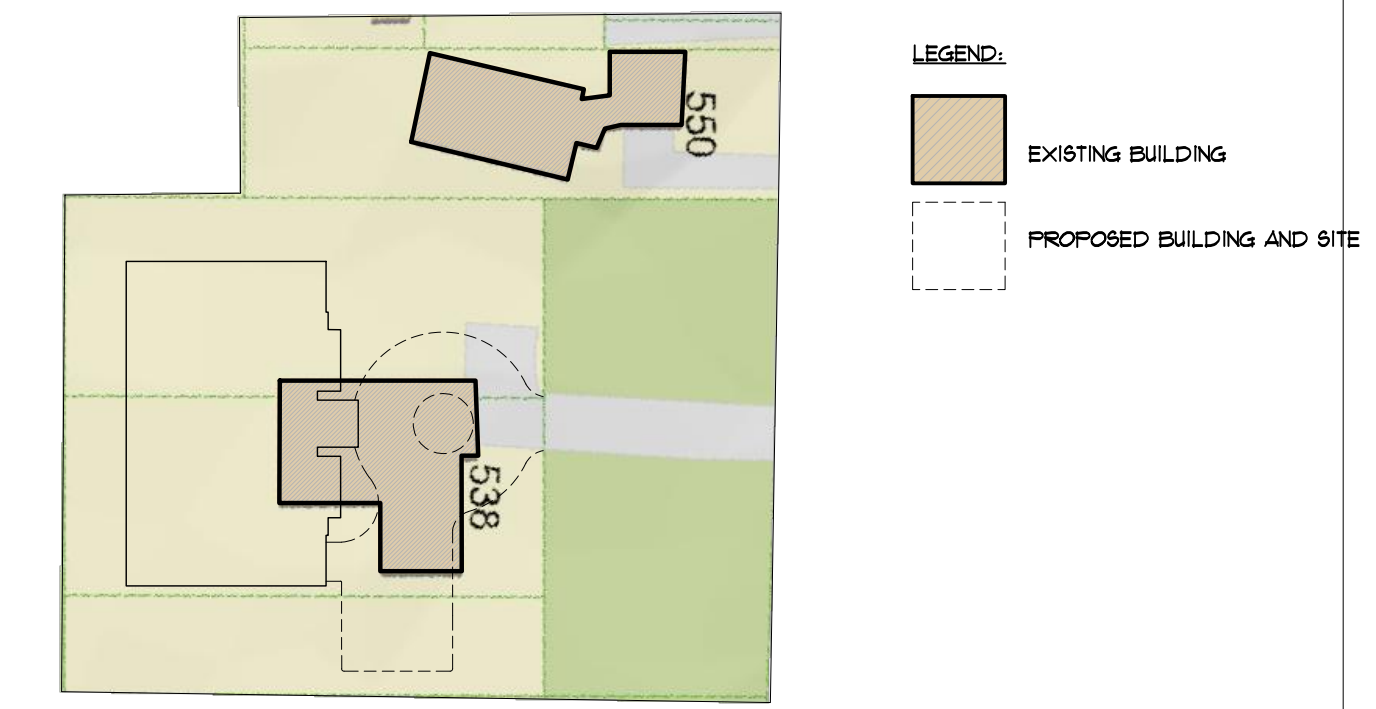


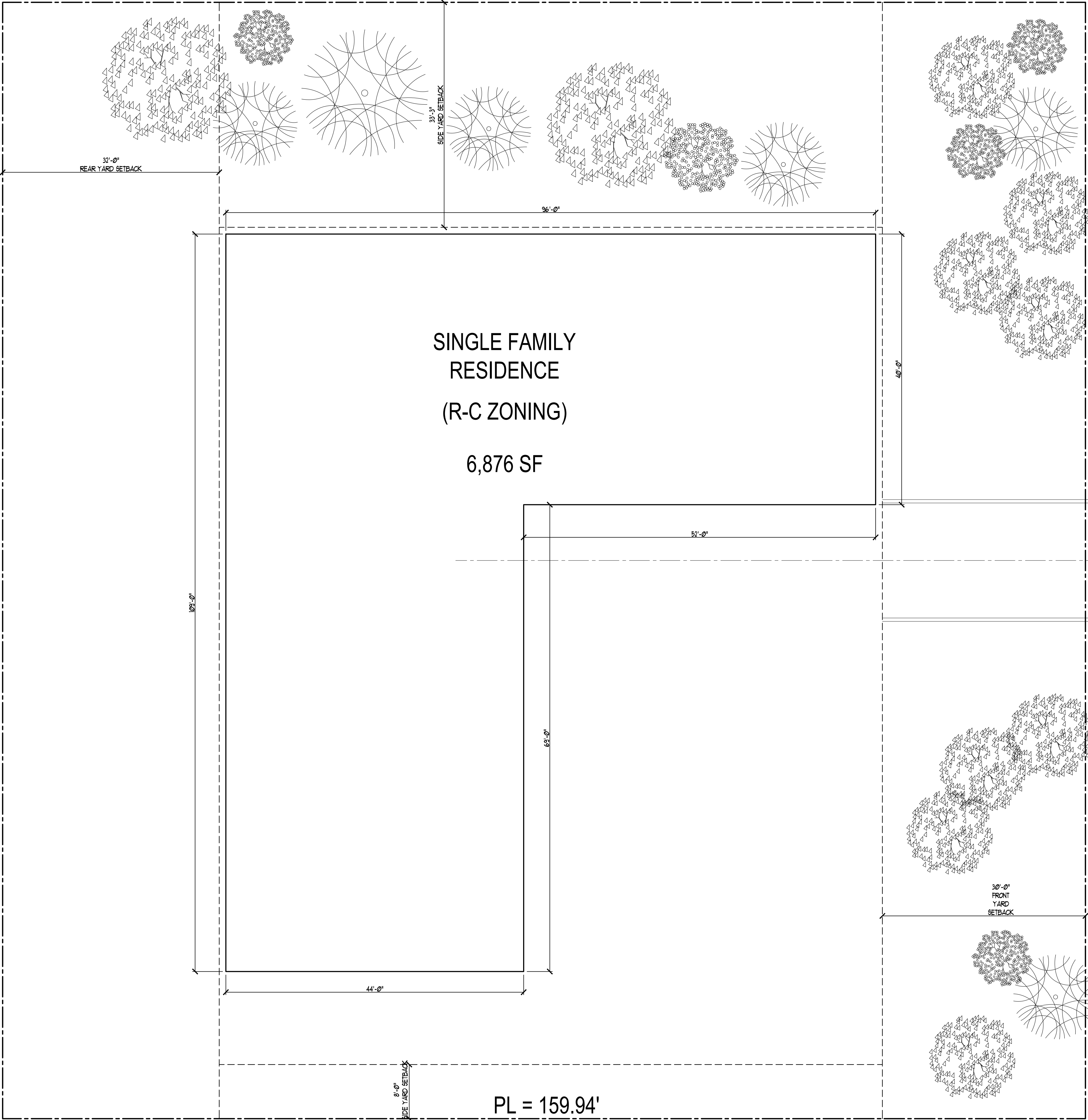




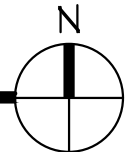








1 SITE PLAN/GROUND FLOOR PLAN - OPTION 1  
1/8" = 1' - 0"



MWA

MORGANTEWILSON.COM

MORGANTE · WILSON ARCHITECTS, LTD.  
2834 CENTRAL STREET, EVANSTON, IL 60201 PH: 847.332.1001 FX: 847.332.2388

I hereby certify that these drawings were prepared in my office, under my direct supervision, and to the best of my knowledge conform with the codes and ordinances of Glencoe, IL

IL Professional Design Firm  
Lic. #04-002919 Expires 4/30/21

REVISIONS:  
1. PRELIM REVIEW 10/5/20

DRAWN BY: MH JOB No.: 2030  
CHECKED BY: PLOT DATE: 6/21/21

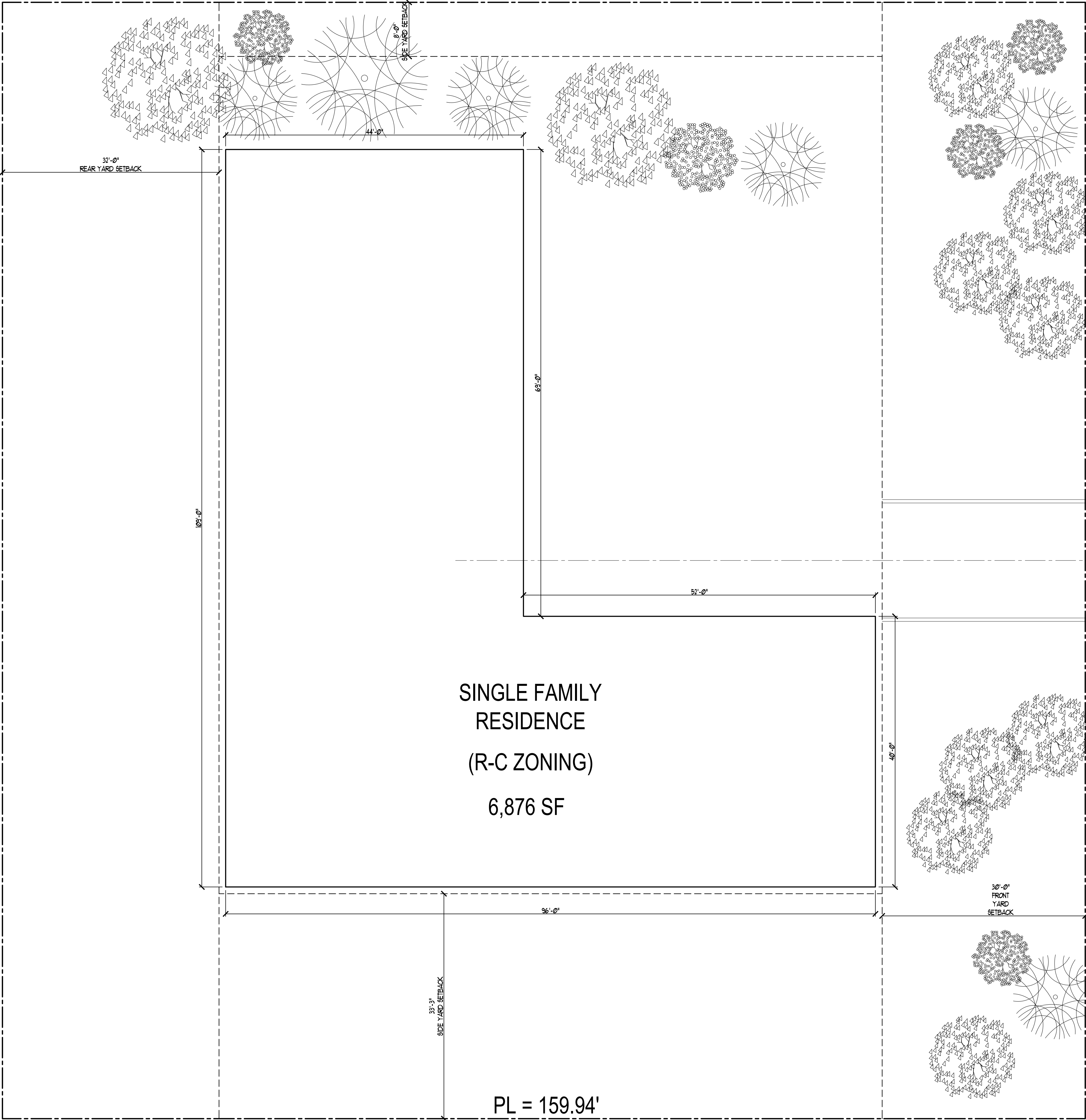
McGUIRE RESIDENTIAL DEVT.  
638 GREEN BAY ROAD GLENCOE, IL

SITE PLAN W/ CURRENT ZONING  
OPTION 1

© 2020 Morgante-Wilson Architects, Ltd.

A1.1b





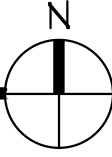
PL = 165.0'

18'-0" EXISTING EASEMENT

PRIVATE DRIVE

GREEN BAY ROAD

1 SITE PLAN/GROUND FLOOR PLAN - OPTION 2  
1/8" = 1' - 0"



MORGANTEWILSON.COM

**MORGANTE · WILSON ARCHITECTS, LTD.**

2834 CENTRAL STREET, EVANSTON, IL 60201 PH: 847.332.1001 FX: 847.332.2388

I hereby certify that these drawings were prepared in my office, under my direct supervision, and to the best of my knowledge conform with the codes and ordinances of Glencoe, IL.

IL Professional Design Firm  
Lic. #84,002,919 Expires 4/30/21

REVISIONS:

1. PRELIM REVIEW 10/5/20

DRAWN BY: MH

CHECKED BY:

JOB No.: 2030

PLOT DATE: 6/21/21

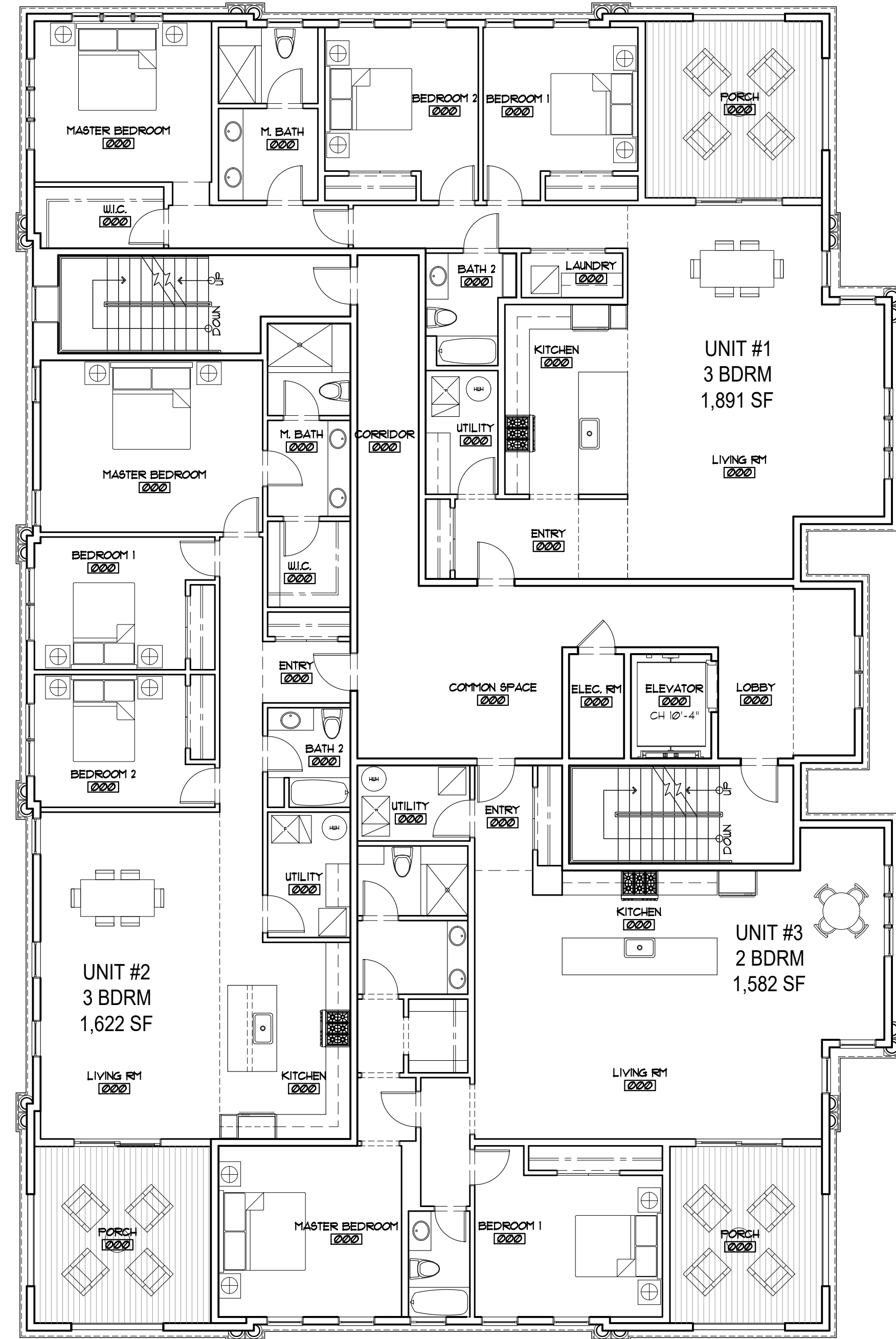
**McGUIRE RESIDENTIAL DEVT.**

638 GREEN BAY ROAD GLENCOE, IL

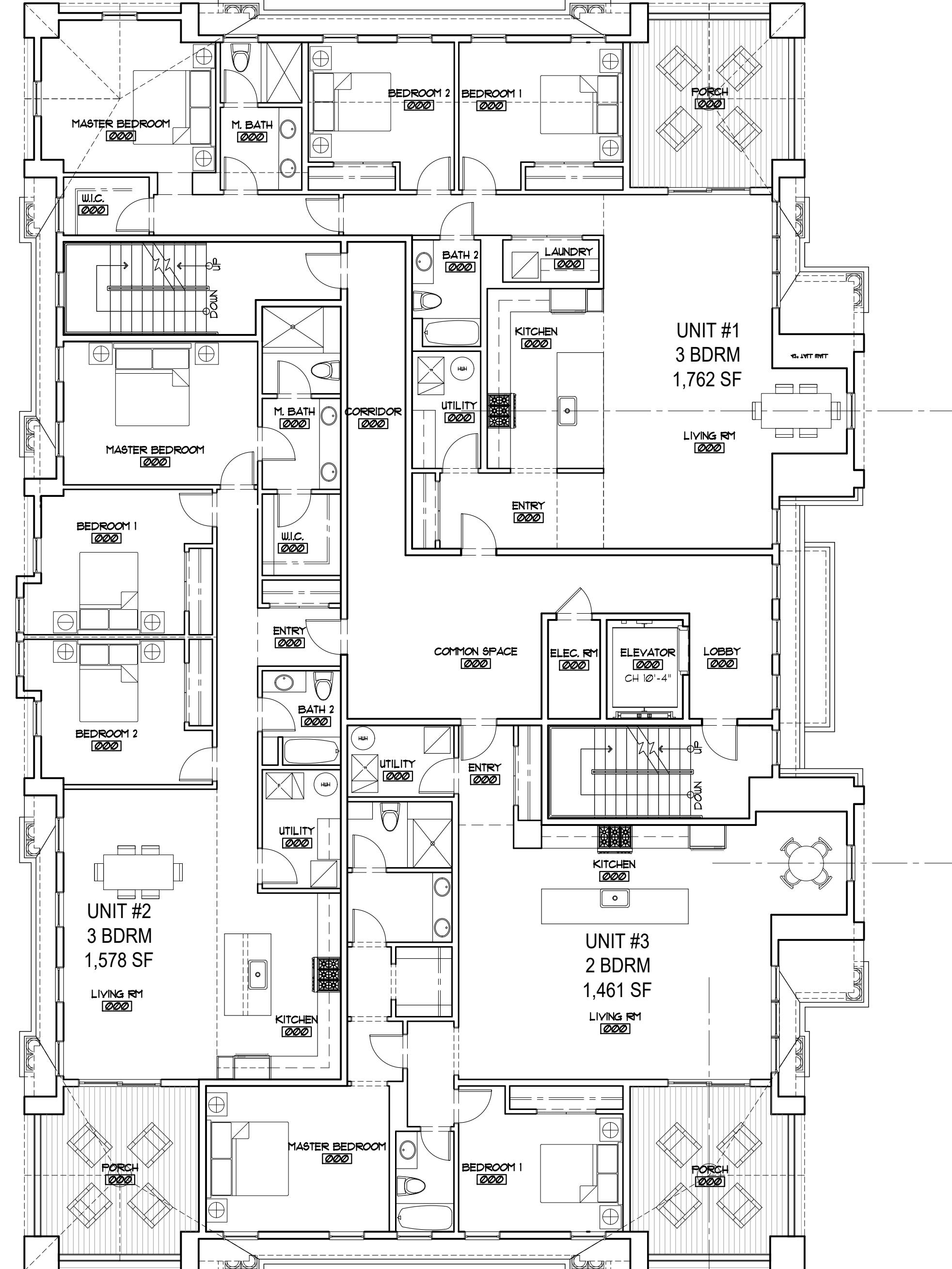
SITE PLAN W/ CURRENT ZONING  
OPTION 2

© 2020 Morgante-Wilson Architects, Ltd.

**A1.1c**



1 SECOND FLOOR PLAN  
1/8" = 1' - 0"



1 THIRD FLOOR PLAN  
1/8" = 1' - 0"



2 NORTH ELEVATION  
1/4" = 1' - 0"



1 EAST ELEVATION  
1/4" = 1' - 0"

**MWA**  
MORGANTE-WILSON.COM

**MORGANTE · WILSON ARCHITECTS, LTD.**  
2834 CENTRAL STREET, EVANSTON, IL 60201 PH: 847.332.1001 FX: 847.332.2388

I hereby certify that these drawings were prepared in my office, under my direct supervision, and to the best of my knowledge conform with the codes and ordinances of Glencoe, IL.

IL Professional Design Firm  
Lic. #18400319 Expires 4/30/21

REVISIONS:  
1. PRELIM REVIEW 10/5/20

DRAWN BY: MH JOB No.: 2030  
CHECKED BY: PLOT DATE: 6/2/21

**McGUIRE RESIDENTIAL DEVT.**  
638 GREEN BAY ROAD GLENCOE, IL

NORTH AND EAST  
EXTERIOR ELEVATIONS

**A4.1**

© 2021 Morgante-Wilson Architects, Ltd.





MWA  
MORGANTEWILSON.COM

MORGANTE · WILSON ARCHITECTS, LTD.  
2834 CENTRAL STREET, EVANSTON, IL 60201 PH: 847.332.1001 FX: 847.332.2388

I hereby certify that these drawings were prepared in my office, under my direct supervision, and to the best of my knowledge conform with the codes and ordinances of Glencoe, IL.

IL Professional Design Firm  
Lic. #8400319 Expires 4/30/25

REVISIONS:  
1. PRELIM REVIEW 10/5/20

DRAWN BY: MH  
CHECKED BY:

JOB No.: 2030  
PLOT DATE: 6/2/21

McGUIRE RESIDENTIAL DEVT.  
638 GREEN BAY ROAD  
GLENCOE, IL

WEST ELEVATION

A4.2

© 2021 Morgante-Wilson Architects, Ltd.





450 GREEN BAY ROAD



317 GREEN BAY ROAD



410 GREEN BAY ROAD



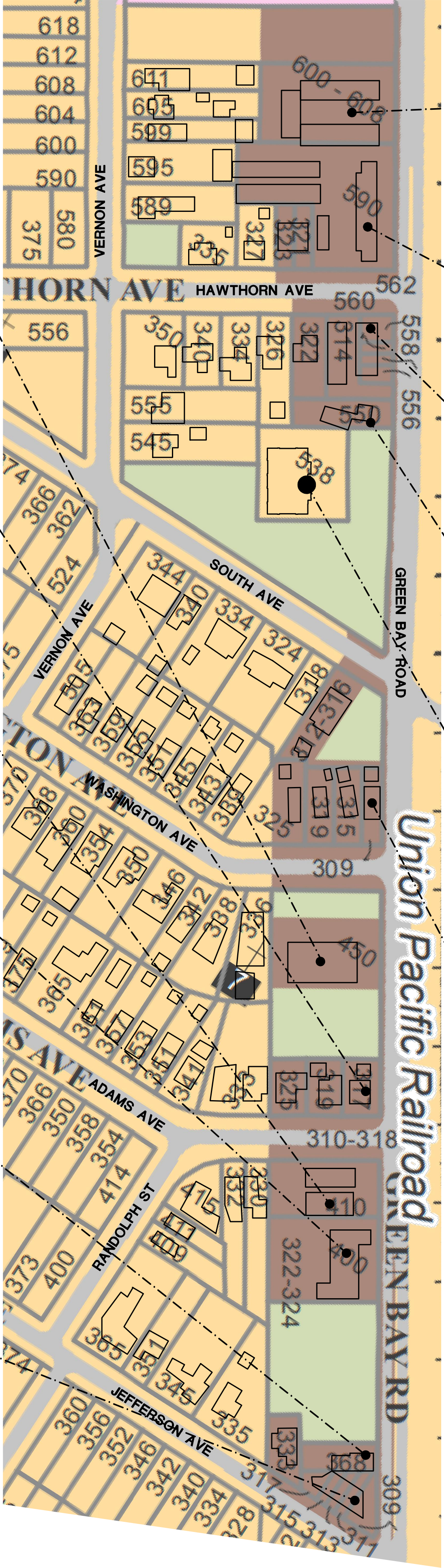
400 GREEN BAY ROAD



368 GREEN BAY ROAD



309 JEFFERSON AVE - GREEN BAY ROAD FACADE



600-608 GREEN BAY ROAD



578-594 GREEN BAY ROAD



562-556 GREEN BAY ROAD



550 GREEN BAY ROAD



SITE 538 GREEN BAY ROAD



309 WASHINGTON AVE - GREEN BAY ROAD FACADE

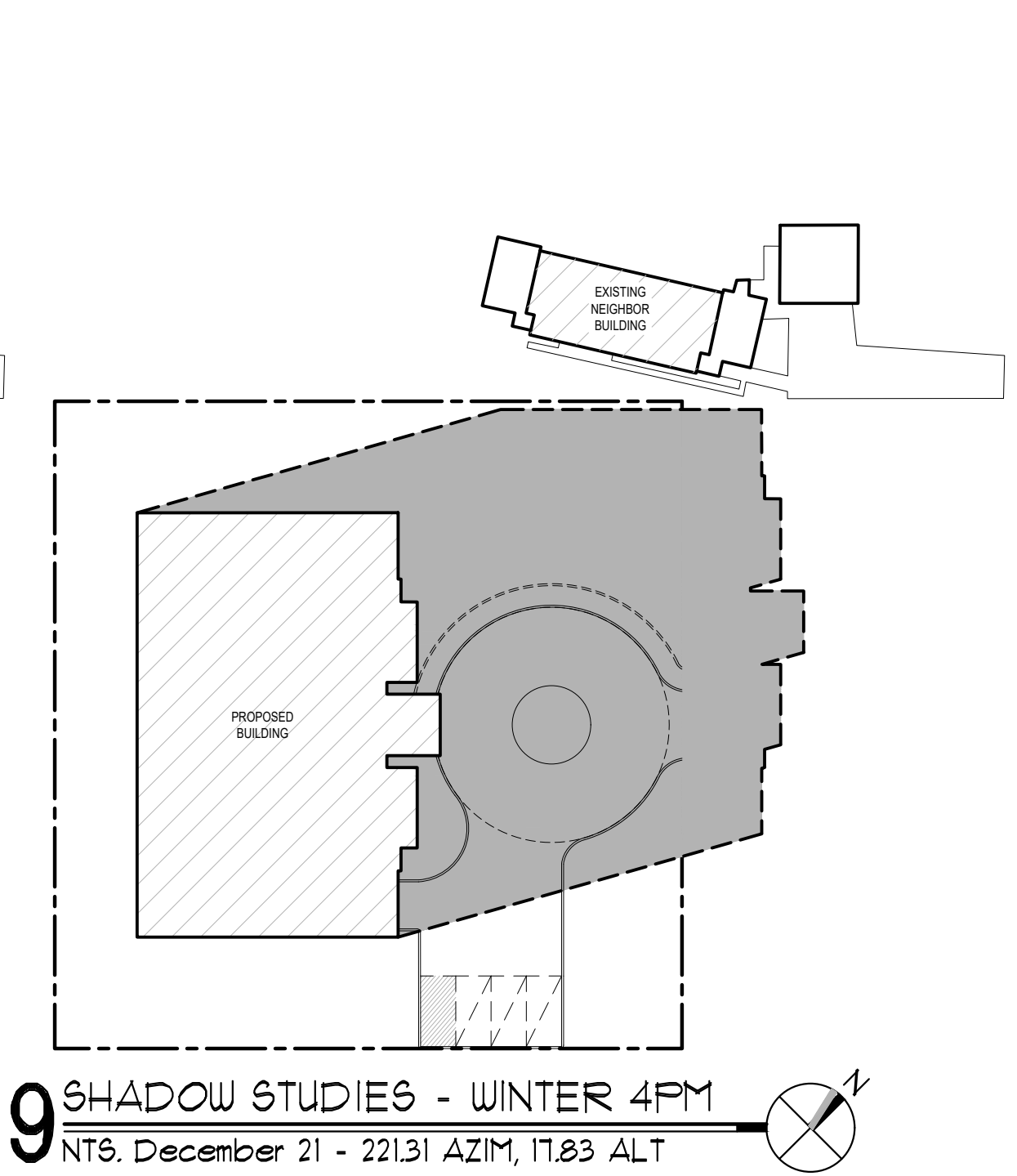
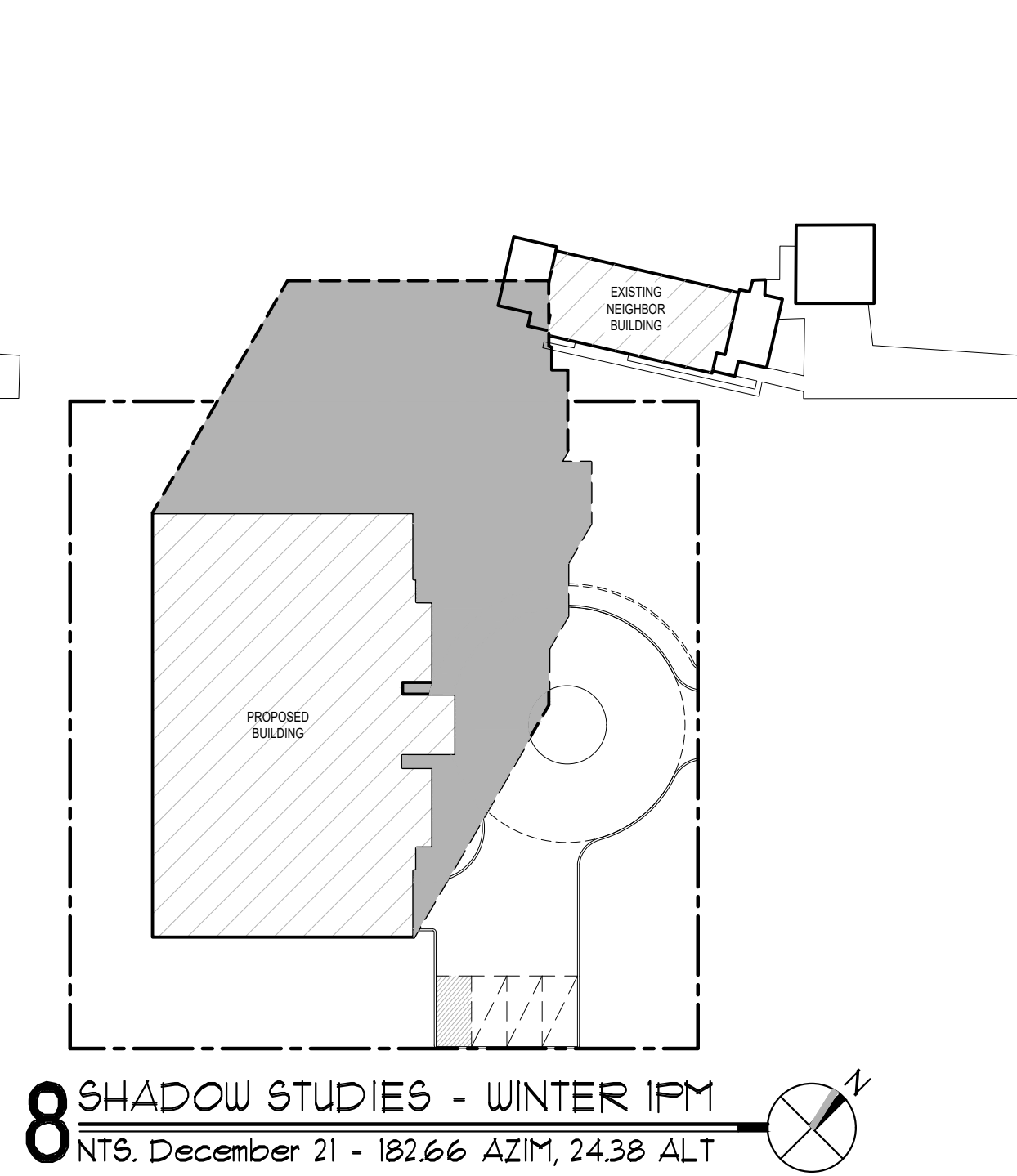
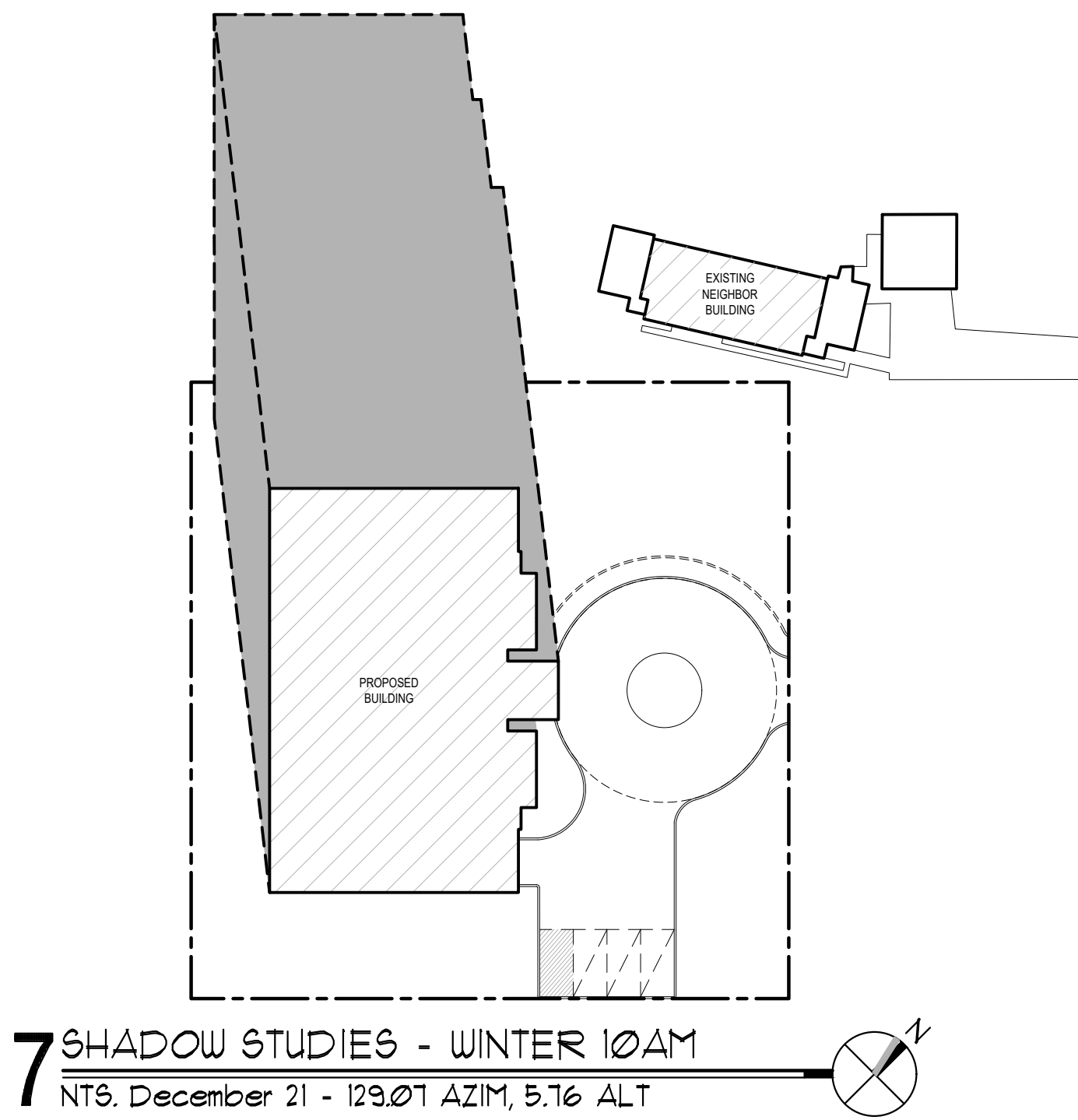
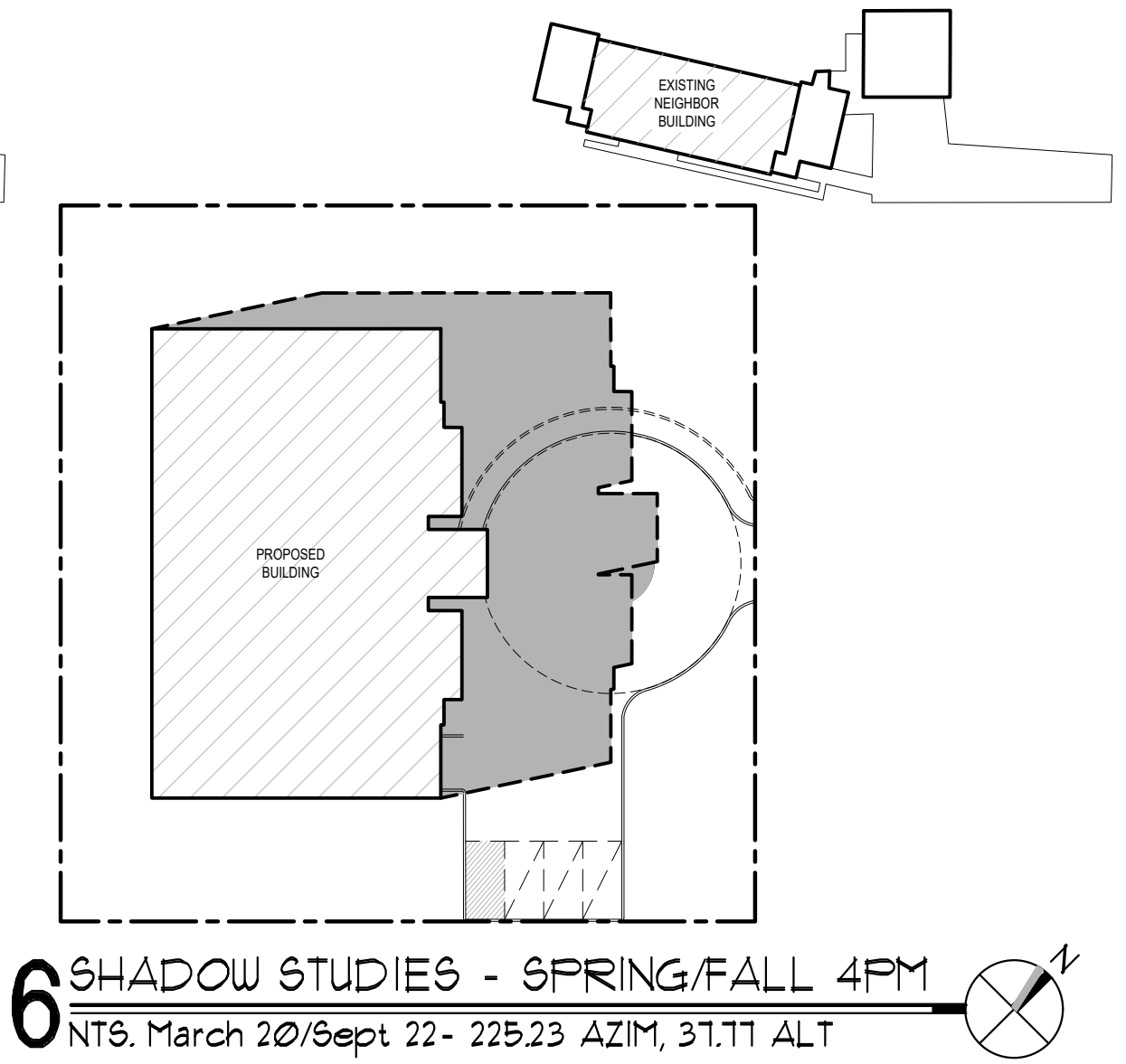
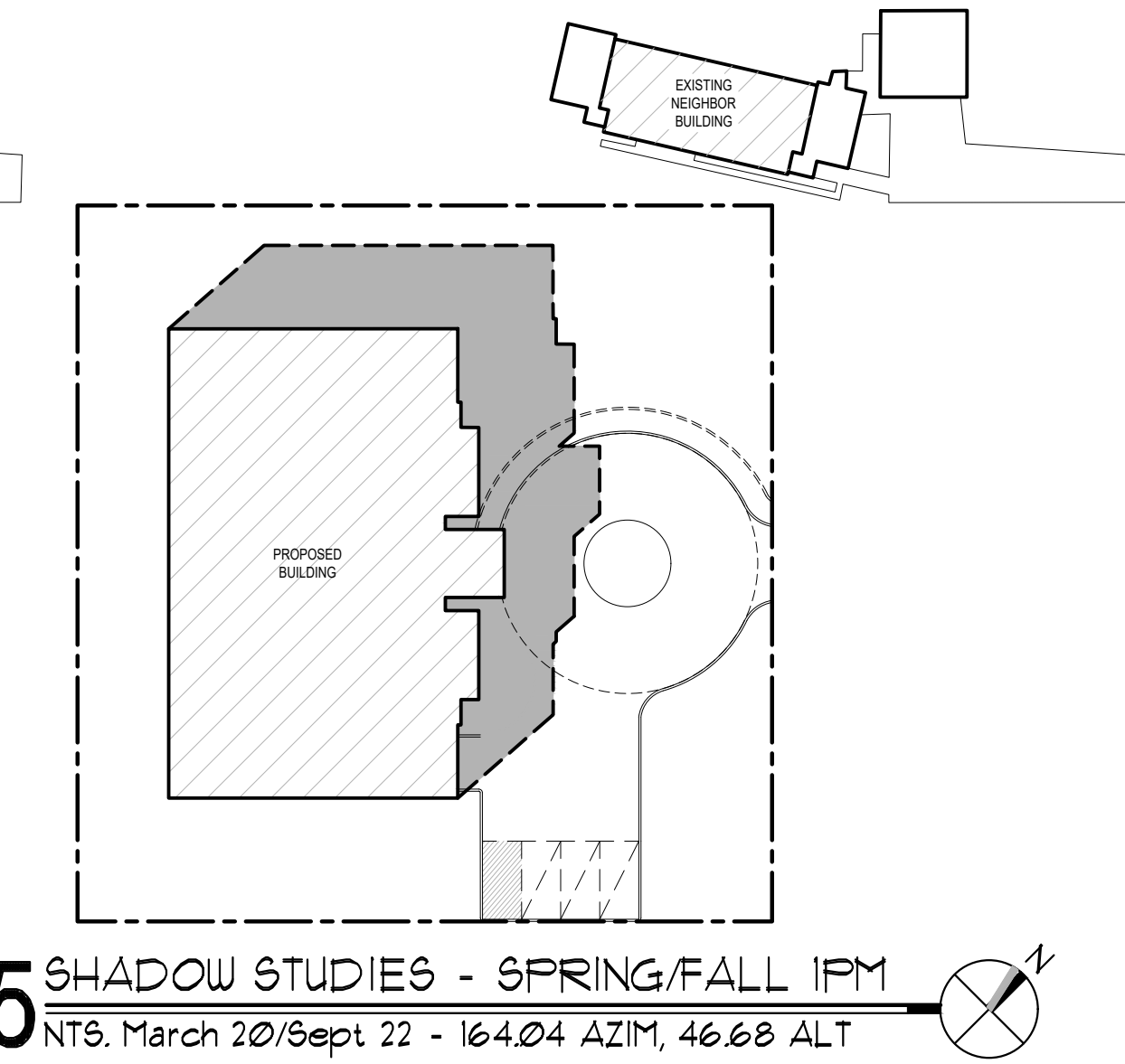
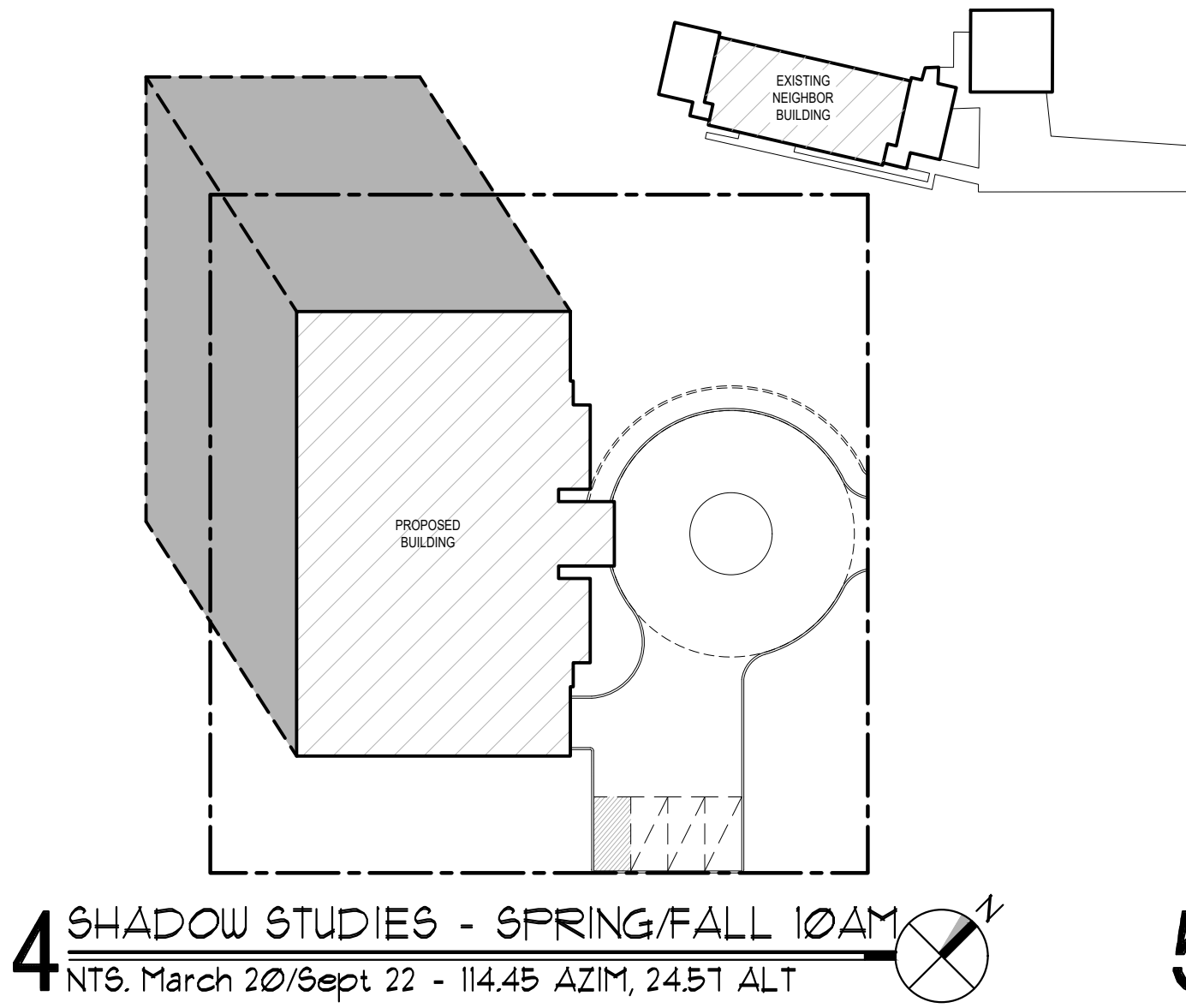
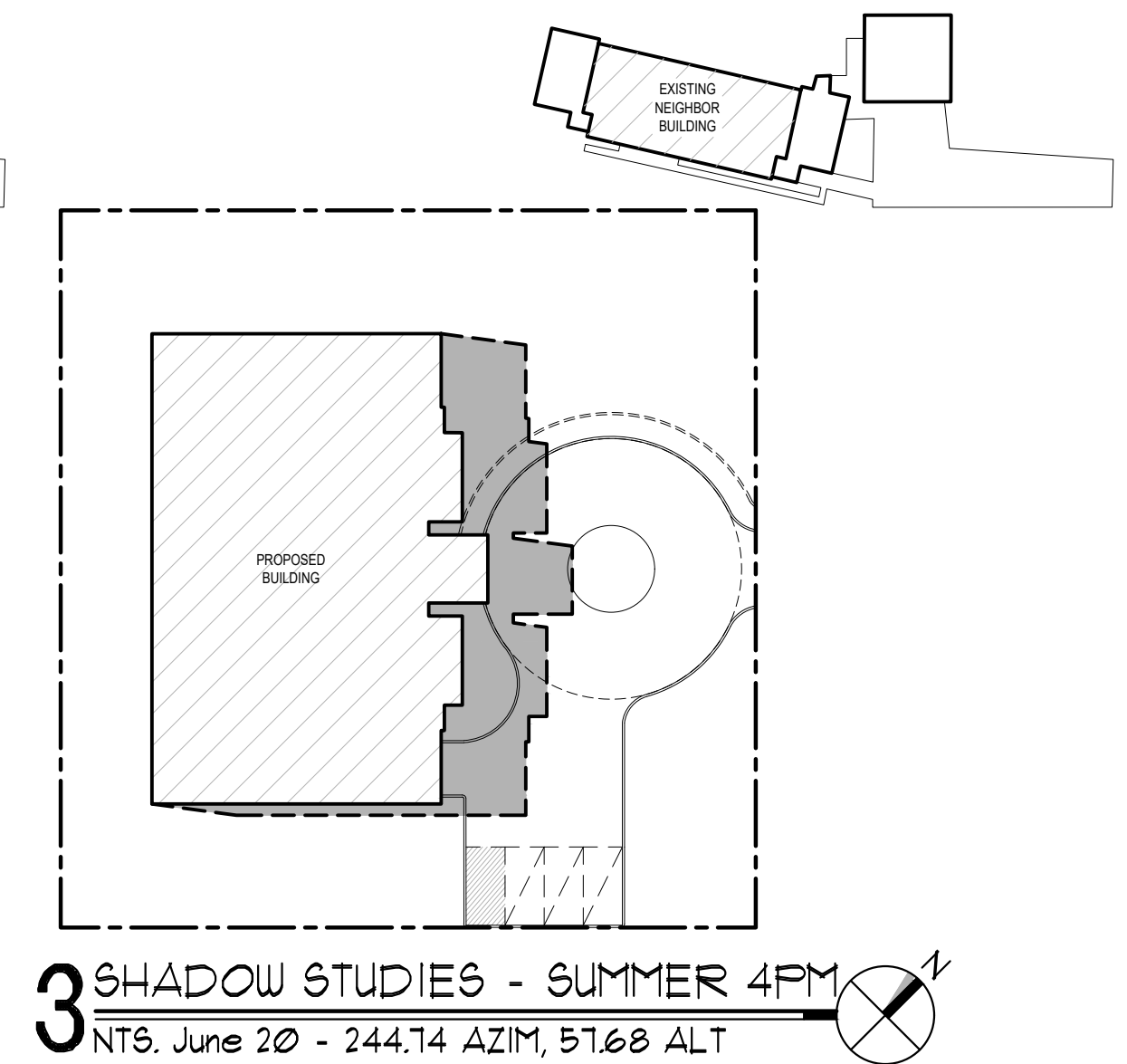
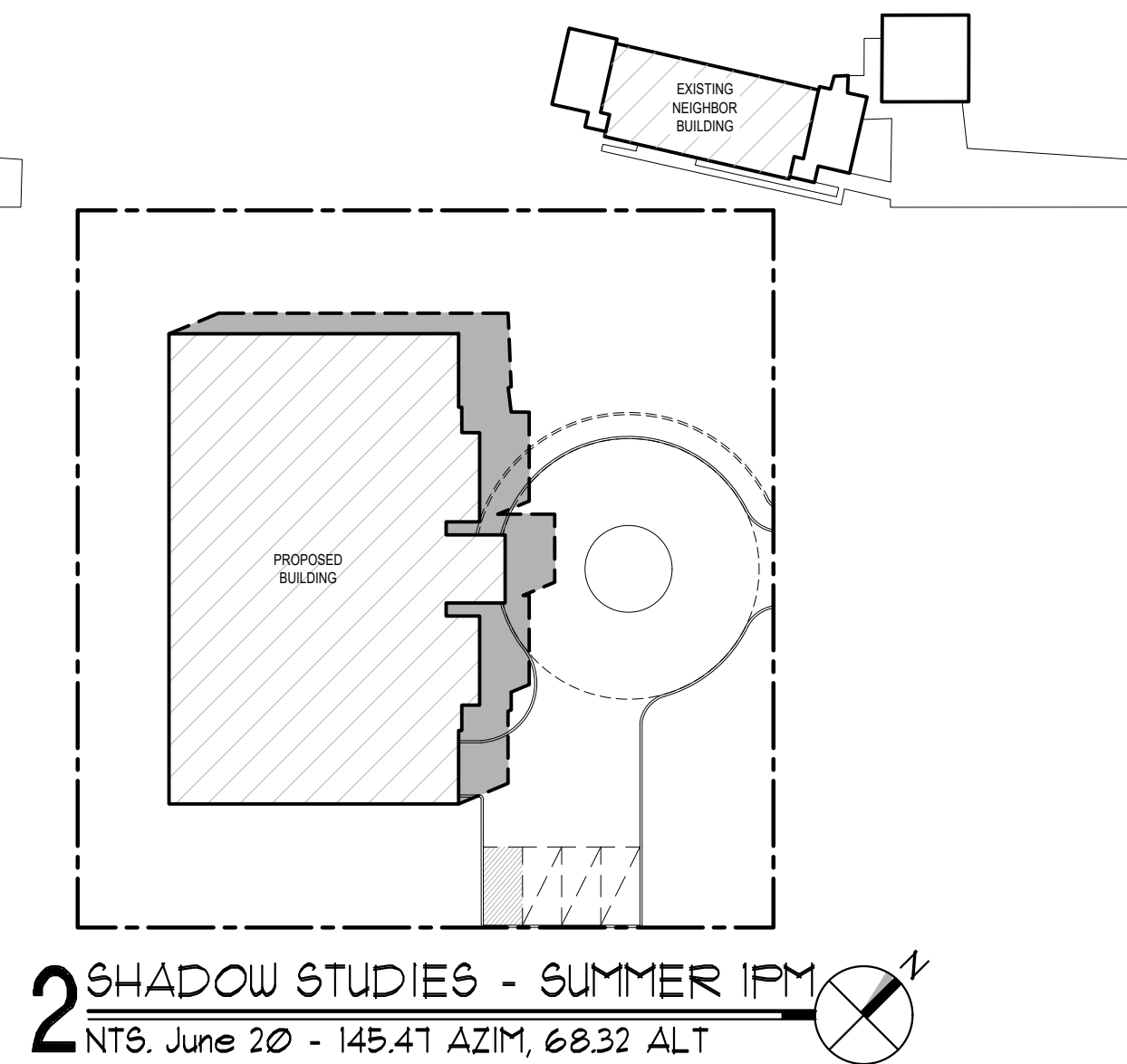
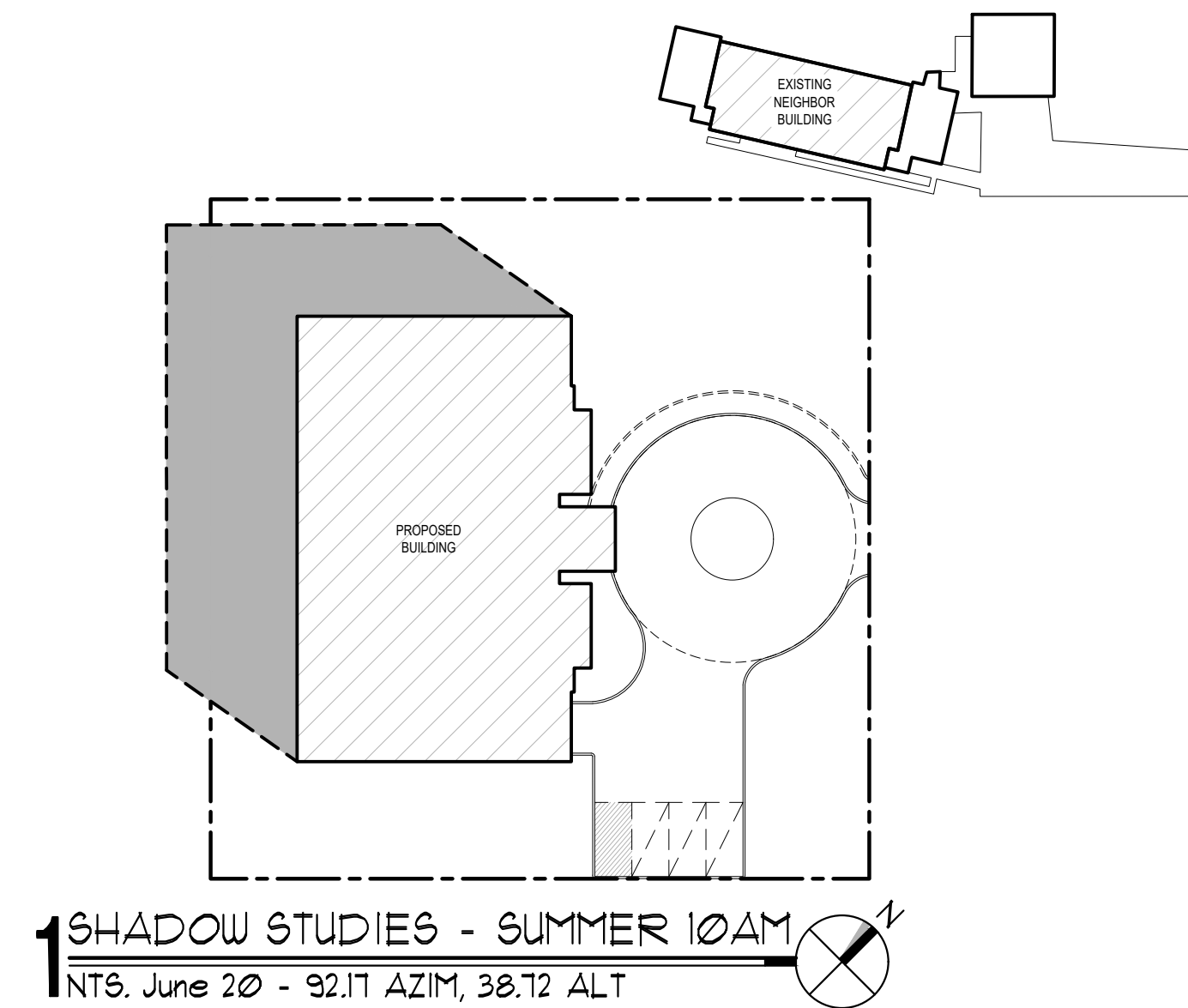
**LEGEND**

RESIDENTIAL ZONING DISTRICT

- RC
- RD
- GREEN SPACE

1 EXISTING ZONING MAP CONDITION  
N.T.S.





CREDIT: AZIMUTH AND ALTITUDE PROVIDED THROUGH SUNEARTHTOOLS.COM



**MORGANTE · WILSON ARCHITECTS, LTD.**  
 2834 CENTRAL STREET, EVANSTON, IL 60201 PH: 847.332.1001 FX: 847.332.2388

I hereby certify that these drawings were prepared in my office, under my direct supervision, and to the best of my knowledge conform with the codes and ordinances of Glencoe, IL.

IL Professional Design Firm  
 Lic. #84002979 Expires 4/30/21

**REVISIONS:**

1. PRELIM REVIEW 10/5/20

DRAWN BY: MH  
 CHECKED BY:

JOB No.: 2030  
 PLOT DATE: 6/21/21

**McGUIRE RESIDENTIAL DEVT.**  
 638 GREEN BAY ROAD GLENCOE, IL

**SEASONAL SHADOW STUDIES**

**A1.3**

© 2020 Morgante-Wilson Architects, Ltd.



SITE SUMMARY  
TOTAL OWNERSHIP: 0.606 AC  
DISTURBED AREA: 0.606 AC  
IMPERVIOUS SURFACE WITHIN DISTURBED AREA: 0.298 AC

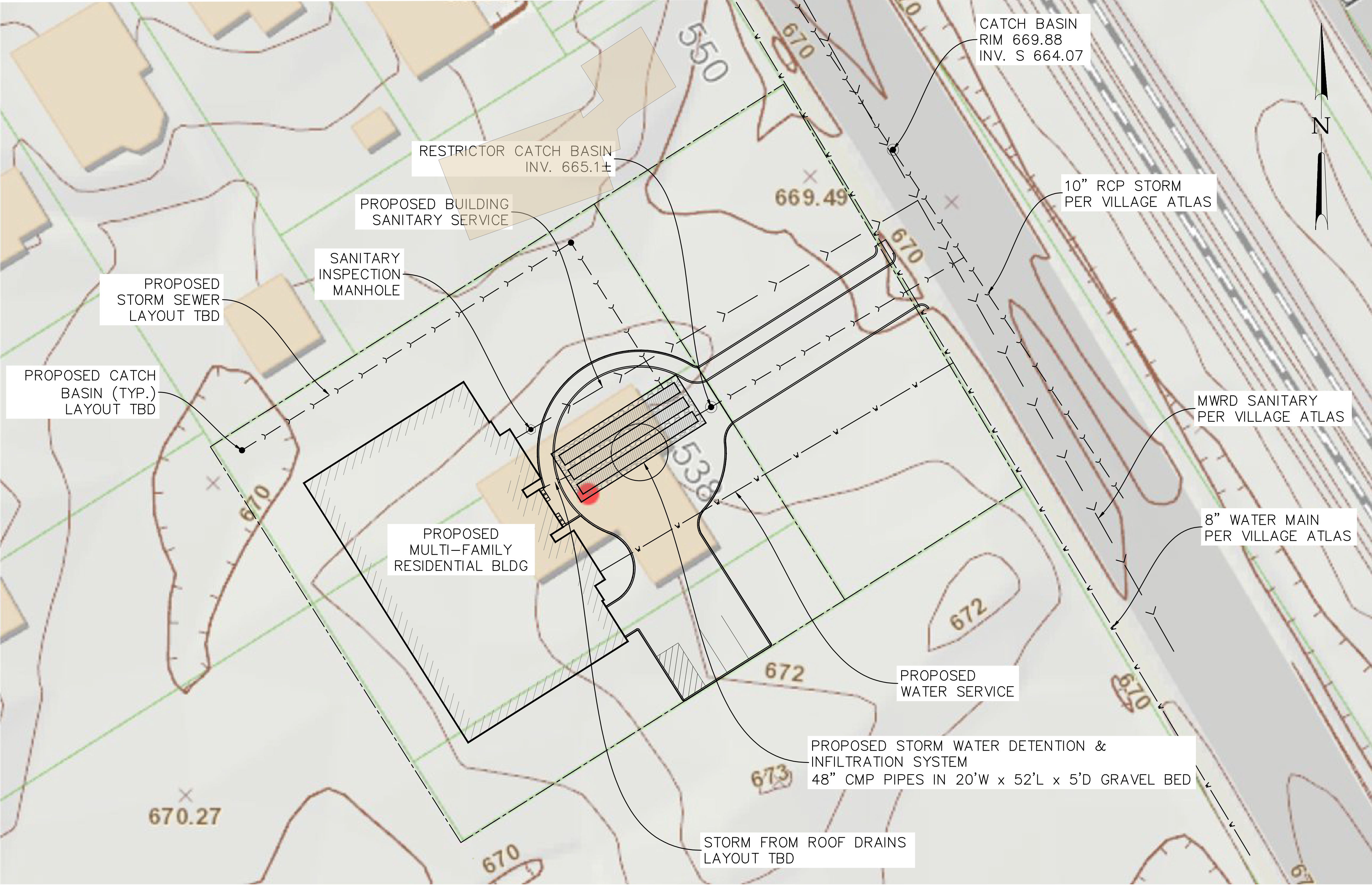
STORM WATER DETENTION IS REQUIRED PER VILLAGE OF GLENCOE. SITE IS ZONED FOR SINGLE-FAMILY RESIDENCE AND GLENCOE STORM WATER CODE WILL APPLY.

VOLUME CONTROL STORAGE IS REQUIRED PER MWRD WATERSHED MANAGEMENT ORDINANCE (>0.5 ACRES DISTURBED).

DETENTION STORAGE REQUIRED (SEE CALCULATION THIS SHEET):  
PROPOSED C-FACTOR = 0.72  
ALLOWED C-FACTOR = 0.62  
DETENTION VOLUME REQUIRED = 2,166 CU FT

VOLUME CONTROL STORAGE REQUIRED:  
IMPERVIOUS AREA = 12,982 SQ FT  
[12,982 SQ FT] x 1" RAINFALL = 1,082 CU FT

DETENTION VOLUME PROVIDED: 2,483 CU FT  
VOLUME CONTROL STORAGE PROVIDED: 1,123 CU FT



MWRD (MOD. RATIONAL METHOD)

BULLETIN 75 RAINFALL, 100 YEAR STORM

Project: 1006 Old Elm, Glencoe

Date: 05.25.2021

Project No:

Computed By: MO

Existing Site Area

26397 SF

Proposed Land Use Type

Runoff Coefficient

Area (Sq.Ft.)

Area (Acres)

Percentage

Proposed Impervious

0.95

12982

0.298

49.2%

Proposed Semi-Impervious

0.70

0

0.000

0.0%

Proposed Pervious

0.50

13415

0.308

50.8%

Composite Characteristics:

0.72

26397

0.606

100.0%

Tc = 10 min.

I, 3 Yr = 4.30 in/hr

Allowed C-Factor = 0.62

\*\*varies dependent on property size

Q=CIA=(0.65)(4.30)(0.316)

Release Rate = 1.69

From Existing Conditions Q=CIA for 3 Yr Storm

Storm Duration (Min)

Storm Duration (Hours)

Rainfall Intensity (Inch/Hour)

Inflow Rate (CFS)

Release Rate (CFS)

Storage Rate (CFS)

Storage Required (Acre-Feet)

5

0.08

12.34

5.39

1.694

3.70

0.026

10

0.17

10.80

4.72

1.694

3.03

0.042

15

0.25

9.26

4.05

1.694

2.35

0.049

20

0.33

7.97

3.48

1.694

1.79

0.050

30

0.50

6.34

2.77

1.694

1.08

0.045

40

0.67

5.27

2.30

1.694

0.61

0.034

50

0.83

4.52

1.98

1.694

0.28

0.020

60

1.00

4.03

1.76

1.694

0.07

0.006

90

1.50

3.03

1.32

1.694

-0.37

-0.046

120

2.00

2.49

1.09

1.694

-0.61

-0.101

180

3.00

1.83

0.80

1.694

-0.89

-0.223

240

4.00

1.48

0.65

1.694

-1.05

-0.349

300

5.00

1.25

0.55

1.694

-1.15

-0.478

360

6.00

1.07

0.47

1.694

-1.23

-0.613

420

7.00

0.97

0.42

1.694

-1.27

-0.741

480

8.00

0.87

0.38

1.694

-1.31

-0.876

540

9.00

0.79

0.35

1.694

-1.35

-1.011

600

10.00

0.72

0.31

1.694

-1.38

-1.149

660

11.00

0.67

0.29

1.694

-1.40

-1.284

720

12.00

0.62

0.27

1.694

-1.42

-1.423

1080

18.00

0.45

0.20

1.694

-1.50

-2.246

1440

24.00

0.36

0.16

1.694

-1.54

-3.073

Required Detention Volume = 0.050

Acre-Feet

Required Detention Volume = 2166

ft²

DETENTION STORAGE PROVIDED	
STORAGE IN 48" CMP DETENTION PIPES	
PIPE DIA.	48" IN.
STORAGE / FT	12.57 CU FT
PIPE LENGTH	144 LF
STORAGE	1809.6 CU FT
STORAGE IN AGGREGATE BED	
LENGTH OF AGG.	52 FT
WIDTH OF AGG.	20 FT
DEPTH OF AGG.	3.54 FT
TRENCH VOLUME	3681.6 CU FT
VOLUME IN PIPES	1809.6 CU FT
TOTAL STONE VOLUME	1872.0 CU FT
GRAVEL VOID SPACE RATIO	0.36
VOLUME IN AGGREGATE	673.9 CU FT
VOLUME IN PIPES	1809.6 CU FT
TOTAL PROVIDED	2483.5 CU FT
STORAGE REQUIRED	2166.0 CU FT
% PROVIDED	115% OK

VOLUME CONTROL STORAGE PROVIDED			
Proposed Infiltration Pit	Length	52	Ft.
	Width	20	Ft.
	Depth (Above Invert)	4.00	Ft.
	Depth (Below Invert)	1.00	Ft.
	Total Volume	5,200	Cu. Ft.
MWRD Infiltration Calculations			
VOLUME TYPE	POROSITY	MEDIA VOLUME	STORAGE VOLUME
Course Agg. (Above Invert)	0.36	V <sub>B</sub> 4160	0.5 x 0.36 x V <sub>C</sub> 749
Course Agg. (Below Invert)	0.36	V <sub>C</sub> 1040	0.36 x V <sub>D</sub> 374
			1,123 Cu. Ft.
Total Volume Control Provided = 1,123 > 1,082 Cu. Ft.			

DATE  
09-16-2021

REVISIONS

ISSUE  
1  
CONCEPT PLAN

PROJECT STAFF  
PROJECT MANAGER: B. BONO P.E.  
ENGINEER: M. C. JAWORSKI P.E.  
TECHNICAL: CIVIL ENGINEERS

BCI  
BONO CONSULTING, INC.  
CIVIL ENGINEERS

1018 BUSSE HIGHWAY  
PARK RIDGE, IL 60068  
PH : (847) 823-3300  
FAX : (847) 823-3303  
bbono@bonoconsulting.com

CONCEPT PLAN - OVERALL SITE

NEW MULTI-FAMILY RESIDENTIAL DEVELOPMENT  
538 GREEN BAY ROAD, GLENCOE, ILLINOIS

COPYRIGHT:  
THIS DRAWING SHALL NOT BE USED,  
REPRODUCED, MODIFIED OR SOLD EITHER  
WHOLLY OR IN PART, EXCEPT WHEN  
AUTHORIZED IN WRITING BY THE ENGINEER.

PROJECT NUMBER: 21249

START DATE: JUNE 16, 2021

GRAPHIC SCALE  
0 20  
1"=20'-0"

SHEET NUMBER  
EX-1



538 Green Bay Road  
Glencoe, Illinois 60022

# Zoning & Land Use Planning Assessment

---

Thursday, June 24, 2021





# TABLE OF CONTENTS

<b>Introduction</b>	<b>4</b>
<b>The Site (Subject Property)</b>	<b>4</b>
<b>The Zoning Request</b>	<b>6</b>
<b>Area Context, Land Use and Zoning Character</b>	<b>7</b>
<b>Community Planning</b>	<b>13</b>
<b>Summary for the Probability of Rezoning</b>	<b>16</b>

*To: Taylor Baxter, AICP (Village of Glencoe)*

*Fr: Scott Freres, PLA, ALSA (The Lakota Group)*

*Cc. Kevin Clark, PLA, AICP (The Lakota Group)*

*Abigail Rose (The Lakota Group)*

*Chris Canning (Canning & Canning LLC)*

*John Potter (Morganate-Wilson Architects, LTD)*

*The Lakota Group, an Urban Design and Planning firm, was retained by the McGuire Residential Group (MRG) to assist with the necessary supportive site land planning evaluation to accommodate the proposed rezoning and development potential for the subject property located at 538 Green Bay Road in the Village of Glencoe, Illinois.*

# INTRODUCTION

---

The Lakota Group, an Urban Design and Planning firm, was retained by the McGuire Residential Group (MRG) to assist with the necessary supportive site land planning evaluation to accommodate the proposed rezoning and development potential for the subject property located at 538 Green Bay Road in the Village of Glencoe, Illinois. Lakota's analysis and opinions shared in this assessment represent the best of our current understanding of the project and local regulatory conditions.

In addition to site field review, area context, and Green Bay Road corridor assessment, our sources included:

- Village of Glencoe Design Guidelines (2019)
- Village of Winnetka Zoning Map (2019)
- Village of Glencoe Zoning Map (2016)
- Village of Glencoe Plan for Downtown (2016)
- Village of Glencoe Comprehensive Plan Update (2004)

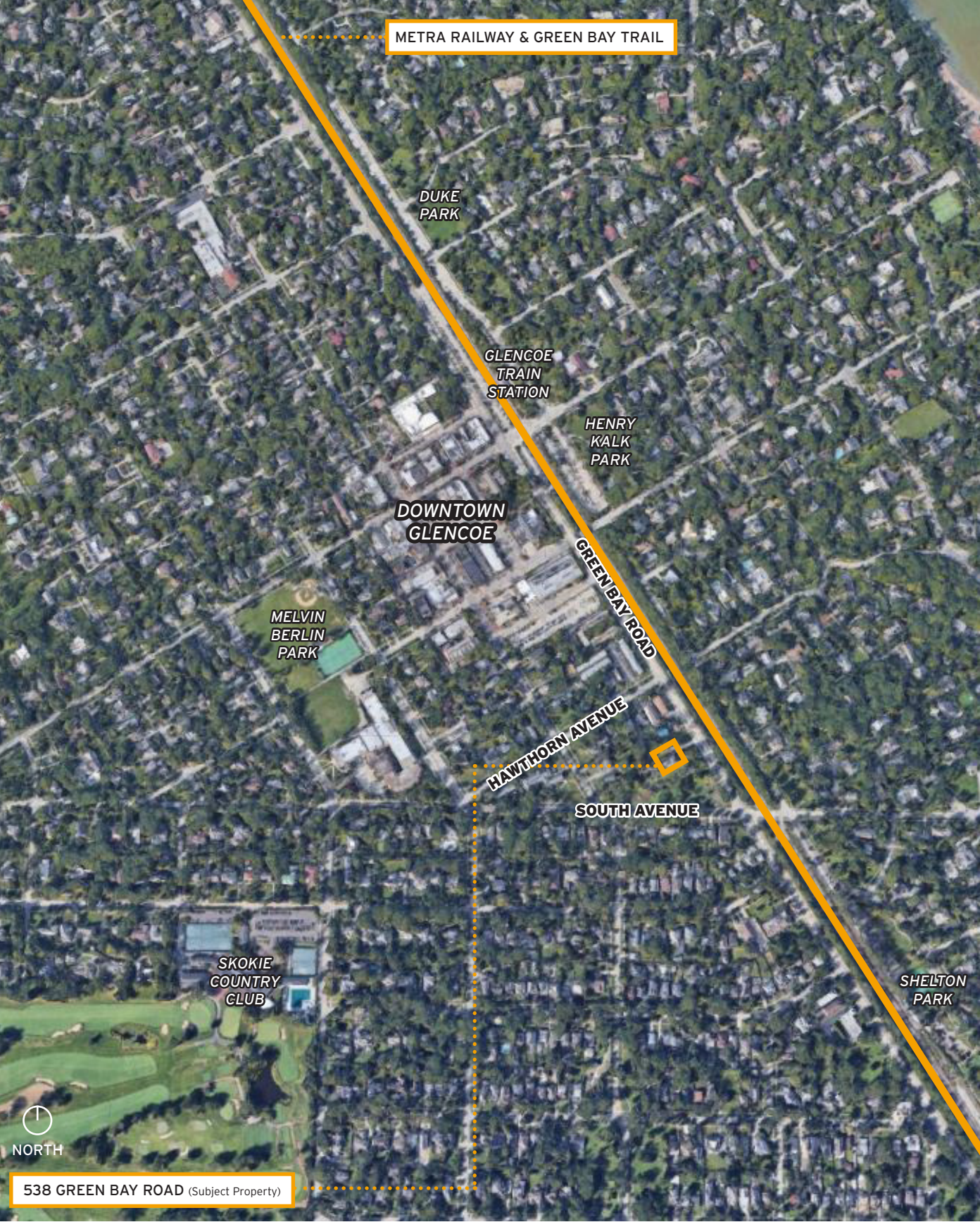
## THE SITE (SUBJECT PROPERTY)

---

The subject property is located along the southern boundary of Green Bay Road in the Village of Glencoe, Illinois (See Exhibit 1). The Green Bay Road corridor runs parallel to Metra's Union Pacific/North Line Railway acting as a primary north-south linkage through numerous North Shore communities. The subject property is also located across the street from the Green Bay Trail, a trail extending close to nine (9) miles from Wilmette, Illinois, to Highland Park, Illinois. The 0.61-acre (26,400 sq. ft.) site is located within a larger block formation of lots bound by Hawthorn Avenue to the north, Green Bay Road to the east, South Avenue to the south, and Vernon Avenue to the west. As depicted on the plat of survey, the subject property includes Lots 4 and 5 and the northwesterly half of Lot 6 except for the northeasterly 80 feet of side lots in Block 21 of the Village of Glencoe. The exceptions listed above refer to the Village Park District open space surrounding the property to the north and east. The Village Park District open space also surrounds the subject property to the south similar to other triangular pockets of parkland located along the entirety of the Green Bay Road corridor, within the Village of Glencoe. Access to the subject property from Green Bay Road is granted by a 20 ft. Ingress and Egress Access Easement recorded in 1926. The land to the east of the subject property was conveyed to the Village Park District resulting in the creation of the access easement pending Village construction a new road. The subject site is surrounded by mature canopy and ornamental trees and ground plane vegetation.



EXHIBIT 1: THE SUBJECT PROPERTY



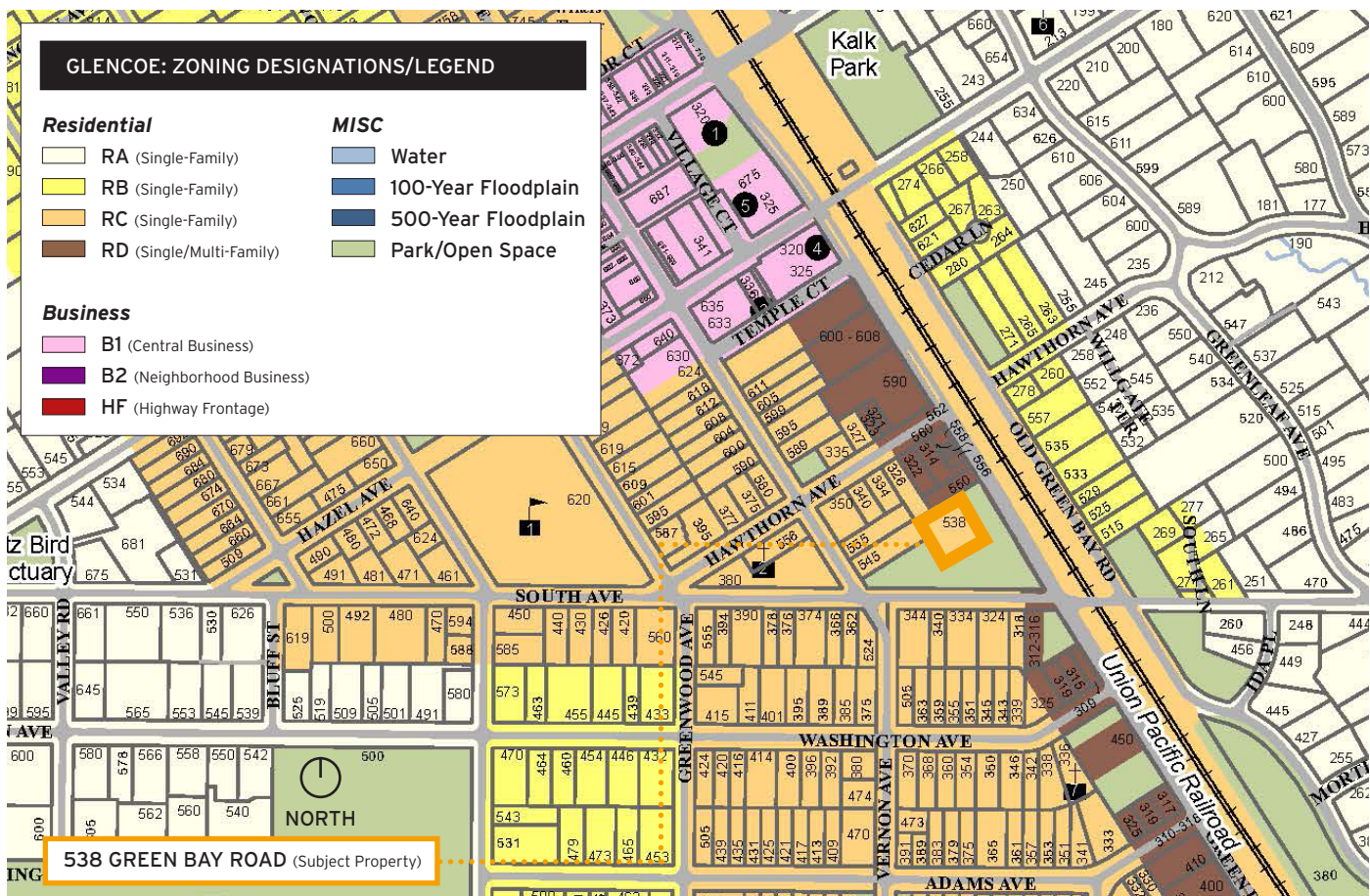


# THE ZONING REQUEST

Our understanding and findings support the proposed 6-unit condominium development and the necessary zoning change to accommodate the development. The Applicant is requesting the subject property at 538 Green Bay Road in Glencoe, Illinois, to be rezoned from Single-Family Residential District (R-C) to Single/Multiple Family Residential District (R-D) (See Exhibit 2). The McGuire Residential Group includes six (6) market-rate condominium units with private turn around drive accessible from Green Bay Road feeding to both interior and exterior parking for future tenants. All proposed units have views of neighboring Village Park District open space. Additional foundation and perimeter landscaping is provided as part of the site amenities and buffer strategies. The well-designed and articulated 3-story structure includes numerous high-quality building materials, vertical and horizontal articulation, and other architectural features meeting the applicable Single/Multiple Family Residential District (R-D) zoning standards. No variations are requested as part of this rezoning request.

The Architectural team carefully designed the proposed residential structure and site plan to have little or no impact on the adjacent single-family properties (See Exhibit 6). The proposed residential structure is set farther back from Green Bay Road to the west to better accommodate the adjacent single-family property to the north and also recognizes the visibility of the Village Park District open space. The site planning team were cognizant of the surrounding residential properties to the south and west, taking advantage of existing vegetation in the surrounding park to buffer and soften the new residence. The design team successfully team addresses building scale, bulk, and distance relationship between the Village of Glencoe's multi-family properties and adjacent single-family residences to achieve the best possible site layout.

## EXHIBIT 2: ZONING OF THE SUBJECT PROPERTY





## AREA CONTEXT, LAND USE & ZONING CHARACTER

The subject site is located within the heavily traversed corridor of Green Bay Road and is within 5-minute walking distance to Downtown Glencoe. The 2004 Comprehensive Plan Update called attention to the need to enhance and further promote Green Bay Road as a scenic corridor. This road redesign and necessary improvements have occurred within the last 10 years. A sense of open space is consistent within the Glencoe Green Bay Road corridor which adds an open space feel and character in the area. The Green Bay Road corridor provides access to the Cook County Forest Preserve, private recreational facilities, public parks, hike and bike trails, and other open space. Development along the Green Bay Road corridor has changed throughout the last 30 years. As shown in the earlier zoning maps, the Village has increased the acreages of land zoned for multi-family south of Downtown Glencoe. This trend is consistent with neighboring community land use frameworks or patterns including the City of Highland Park and the Village of Winnetka. Other North Shore communities have intensified their residential zoning designations along well-traveled corridors. This trend is evident when observing the Green Bay Road corridor from Glencoe to Winnetka. This scenic corridor's land use pattern and direction is further supported by mixed-use, multi-family residential development because of the following reasons:

- The Metra railway train line located on the east side of Green Bay Road; therefore, creating a single-sided development roadway.
- The consistent zoning and/or variations along the Green Bay Road corridor allow for a range of walkable, transited-oriented higher density housing products and options for the community (i.e. close to transit and Downtown Glencoe).
- Parcels of land along the Green Bay Road corridor which allow for larger development sites.
- A Village Park District vision green space and pocket parks along the Green Bay Road corridor.
- Multi-family land uses along the Green Bay Road corridor buffer the existing single-family neighborhoods to the west from vehicular traffic and the Metra railway.

### EXHIBIT 3.A: CHARACTER IMAGERY





EXHIBIT 3.B - 3.D: CHARACTER IMAGERY

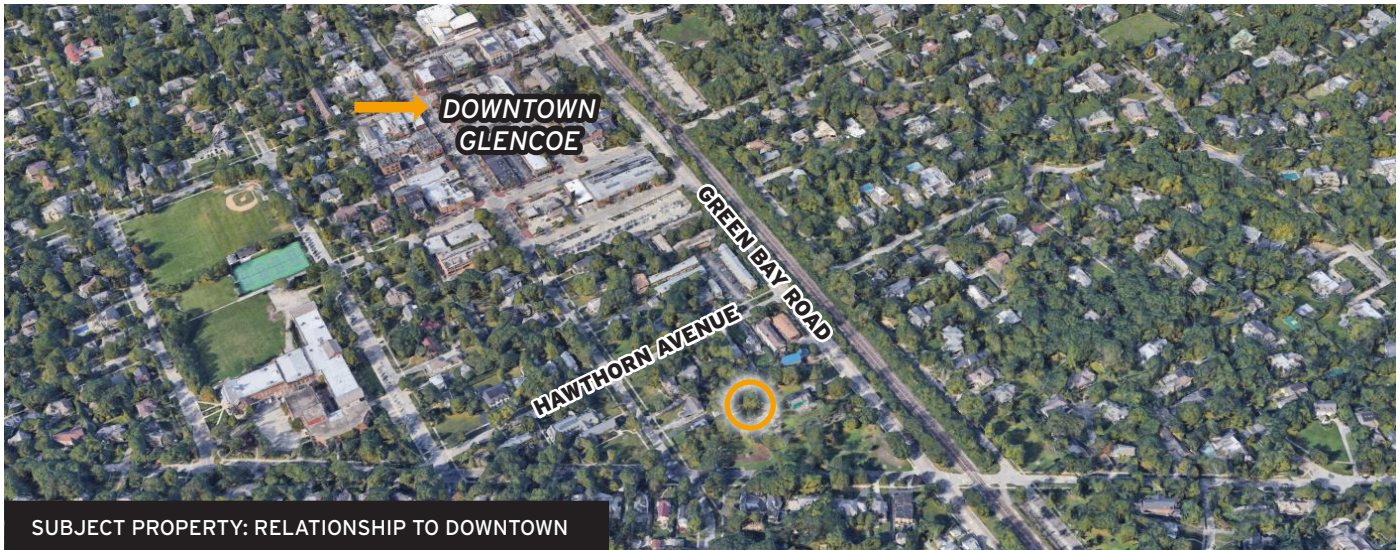




EXHIBIT 4: ZONING/LAND USE CONTEXT ALONG GREEN BAY ROAD CORRIDOR

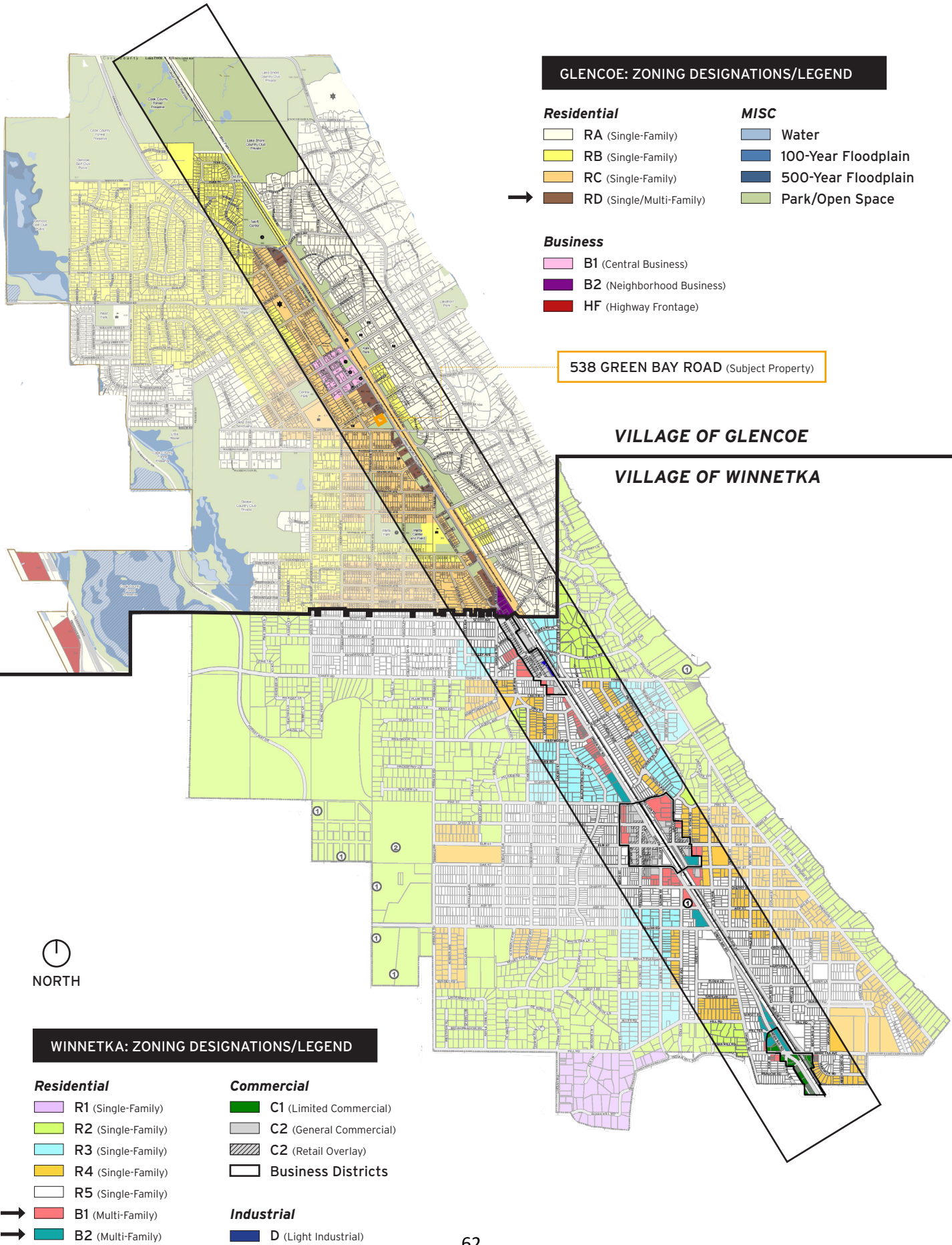


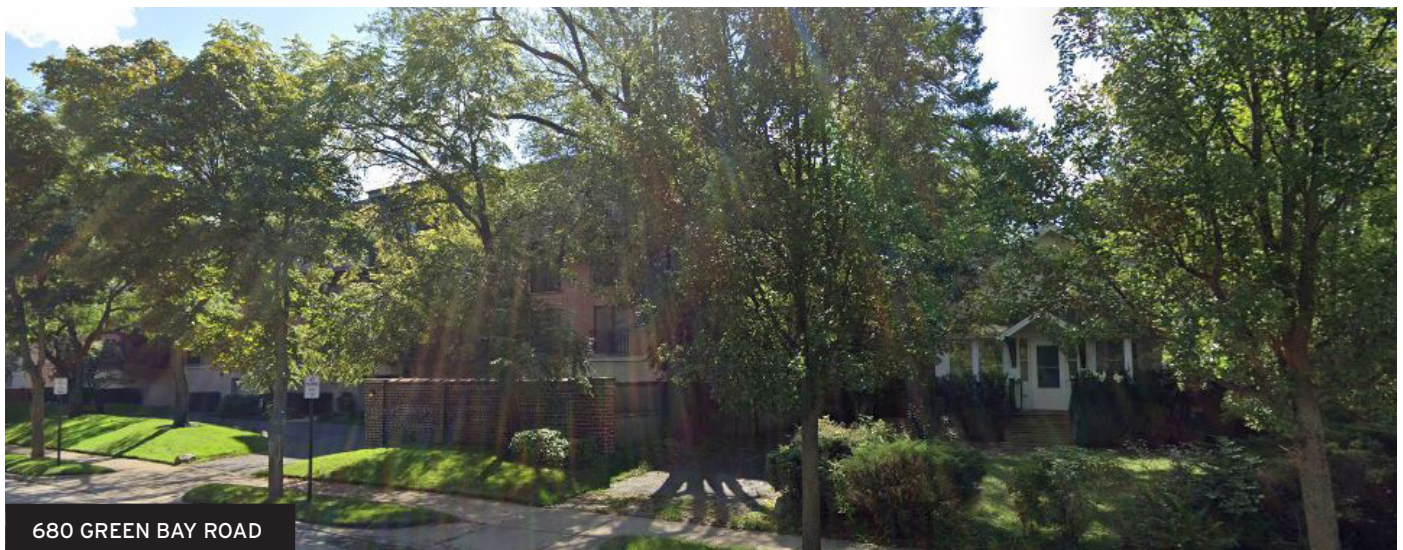


EXHIBIT 5A - 5C: **BUILDING BULK CONTEXT ALONG GREEN BAY ROAD CORRIDOR**

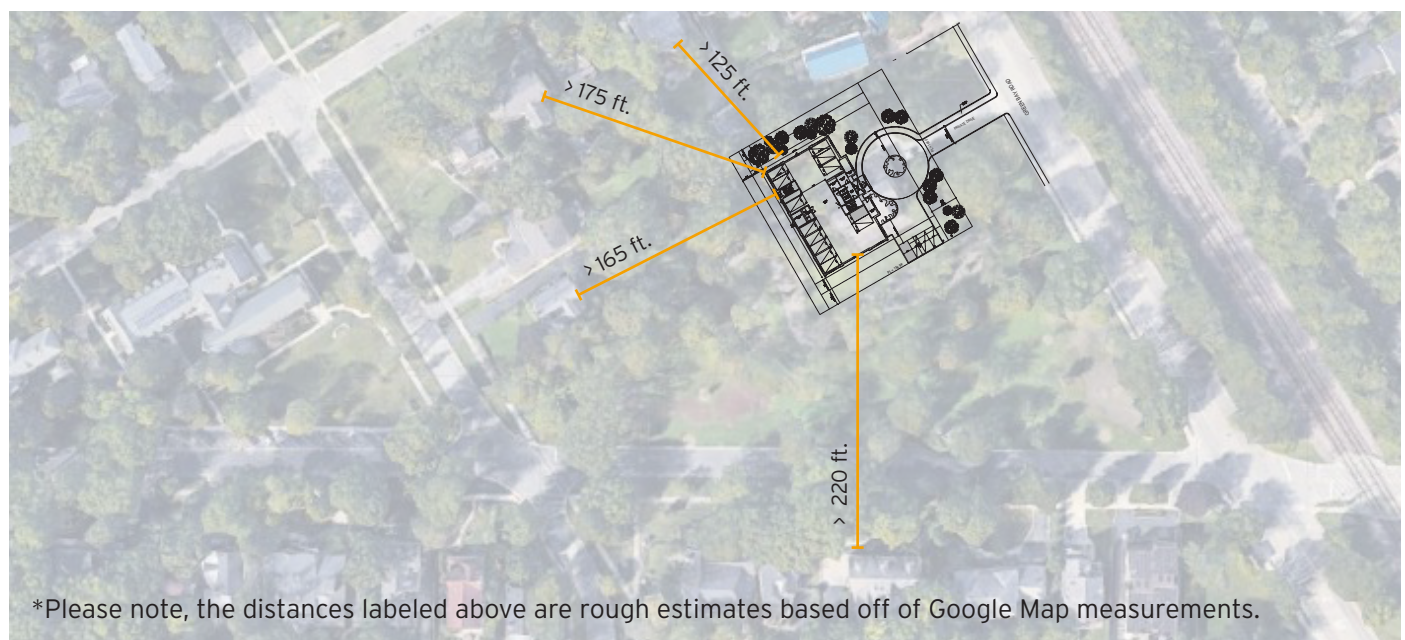




EXHIBIT 5A - 5C: **BUILDING BULK CONTEXT ALONG GREEN BAY ROAD CORRIDOR**







# COMMUNITY PLANNING

## 2019 Design Guidelines

The recent Design Guidelines break down the existing context and character of the Village and various key locations where the guidelines are utilized. The document discusses the importance of exciting and meaningful design near the Central Business District or more commonly referred to as Downtown Glencoe. These guidelines also shape the look and scale of numerous multi-family structures within the Village's Multiple Family (RD) district which extends along the west side of the Green Bay Road corridor from Downtown to Winnetka. As discussed above, many of the multi-family structures are Mid-century and late 20th century garden apartments and townhomes.

## 2016 Plan for Downtown

The subject property is located within the 0.5-mile ring of Downtown Glencoe as shown in the 2016 Plan for Downtown. The smallest market area is the "walk-to" market which includes intense users and spenders within walking distance of downtown. The Village outlines *Business Vitality and Economic Strength* as key Economic Development goals and strategies for Downtown Glencoe as adopted in the 2004 Comprehensive Plan Update. The plan encourages a diversity of housing options supported by thoughtful design and impactful infrastructure improvements. The 2016 Plan for Downtown encourages *"...the use of downtown as a neighborhood supporting the broadest range of housing options to meet the needs and interests of Glencoe residents (attractive to various lifestyles and age cohorts) in a location that has the advantage of proximity to Village services, local shopping and regional transportation link."* The key strategy--*Strengthen Downtown as a Neighborhood*--instructs the Village and property owners to support an increased number of residents who live in or near Downtown Glencoe.

## EXHIBIT 7: PLAN FOR DOWNTOWN - 0.5 MILE "WALK-TO" MARKET



538 GREEN BAY ROAD (Subject Property)

## 2004 Comprehensive Plan Update

The Comprehensive Plan highlights the majority of housing in Glencoe as single-family detached residential. The Village of Glencoe trailed behind both Wilmette and Highland Park in the early 2000s in providing multi-family housing options for current and future residents. The Village is still experiencing a strong demand for housing options for all residents of age and lifestyles. The 2004 Comprehensive Plan Update also brought attention to the Village's need for additional senior housing and multi-family residential developments to diversify the housing options. Meaningful development along the main corridor, Green Bay Road, has helped provide additional housing options close to transportation opportunities and Downtown Glencoe. It also provides a greater buffer between vehicular traffic and the railway from the existing single-family neighborhoods to the west.



## EXHIBIT 8: R-C and R-D BULK, SPACE, AND YARD REQUIREMENTS

Bulk, Space, and Yard Requirements		R-C (Single-Family)	R-D (Single-Family)	R-D (Multi-Family)	Proposed MF Structure
<b>A. Maximum Height</b>					
1. Principal Structures		<b>31 ft.</b>	<b>31 ft.</b>	<b>31 ft.</b>	<b>X</b>
		<b>3 stories</b>	<b>2 stories</b>	<b>NA</b>	<b>X</b>
2. Accessory Structures		<b>18 ft.</b>	<b>18 ft.</b>	<b>18 ft.</b>	<b>X</b>
<b>B. Minimum Lot Area and Dimensions</b>					
1. Lot Area - Dwelling		<b>10,000 sq. ft.</b>	<b>NA</b>	<b>NA</b>	<b>X</b>
2. Lot Area - Principal Buildingpr Use/Other Than Dwelling		<b>20,000 sq. ft.</b>	<b>20,000 sq. ft.</b>	<b>20,000 sq. ft.</b>	<b>X</b>
3. Lot Area - Average Width of Lot		<b>60 ft.</b>	<b>50 ft.</b>	<b>50 ft.</b>	<b>X</b>
<b>C. Minimum Yards and Areas</b>					
1. Front		<b>30 - 50 ft.</b>	<b>25 ft.</b>	<b>25 ft.</b>	<b>X</b>
2. Side	a. Corner Lot (i. Interior Yard)	<b>8 ft.</b>	<b>5 ft.</b>	<b>10 ft.</b>	<b>X</b>
	a. Corner Lot (ii. Corner Side Yard)	<b>15% of aver. width (15 - 25 ft. min.)</b>	<b>15% of aver. width (15 - 25 ft. min.)</b>	<b>25 ft.</b>	<b>X</b>
	a. Corner Lot (iii. Total - % of aver. width)	<b>25%</b>	<b>25%</b>	<b>NA</b>	<b>X</b>
3. Rear	% of Lot Depth	<b>20%</b>	<b>15%</b>	<b>NA</b>	<b>X</b>
	Minimum Dimension	<b>30</b>	<b>10</b>	<b>10</b>	<b>X</b>
4. Courts		<b>Paragraph G10*</b>	<b>Paragraph G10*</b>	<b>Paragraph G10*</b>	<b>X</b>
5. Dwelling Units in Multiple Family Dwellings		<b>Paragraph G11*</b>	<b>Paragraph G11*</b>	<b>Paragraph G11*</b>	<b>X</b>
<b>D. Maximum Ground Coverage</b>					
1. Total Ground Coverage	a. Interior Lots	<b>30%</b>	<b>30%</b>	<b>30%</b>	<b>X</b>
	b. Corner Lots	<b>35%</b>	<b>35%</b>	<b>35%</b>	<b>X</b>
2. Accessory Buildings Coverage		<b>6%</b>	<b>NA</b>	<b>NA</b>	<b>X</b>
3. Total Impervious Cover		<b>NA</b>	<b>NA</b>	<b>50%</b>	<b>X</b>
<b>E. Maximum Gross Floor Area</b>					
1. Lots < 8,000 sq. ft.		<b>40%</b>	<b>40%</b>	<b>NA</b>	<b>X</b>
2. Lots > 8,000 sq. ft. and < 9,185 sq. ft.		<b>27% + 720 sq. ft.</b>	<b>27% + 720 sq. ft.</b>	<b>NA</b>	<b>X</b>
3. Lots > 9,185 sq. ft. and < 20,000 sq. ft.		<b>[.27 (lot area) + 720] [1-(.10) (lot area- 9185)] 10,815</b>	<b>[.27 (lot area) + 720] [1-(.10) (lot area- 9185)] 10,815</b>	<b>NA</b>	<b>X</b>
4. Lots > 20,000 sq. ft.		<b>23.76% + 634 sq. ft.</b>	<b>23.76% + 634 sq. ft.</b>	<b>NA</b>	<b>X</b>
<b>F. Minimum Spacing</b>					
1. Between Principal and Accessory Structures and Uses		<b>10 ft.</b>	<b>10 ft.</b>	<b>10 ft.</b>	<b>X</b>

X = Meets the intent and standards of R-D Zoning District.

**EXHIBIT 8: R-C and R-D BULK, SPACE, AND YARD REQUIREMENTS****\*G10. Courts.**

The following regulations shall apply to outer and inner courts in the R-D District:

- a. Outer Court.** The width of an outer court shall not be less than eight feet nor less than one-sixth of the length of the court from the closed end.
- a. Inner Court.** An inner court shall not be less than 10 feet wide nor shall its area be less than 100 square feet.

**\*G11. Dwelling Units in Multiple Family Dwellings.**

No dwelling unit in a multiple family dwelling hereafter erected, constructed, or created in any residential district shall have a gross floor area of less than 600 square feet if an efficiency dwelling unit; 800 square feet if a one-bedroom dwelling unit; or 800 square feet plus an additional 150 square feet for every bedroom in excess of the first bedroom if a two or more bedroom dwelling unit.

# SUMMARY FOR THE PROBABILITY OF REZONING

---

Below is a quick summary outlining why the proposed rezoning of the subject property is appropriate and consistent with the surrounding land uses, Village policy, character of the Green Bay Road corridor, and the needs of the Glencoe community.

## Consistency with Community Vision and Goals

- The Village Park District established green open space pockets along Green Bay Road, thus reducing the continuous impact of buildings along the corridor. This helps the Village control the appearance and density of the Green Bay Road corridor.
- The proposed rezoning change helps provide a range of walkable, transited-oriented higher density housing products near transit and Downtown Glencoe.
- The proposed rezoning allows for further housing options for all community residents by including additional multi-family choices in a primarily single-family dominated setting.
- The proposed residential structure adheres to the Village's building design standards to create a quality development along the scenic Green Bay Road corridor and near Downtown Glencoe.
- The subject property is within walking distance of Downtown Glencoe. The 2016 Plan for Downtown includes numerous goals and strategies promoting a larger array of housing options near the Central Business District boundaries and relying on "walk-to" residents to help promote the vitality of Downtown Glencoe (See Exhibit 7).

## Consistency with Community Development Standards

- The proposed zoning change from Single-Family Residential District (R-C) to Single/Multiple Family Residential District (R-D) will aid the Village's efforts to diversify housing options while also providing more residents the opportunity to live near transit opportunities (i.e., Metra and PACE), open space assets, and Downtown Glencoe amenities and entertainment.
- The proposed development will adhere to the bulk use standards of the Single/Multiple Family Residential District (R-D) zoning district (See Exhibit 8).
- No variations will be requested as part of the zoning request for the subject property: Single-Family Residential District (R-C) to Single/Multiple Family Residential District (R-D) (See Exhibit 8).

## Consistency with Community Design Character and Quality of Life

- The character of the Green Bay Road corridor has adapted and continues to adapt as a mixed-use, multi-family residential corridor stretching from the Village of Glencoe to the Village of Winnetka (See Exhibit 4).
- The community open space assets are preserved and enhanced as part of this project. When traveling along the Green Bay Road corridor one can access the Cook County Forest Preserve, private recreational facilities, public parks, hike and bike trails, and other open space.
- The 2016 Plan for Downtown, 2016 Design Guidelines, and 2004 Comprehensive Plan Update all highlight the importance of quality architecture and detailing for the Glencoe community especially near Downtown Glencoe and scenic corridors, of which the proposed residential development achieves. The project focused on high-quality materials, articulation, and a sense of scale consistent with other single-family residences in the community.

- The project aims to maintain the physical appearance of any building from the neighborhood or Village of Glencoe.
- The proposed development meet or exceed the landscape zoning standards of the R-D zoning district while being compatible to the surrounding single-family properties and open space character.

### **Consistency with No Harmful Impacts to Community or Adjacent Property Values**

- While Lakota can only speak to this in generality based on the consistency of new multi-family products or uses already existing or currently being developed in the “larger” Green Bay Road corridor as previously described. Local observation has indicated that there have been little to no economic impact from new multi-family developments to the sale of adjacent single-family residences.

### **Closing Statements**

In our opinion the sensitively designed and sited development will meet all community design, planning, and policy objectives and will enhance the livability and economic vitality of the Green Bay Road corridor and Downtown Glencoe. We believe the rezoning request to be fair and reasonable and has little to no impact on the well-being of the Glencoe community.




---

**Scott Freres PLA, ASLA**

President  
The Lakota Group




---

**Kevin Clark AICP, PLA**

Principal  
The Lakota Group





**JAMES T. NYESTE**

258 Maple Hill Rd.  
Glencoe, IL 60022  
847-242-0601

July 6, 2021

**By email only**

Glencoe Zoning Commission

c/o Taylor Baxter

Development Services Manager

[tbaxter@villageofglenoce.org](mailto:tbaxter@villageofglenoce.org)

Re: McGuire application for rezoning of 538 Green Bay Road

To the members of the Glencoe Zoning Commission:

I am writing as a friend and former neighbor of Adrienne and Barney Gallagher and as a former member of the Glencoe Zoning Commission, Zoning Board of Appeals, and Fence Board of Appeals (2008-15). I join with the Gallaghers and many others in their neighborhood in opposing the request by Lisa and Steve McGuire to rezone 538 Green Bay Road for multi-family use. I plan to attend the Zoning Commission meeting on July 12 and speak on behalf of the Gallaghers in opposition to the rezoning application.

While I was a member of your body, we were principally guided in our decisions by public input: “What do the neighbors say?” Here, the neighbors have spoken loudly in opposition to the rezoning of the McGuires’ property. From 2008 to 2015 there was no application for rezoning, variance, special use permit, or on any other issue that generated so much opposition. Based on the prior practices of this body, the present application should have no chance of success.

Glencoe residents should be able to reasonably rely on the zoning map and zoning stability. Changes should be made only when the public good demands or requires the change. The McGuires’ application demonstrates only a *private* benefit—the possibility of greater private gain from the development of the property into a multi-family condominium building.

The neighbors gain nothing; their single-family homes will be *devalued*. See the letter from Elise Rinaldi, a well-known Glencoe real estate broker (Written Public Comment #2 attached to the Meeting Agenda). The McGuires claim that their development will actually increase the value of neighboring properties (Canning & Canning letter at p. 5, attached to the Meeting Agenda), but they offer no evidence supporting their claim. The Lakota Group memorandum also provides no support, as it concedes that “Lakota can only speak to this in generality [sic].” (Lakota Group memorandum at p. 17, attached to the Meeting Agenda).

The Glencoe community at-large gains only five new dwelling units (six condominium units less the McGuires’ current single-family home, which would be razed). Against the *de minimis* gain of five units, the Commission must weigh the negatives:

- Reduced future reliability of the zoning map;
- Diminished property values for the neighboring single-family homes;
- Loss of privacy, views, open space, and tranquility;

- Increased traffic and parking problems; and
- Increased noise.

These negatives far outweigh the benefit of having five new dwelling units.

The McGuires suggest that their proposed development will increase the availability of “empty nester” housing for Glencoe seniors seeking to down-size their homes. But there is no legal requirement or enforceable promise that the condominium units will be available for empty nesters. The units can only be considered five additional dwelling units available to anyone. Paradoxically, the opposition to the McGuires’ rezoning application is led by Adrienne and Barney Gallagher, who are empty nesters themselves, and who are joined in their opposition by many other neighbors who also are empty nesters (Artabasy, Conte, Black, Tung, Stewart/Berman, Rinaldi/McNally, Piant, Cavanagh).

The McGuires state that the development of the property will add to the Village’s tax base more than a single-family home. However, the increase in property tax revenue for the Village from the development has to be weighed against the loss of tax revenue from the devaluation of neighboring homes. The result could be a “wash” or even a loss of tax revenue. Even if neighboring homes are not devalued, the increase in tax revenue for the Village from the development would be minimal, as only 15.22% of real estate taxes go to the Village of Glencoe itself. The marginal increase in tax revenue would be on the order of only \$3,900/yr. A new, luxury single-family home with a market value of \$2.5 million would generate approximately \$8,800/yr. in real estate taxes for the Village, while six condo-units with an aggregate market value of \$3.6 million would generate about \$12,700/yr. for the Village.

The Gallaghers’ home at 550 Green Bay Road was built and designed in specific reliance on the McGuires’ parcel remaining zoned for only single-family use. The south side of the Gallaghers’ home is a complete wall of windows, which look onto the parkland and the McGuires’ single-family residence. The construction of a three-story, six-unit condominium building on the McGuires’ property would significantly impair the Gallaghers’ enjoyment of their home and reduce its market value. The Gallaghers’ privacy would be lost, and their views would be dominated by a bulky condominium building and a 58 ft. diameter, paved turnaround area.

Beyond the Gallaghers, everyone in this predominantly single-family zoned neighborhood (and in Glencoe generally) should have the right to rely on zoning stability. According to John Houde’s letter (see Written Public Comment #24 attached to the Meeting Agenda), there has never been a rezoning of a single-family parcel into a multi-family parcel in Glencoe’s history. Granting the McGuires’ application, merely to increase Glencoe’s housing stock by five dwelling units, destroys zoning stability and elevates private gain over the public good.

Adrienne and Barney Gallagher are long-time residents of Glencoe, and are active in our community. Adrienne is a co-chair of the Village Nominating Committee, and Barney is the chairperson of the Sustainability Task Force. It will be hard to attract or keep good people in Glencoe if our Village governing bodies no longer ask, “What do the neighbors say?”

Sincerely,



James T. Nyeste



Glencoe Zoning Commission Chair and Commission Members  
c/o Taylor Baxter, Development Services Manager  
Glencoe Village Hall  
675 Village Court  
Glencoe, IL 60022

June 24, 2021  
167 Maple Hill Road  
Glencoe, IL 60022

Dear Zoning Commission Chair and Commission Members:

I recently read of the upcoming public hearing to consider a request to rezone the property at 538 Greenbay Road. After heading the Village's zoning and building divisions for almost 40 years I am writing to share with you some background rezoning history that you may find useful for the Zoning Commission's and Village Board's deliberations. The current owner was advised of Glencoe's Zoning history during his various contacts with me since the purchase of his home.

Let me preface my entire background information to state that I know from speaking to many existing and potential residents over this 40-year-span, that the foremost thought in many people's minds has been the positive impact that Glencoe's stable zoning has had on their decision-making process. People improving their existing homes or building new homes for themselves have asked me and considered Glencoe's history of rezoning denials for many of those single family-zoned properties adjoining both the multi-family and business districts. **GLENCOE HAS NOT REZONED ANY OF THOSE PROPERTIES** in the 81-year-span since the Village adopted its zoning code land use map in the 1940 Zoning Code. The boundaries between both multiple family/ business districts and single family districts have remained the same.

Example 1: 724 Vernon, denial of rezoning from single family zoning to multiple family senior housing and denied again for use as an American Indian museum between 1975 and 1979. Originally built under the zoning code as an allowed civic use by Illinois Bell Telephone as a long distance switching station. Later purchased by Boy Scouts of America as their area office as an allowed civic use in the Zoning Code. After these Village Board denials, it was sold and converted to a single family home in the early 1980's. 346 Lake was also an Illinois Bell equipment building converted to a single family home.

Example 2: 750 Glencoe Road, "The Castle", Village Board denial between 1964 and 1966 to rezone from single family zoning to multiple family zoning and to rebuild with a modern-design building the extensively fire-damaged (in a 1962 fire) 8 or 9 unit legal nonconforming use house. The Village Board at the time allowed the restoration of the exterior shape of the original building in order for the owner's to keep their legal-conforming use of the structure. The building was later completely restored by the current owners. Built in 1876 (some parts date back to 1854) as home to several of Glencoe's founders (Coe, Hammond, Gurnee), the 3-story mansion was converted into apartments several or more years prior to Glencoe adopting



its first 1921 Zoning Code. After 1921 it was considered a legal nonconforming-use in the single family zoning district it was located in.

Example 3: 966-972 Greenbay Road currently townhouses, denial to expand the multiple family-zoned Ginos' Standard gas station property to the north multiple-family-zoned property currently part of the 972 Greenbay townhouse and driveway. The gas station was established prior to the 1921 Zoning Code and was considered a legal nonconforming use. Legal nonconforming uses anywhere in the village were not allowed to expand their buildings under zoning regulations in any way nor add accessory structures nor expand such uses into adjoining property. The small gas station eventually became unprofitable and was sold in the 1980's for the current townhouse construction.

Example 4: The developer of the 1996/7 387-391 Park proposed townhouses requested the building also occupy the 25' foot single family-zoned property west of it. During meetings with the Village Manager and staff with the developer, the village's zoning history was detailed. The builder decided to avoid controversy and designed the building to meet all zoning requirements which allowed driveway access to the townhouse garages onto the single family-zoned parcel.

Example 5: The 630 Vernon Optima Building developer's desire to include expansion into his recently-purchased 50 foot wide single family-zoned lot south of the business-zoned parcel was discouraged by the Village Manager and staff in a meeting. The developer was provided background information on Glencoe's zoning history. The developer, wanting to avoid any controversies, instead designed his condominium building design with windows to benefit from a landscaped green space to the south of his planned 3 story building and to build a detached single family house matching the design of his development next door.

Example 6: In 2003 a hotel development proposal for a portion of the west end of the Glencoe Golf Course north of Dundee Road would have required a parcel rezoning from single family to a new hotel land use zoning designation. A developer's private discussion(s) with former Village President Tony Ruzicka resulted in a public rebuke from other Village Board members and resulted in the Glencoe Caucus not slating Ruzicka for re-election for the 2004 election.

Example 7: A late 1970's or early 1980's proposal by Glencoe National Bank (now BMO Harris) to insert an ATM machine into an exterior wall of the Train Station was rejected by the Village Board. The single family designation of the entire parcel did not permit business uses and a rezoning change would have been required. A more recent 2011 Glencoe Coffee Roast proposal for interior coffee/breakfast rolls in the Train Station waiting room was recommended against by the Zoning Commission (with opposition from east of Old Greenbay Road residents). The Village Board subsequently denied the request in April 2011.

GLENCOE's more protective building standards for passive fire protection and sound control. The Village's current building code amendments and pre-BOCA/ICC Municipal Building Code require that multiple family structures have masonry exteriors and poured concrete floors between dwelling units. Concrete block or brick fire walls are required between dwelling units

and common exit stairwells. These amendments do not permit frame or steel stud and drywall construction between dwelling units or common stairwell elements. These village-adopted standards increase construction costs somewhat for the benefit of condo owners and apartment renters. If this project is approved, will the developer also seek a waiver of these village requirements?

Thank you for your careful consideration of this background history in your upcoming public hearing.

Sincerely,

A handwritten signature in blue ink that reads "John Houde". The signature is fluid and cursive, with the first name "John" and last name "Houde" clearly distinguishable.

John Houde

I am writing out of concern about the proposed redevelopment of a parcel at the corner of Green Bay Road and South Avenue. As I understand it, the parcel is zoned for single-family residential use and an applicant seeks a rezoning for multifamily housing to accommodate a six-unit condominium.

The economics of the project seem sound and I do not doubt that a developer could sell the units.

But the project is next to single-family homes that are very upset about it. Barney and Adrienne Gallagher, who live next door to it on Green Bay Road, brought this to my attention. They recently moved into their dream home next door and believe that this project, if approved, would ruin it.

As a former member of the Village Board, I had occasion to see similar attempts.

- When Writers Theatre wanted approval for the new building, the neighbors in “The Castle” came before the Board to express their dismay. I was sympathetic, but the project literally benefitted thousands of people and was key to the after-hours viability of downtown.
- Am Shalom investigated buying the home at 382 Lincoln Avenue when it went on the market with the hope of putting a handful of parking spaces between homes, only to be told that this was too disruptive for consideration.

In the present case, the redevelopment would benefit five new residents (six units less the current one unit permitted). This seems like too thin a benefit to justify what the neighbors perceive as ruining their dream home. I do not think that they exaggerate. Their house has a wall of windows facing it and sitting on their deck with a wall of neighbors looking down on them would be a loss of value to them.

I will try to attend a hearing to speak briefly against this requested rezoning. Thank you for your consideration.

Yours truly,

Bruce Cowans

Barney and Adrienne Gallagher  
550 Green Bay Road  
Glencoe, IL 60022

August 26, 2021

VIA EMAIL

Village of Glencoe  
Zoning Commission  
c/o Taylor Baxter  
Development Services Manager  
Village of Glencoe  
675 Village Court  
Glencoe, IL 60022

Re: Application for Rezoning at 538 Green Bay Road

NEIGHBORS' RESPONSE TO VILLAGE AND PETITIONER'S STATEMENTS ON  
STANDARDS OF REVIEW FOR ZONING MAP AMENDMENTS

Dear Zoning Commissioners,

We live at 550 Green Bay Road and are writing in opposition to the application of Lisa and Steve McGuire to rezone 538 Green Bay Road from R-C residential ("single-family") to R-D residential ("multi-family").

The McGuires' request for rezoning is based on their claim that the current single-family zoning is somehow an aberration inconsistent with the zoning of other properties adjacent to Green Bay Road and that the current single-family zoning is somehow injurious to their interests. They argue that there are numerous lots zoned R-D multi-family along the western side of Green Bay and that their petition will bring their 538 lot into "conformance" with those other properties. But the McGuires' lot is not at all like the others that are zoned R-D. In fact, the lot that is called "538 Green Bay Road" does not border on Green Bay Road at all. The property that borders on Green Bay Road is owned by the Glencoe Park District ("GPD"), and the McGuires merely have a narrow easement over it for access to Green Bay Road.

The subject 538 parcel is surrounded on three sides by GPD parkland: parks that border on Green Bay Road to the east, South Avenue to the south, and Vernon Avenue to the west. On the north it is bordered by single family homes. In this respect it is unlike any of the properties along Green Bay Road that are zoned R-D. The McGuires' rezoning petition is based on the mere fortuity that their easement of ingress and egress is to Green Bay Road rather than to South Avenue or Vernon



Avenue. The McGuires' lot could just as easily have had a South Avenue or Vernon Avenue address. In fact, the easement grant anticipated that it would indeed front on to a road to be constructed in the future.

The McGuires' lot was zoned R-C single-family for a reason, not some administrative oversight: the property is situated in a neighborhood that is predominantly single-family homes. We are joined in opposition to the rezoning request by the overwhelming majority of the residents in this single-family neighborhood. Many of those neighbors have submitted letters in opposition for the Zoning Commission and Village Board's consideration.

The McGuires or their purchaser could build a 6900 sq. ft. single-family home on this very desirable parcel. The views are stupendous, and the property would command a very nice price. But the McGuires are grabbing for even more, trying to bootstrap their easement to Green Bay Road into a multi-family rezoning of the property. If their application is granted, the plan is to construct a three-story building with six high-end condominium units ranging in size from 1461 sq. ft. to 1891 sq ft.

The memoranda from the McGuires' attorney and the Village Staff addressing the proposed rezoning reflect a desire to see additional "empty-nester" housing in Glencoe. While that may be a laudable goal, it is not a compelling justification for a change in zoning. The Village zoning ordinance states that: "The overall purpose of this Code is to maintain Glencoe as a community comprised principally of well-maintained single family residential neighborhoods and separately located, thriving business areas that complement the residential neighborhoods." As noted by the McGuires' attorney, the Village Board's "power to amend this Code is not an arbitrary one but one that may be exercised only when the public good **demands or requires** the amendments to be made." There is no such compelling interest in this instance.

We will now address each of the Standards of Review for Zoning Map amendments.

1. The consistency of the proposed amendment with the purposes of this Code.

The McGuires and their consultants contend that the rezoning of their lot "will bring that lot into conformity with the vast majority of the lots adjacent to the west side of Green Bay Road." However, all of the lots zoned R-D for multi-family buildings are immediately adjacent to the road itself, and their structures are sited close to the road. See attached Exhibit A-C plot plans. The McGuires' 538 parcel is not adjacent to Green Bay Road. "Adjacent" means "next to or adjoining something else." This fact was recognized by the Village as recently as May 23, 2013. See attached Exhibit D letter from John Houde, former head of the Village's zoning and building division for almost 40 years. Moreover, the proposed three-story six-unit

structure at 538 would be some 140 feet away from Green Bay Road and would be closer to the single-family lots on this block than it would be to the road. See attached Exhibit E map of McGuire development in context.

As stated above, the overall purpose of the Code is “to maintain Glencoe as a community comprised principally of well-maintained single family residential neighborhoods.” The proposed amendment is inconsistent with that purpose. One of the chief benefits of the Zoning Code is the provision of a clear set of rules that residents can rely on in making major investment decisions. In this case, particularly in light of the response of the Village to attempts to change the zoning on this property to facilitate construction of multiple units as recently as 2013, changing the rules at this point will result in significant economic damages to homeowners who have relied on the current zoning.

2. The existing uses and zoning classifications for properties in the vicinity of the subject property.

The McGuires look to the R-D multi-family zoned parcels along Green Bay Road, but the relevant “vicinity of the subject property” is the block bounded by Green Bay Road on the east, Hawthorn Avenue on the north, Vernon Avenue on the west and South Avenue on the south. The predominant uses and zoning in this vicinity are for single-family homes and parkland.

3. The trend of development in the vicinity of the subject property, including changes, if any, in such trend since the subject property was placed in the present zoning classification.

Contrary to what the McGuires claim, the most recent development in the vicinity has been the construction of a single-family home immediately north of the subject property.

The McGuires argue that creating more condominiums in Glencoe would benefit “empty-nesters” who wish to downsize. The argument, however, is not supported by any surveys, statistics, or other evidence. The units are certainly large enough for families with children. Ultimately, the “empty-nester” argument does not approach the standard of a public “demand” or “requirement”; rather, it is more properly characterized as a “nice to have.” Further, rezoning of the McGuires’ property would not be an appropriate solution given the single-family nature of the neighboring properties and the significant negative impact such a development would have on their use and enjoyment, not to mention the diminution of home values.

4. The extent, if any, to which the value of the subject property is diminished by the existing zoning classification applicable to it.



The McGuires knowingly and voluntarily purchased the property subject to the existing single-family zoning. The McGuire family has enjoyed the benefits associated with living in this park setting for over three decades. Nothing has happened to cause them a hardship. There have been no recent zoning changes in the vicinity, and the most recent construction was a single-family home.

The April 7, 2021 memo by the Village Staff says that the current single-family zoning “limits the value of the property when compared to R-D-zoned parcels nearby.” While it may be true that relative to properties zoned R-D this property is not as valuable, but it is no reason to re-zone the property. The zoning rules should protect the property from loss of value as an R-C property. They are not designed to enable the willing purchaser of an R-C property, the McGuires, to enhance their property’s value at the expense of the neighboring properties.

The McGuires have a very desirable lot, nearly surrounded by parkland. It is a great parcel for a single-family home. The McGuires will be able to sell the property for a handsome profit. They just want to make an even bigger profit. Their prior request to subdivide the parcel into three lots was rejected in 2013. See May 23, 2013 memo by John Houde attached as Exhibit D. This is about greed, not good public policy.

5. The extent, if any, to which any such diminution in value is offset by an increase in the public health, safety, and welfare.

As noted above, there is no diminution in value of the subject property associated with keeping the existing zoning; and if the property were rezoned, there would not be any “increase in the public health, safety, and welfare.” Rather, rezoning the property would impact the public health, safety and welfare in negative ways not addressed by the McGuires or Village Staff.

The proposed development will increase the ingress and egress traffic on Green Bay Road, which is already busy. Entering Green Bay Road from the drives on the west side can be very dangerous. Visibility can be obstructed by trees and bushes, and the traffic moves fast.

The proposed development will also increase the parking burden on South Avenue and Hawthorn Avenue. The plan provides only three on surface parking spaces to serve the six units’ guests, service personnel, and delivery vehicles. While there is a 58’ “turn around,” that space will, according to the Village, be designated as a no parking area because it will be a fire lane. As a result, all overflow parking will have to be on either South or Hawthorn, increasing parking density on these streets, where parking already is only allowed on the south sides. As has been noted by many of the neighbors on Hawthorn and South, this represents a significant problem.

While the severity of the impacts may vary depending on the materials used, there is no avoiding the fact that a three-story six-unit condominium building with driveway and 58' "turn around" will significantly increase the area that is covered by impermeable surfaces and increase the frequency and severity of local flooding. While the impact on the neighboring properties may be mitigated by the proposed remedial drainage work, it will add significantly to the volume of waste water flowing into the storm water management system which from an environmental point of view is inherently negative.

6. The extent, if any, to which the use and enjoyment of adjacent properties would be affected by the proposed amendment.

The McGuires make no meaningful response, and imply that there is only one single-family home that will be materially impacted by the proposed development. In fact, in all of their drawings and their shadow study they only refer to the home at 550 Green Bay. As is evidenced by the outpouring of opposition from neighboring property owners, there will be a significant negative impact on the use and enjoyment of adjacent properties, as well a clear negative impact on property values. As for the shadow study, it demonstrates that 550 Green Bay will be negatively impacted and that other neighbors will be negatively impacted as well.

With respect to the home at 550 Green Bay Road, it was built with a south wall that is entirely windows—looking at the open parkland and the single-family home on the subject parcel. Its expansive views will be largely destroyed. It is no answer to say that the view of a three-story condominium building can be mitigated by "vegetative screening." It is hard to "screen" a 22,300 sq. ft. three-story building and the 550 Green Bay house wasn't built to look out upon vegetative screening. Even if such screening were possible, when the leaves are off the trees during our six month winter, what then?

If the rezoning is approved, neighboring property owners will lose privacy both when they are in their homes and when they are in their backyards, including when they are eating on their back decks. Some residents will be exposed to the further intrusion of condominium residents looking down on them from their balconies. This applies not only to the 550 Green Bay property that will have condominium residents a mere forty feet away but to the other adjacent properties on Hawthorn and Vernon. Additionally, residents on South write about a loss of privacy from the proposed condominium.

7. The extent, if any, to which the value of adjacent properties would be affected by the proposed amendment.



Without any support, the McGuires contend that their development will increase the value of adjacent properties. But the Zoning Commission and the Village Board can use common sense. Reflect on your own homes. Do you think that the value of your home will increase with the construction of a large condominium next door? To argue that placement of a three-story, 22,300 sq. ft. multi-family structure adjacent to single-family homes will not negatively impact the value of those homes is simply ridiculous. Common sense says that the proposed rezoning will result in a significant shift of wealth from the current homeowners to the petitioners.

The McGuires claim that the development will add to the value of the Village's tax base, but the incremental tax revenue that will actually go to the Village is de minimis (estimated to be \$12,700 per year without consideration of offsetting tax loss due to devaluation of surrounding single-family homes).

8. The extent, if any, to which the future orderly development of adjacent parcels would be affected by the proposed amendment.

It is not the impact on future development that is in question, it is the impact on the existing neighborhood, which is fully developed.

9. The suitability of the subject property for uses permitted or permissible under its present zoning classification.

The subject parcel can be the site of a very desirable single-family home. The parcel can be sold for a tremendous profit. For all the reasons previously stated, the subject property is not suitable for rezoning for multi-family development.

10. The availability, where relevant, of adequate ingress to and egress from the subject property and the extent to which traffic conditions in the immediate vicinity of the subject property would be affected by the proposed amendment.

The proposed six-unit building will increase ingress and egress traffic five-fold over that created by a single-family dwelling. In addition to the vehicles of the residents and their guests, there will be a significant increase in UPS, FedEx, Amazon and other delivery and service vehicles, as well as the regular appearance of large trash trucks pulling into and out of the easement. This traffic comes from or goes onto Green Bay Road, which is already a busy street. Also, as previously noted, the overflow parking from the development onto Hawthorn and South will add significant traffic issues those to side streets as well.

The existing 20' wide easement is also problematic. While 20' is a minimum width for emergency two-way access, it is too narrow to comfortably accommodate two-way traffic day-to-day. The Village Staff recognizes this, and notes that the development might require a pedestrian walkway and an increase in the width of the easement

across the parkland. Otherwise, we envision vehicles either stopped on Green Bay Road running deliveries 140' back to the development or lined up waiting to access the easement to get to the turnaround. Alleviating this bottleneck will have to be negotiated with the Glencoe Park District, which is already being criticized for turning grass into concrete.

11. The availability, where relevant, of adequate utilities and essential public services to the subject property to accommodate the uses permitted or permissible under its present zoning classification.

Not an issue for uses permitted or permissible under the present zoning. If the property is rezoned, consideration will have to be given to storm water management and possibly other utilities.

12. The length of time, if any, that the subject property has been vacant, considered in the context of the pace of development in the vicinity of the subject property.

Not an issue.

13. The community need for the proposed amendment and for the uses and development it would allow.

Again, while we recognize the desirability for empty-nester housing, for the Zoning Commission to change the zoning classification that the neighbors have relied upon for generations, the need for such rezoning must be compelling and supported by evidence. To place the interests of five possible "empty-nester" units (six units less the current one permitted) above the interests of the 30+ homeowners directly impacted by the proposed development would be unprecedented and unconscionable.

As previously noted: "The overall purpose of this Code is to maintain Glencoe as a community comprised principally of well-maintained single-family residential neighborhoods and separately located, thriving business areas that complement the residential neighborhoods." That is the primary driver behind our zoning. People rely on the Code and the Zoning Commission for consistency.

Further, the 1996 Village Comprehensive Plan addressed potential changes in land use and zoning and stated: "As shown in Figure 5, Future Land Use (page 33), there are no recommended land use or zoning changes. However, this map identifies potential redevelopment sites. These include one site in the downtown area, possibly to include multi-family/senior housing." 1996 Glencoe Comprehensive Plan p. 32. The referenced map shows the parcel at 538 as retaining its single-family zoning. Furthermore, the Plan states that "Future land use planning should consider appropriate sites for multi-family development that would be suitable in



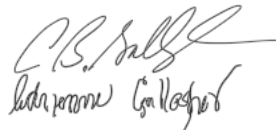
terms of convenience, access and **compatibility** with surrounding uses” (p. 28). How is compatibility with surrounding uses determined if not by listening to the overwhelming objections raised by the surrounding neighbors?

14. The reasons, where relevant, why the property should be established as part of an overlay district and the positive and negative effects such establishment could be expected to have on persons residing in the area.

There is no overlay district existing or proposed in the area.

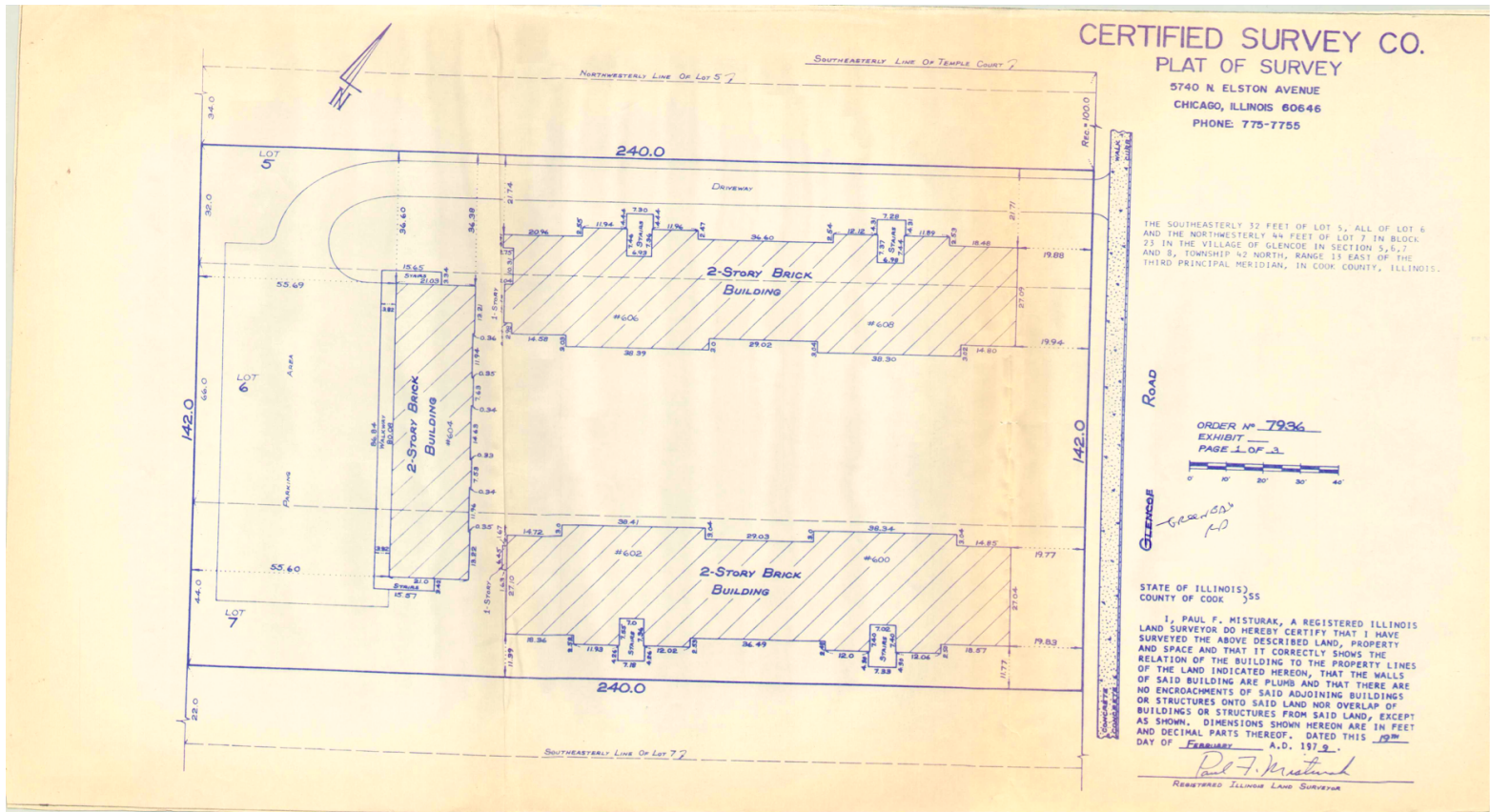
In conclusion, we submit that the proposed rezoning is a “big ask,” much more significant than the request to subdivide the parcel that the Village rejected in 2013. It is so big an “ask” that, in response to an FOIA request for “all records relating to the most recent change in zoning from R-C to R-D in the Village of Glencoe,” no supporting records were found at all. The fact that it has never happened is confirmed by John Houde in his letter to the Commissioners of June 23<sup>rd</sup> (Written Public comment #1 attached in the Meeting Agenda). In other words, granting this petition would be truly unprecedented.

Sincerely,

A handwritten signature in cursive script, appearing to read 'Barney and Adrienne Gallagher', written in dark ink.

Barney and Adrienne Gallagher

Exhibit A

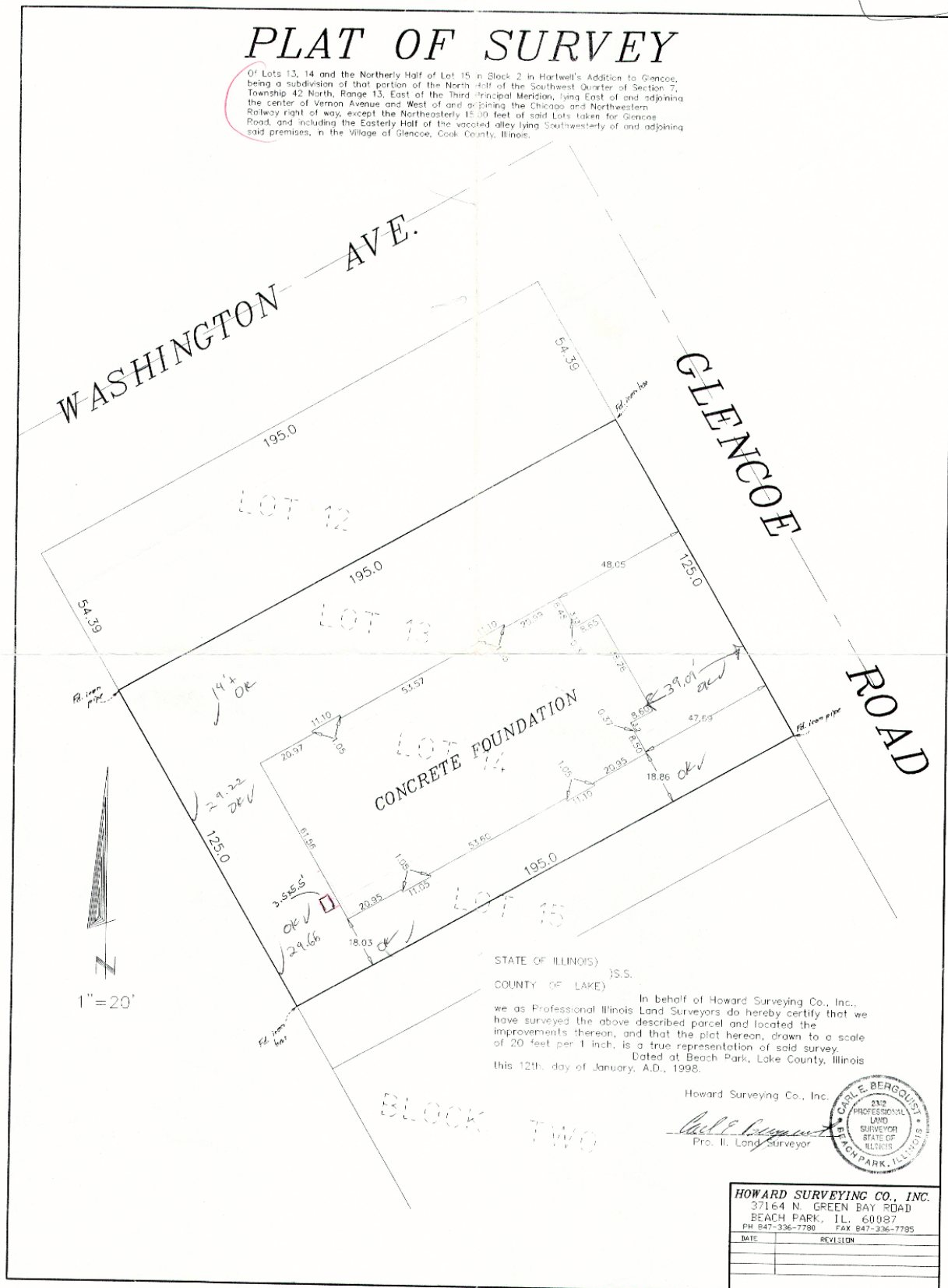






4506 RAINBOW RD

Of Lots 13, 14 and the Northernly Half of Lot 15 in Block 2 in Hartwell's Addition to Geneseo, being a subdivision of that portion of the North Half of the Southwest Quarter of Section 7, Township 42 North, Range 13, East of the Third Principal Meridian, lying East of and adjoining the center of Vernon Avenue and West of and adjoining the Chicago and Northwestern Railway right of way, except the Easternly Half of the lot of said Lots taken for Geneseo Road, and including the Easternly Half of the vacated alley lying Southwestwardly of and adjoining said premises, in the Village of Geneseo, Cook County, Illinois.





## Exhibit D

**John Houde**

---

**From:** John Houde  
**Sent:** Thursday, May 23, 2013 3:49 PM  
**Subject:** RE: 538 Green Bay Rd., Glencoe, IL

Re: 538 Greenbay Road

This R-C single-family-zoned property is considered as one zoning lot. It is not subdividable and does not qualify for any type of zoning variation to make it subdividable. The three separate tax parcels that make up this zoning lot do not imply separate buildable lots. There are many house lots in Glencoe that are made up of multiple tax parcels with separate real estate index numbers. The 538 property is a nonconforming zoning lot in that it does not have any public street frontage. It has a driveway easement as access over the east front Glencoe Park District public park. When the previous long-time owner placed it on the real estate market in 1985, it was noted then and many times since then that the lot is not subdividable and can only be for a single family use. The lot has an area of 26,396 square feet and has an approximate house size limit (floor area ratio/FAR) of 6905 square feet. A new home would have a front setback of 30 feet measured from the front lot line which is approximately 80 feet west of the public sidewalk on Greenbay Road. The west rear setback is 48 feet for a house and 5 feet for an accessory use such as a swimming pool/detached garage. The sideyard minimum from the north and south sides is 8 feet with a total sideyard requirement of 41.3 feet.

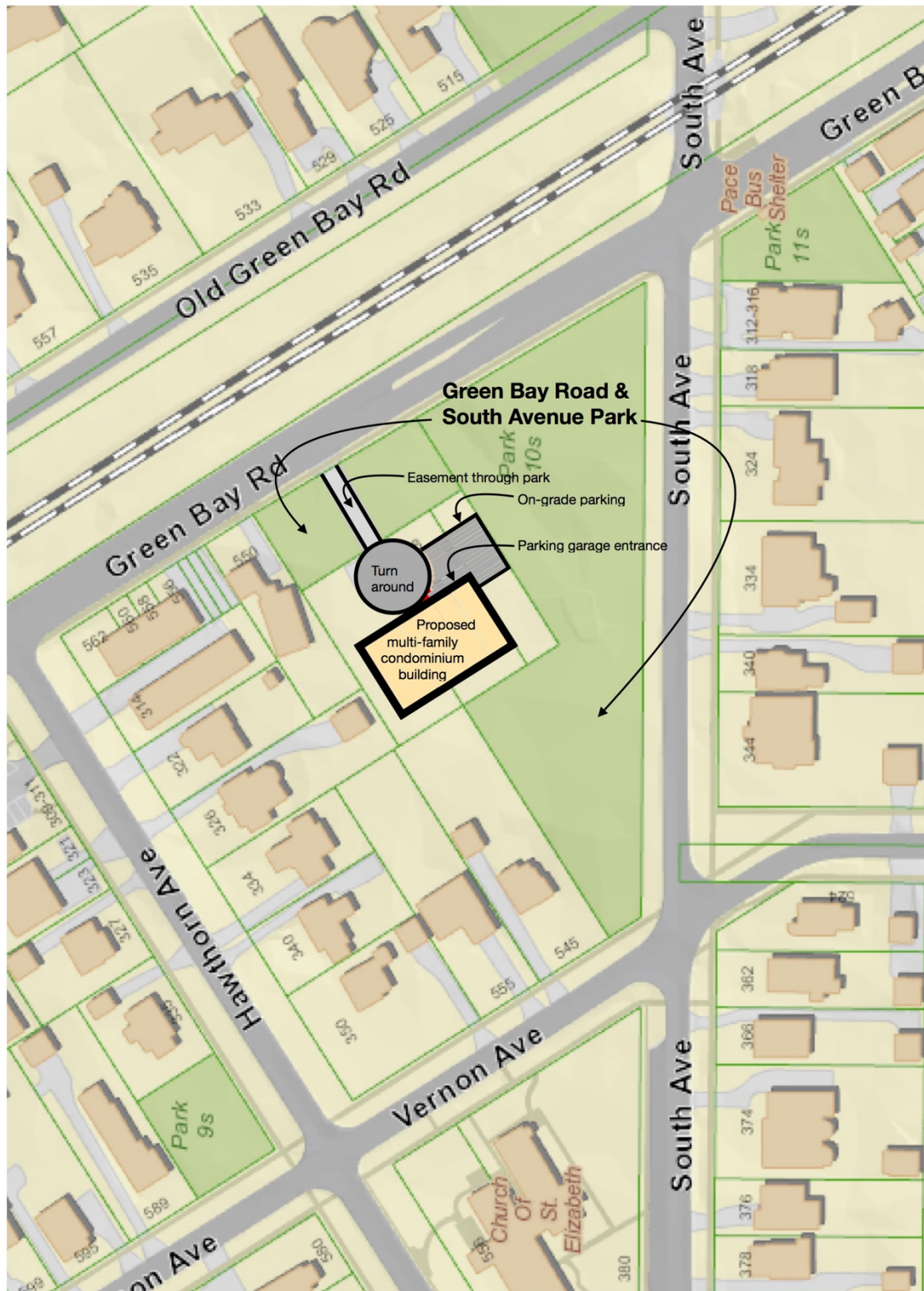
Please let me know if I can be of any further assistance.

John Houde  
Village of Glencoe  
675 Village Court  
Glencoe, IL 60022  
947 835-4111

---

## Exhibit E

### Proposed multi-family condominium building in context with neighborhood



Prepared by Adrienne Gallagher to show proposed development in context with the neighborhood.

Based on Morgante-Wilson Architects drawings, dated October 5, 2020, and in Glencoe packet issued by Taylor Baxter, dated April 7, 2021.

Not shown, 5' wide potential walkway adjacent to north half of turnaround and easement.



Adrienne Gallagher  
550 Green Bay Road  
Glencoe, IL 60022

June 22, 2021

**VIA EMAIL**

Village of Glencoe  
Zoning Commission  
c/o Taylor Baxter  
Development Services Manager  
Village of Glencoe  
675 Village Court  
Glencoe, IL 60022

Re: Application for Rezoning at 538 Green Bay Road

Dear Zoning Commissioners,

My husband and I live at 550 Green Bay Road. I am writing to ask you to recommend that the Village Board deny the rezoning application for 538 Green Bay Road, which seeks to turn the lot next to us from single family to multifamily. We oppose this in the strongest terms.

By way of background, we first moved to Glencoe in 1994 when we returned to the U.S. from a corporate move to Switzerland. We rented a home on Maple Hill Road rather than purchasing due to some uncertainty of our corporate fate, but we fell in love with Glencoe with all of its open space and park land. True to form, we were on the move again in 1997 to Raleigh NC. There we built a custom home designed by a well-known Chicago architect. We planned on staying a long time. Unfortunately, Raleigh was not like Glencoe and after a short while I brought our children back home, and we settled into one of the Wienecke Court townhouses, while my husband sold the Raleigh house and commuted back and forth to Raleigh for work. We knew that Glencoe was where we wanted to make our permanent home, and we started our search to find it. That quest took 19 years to accomplish, but we never wavered in our resolve to stay in Glencoe. In November, 2019 we moved into our incredible home at 550 Green Bay Road.

This home was built by Attila and Katalin Demeter, a husband and wife architect/designer team. After working in Chicago for some time, they decided to expand their practice to the North Shore. They found a unique property in Glencoe that they planned to develop as a showcase piece. The property was zoned for a multifamily building, but Attila saw the opportunity to do something special for themselves. What resulted was the house at 550 Green Bay Road.

The Demeters built the home in such a way as to completely screen off the views of the two multifamily homes to the north while creating a complete glass wall on the side of the house to capture the sweeping views of the adjacent park land to the south (see attached photos of the exterior and interior of the home and its use of the surrounding landscape). Unfortunately, Attila passed away while the home was in the final phase of completion. Katalin finished the home and lived there for several years. When Katalin decided that she could no longer stay in the home, we were able to purchase it.

Attila and Katalin Demeter were awarded a 2015 Preservation Award from the Historic Preservation Commission for this. The award recognized their commitment to “enhance Glencoe’s unique character, promote design excellence through scale, context, and innovation, and construct with care and quality craftsmanship.” It’s unthinkable that in 2015 Glencoe could recognize this achievement and a mere six years later consider overturning the zoning of the adjacent property, thereby denigrating the Demeter’s architectural accomplishment.

We learned of the McGuires’ petition to rezone their parcel for multifamily construction by reading about it in the Village eNews. No notice was given to us before the petition was referred to the Zoning Commission for its recommendation. That did not sit well with us.

Less than a week later, we entertained guests at our home for the first time since going into the pandemic lockdown over a year earlier. I had been so excited to show my friends our new home for the first time, but now I had mixed feelings – do I tell them about the rezoning effort? I decided to hold it in, especially because our friends were so thrilled that, after all these years of looking, we had found this extraordinary house. Afterwards one of them wrote to us: *“Your home is so open to the surrounding springtime that I felt like we were actually part of the new beginning going on just outside your windows.”* (Eileen Paull, April 23, 2021). It was this unique design that made the home attractive to us and led to our purchase. Had the proposed three story condo structure for 538 been in place, our house would not have been designed as it was, and we would not have considered buying it (see attached photo of the southern facing wall of our home).

If this rezoning request is approved, our panoramic view will be of a 58 ft. diameter turnaround, with cars, delivery vehicles, and service workers’ trucks coming and going from the development. We will be continually disturbed because our living areas face south and will look out onto the turnaround and condo building. At night, the headlights, taillights, and lights from the condo building will disturb our sleep because our principal bedroom also capitalizes on the sweeping southern views. The addition of landscape screening, which the applicant’s plan proposes to provide, is not a reasonable solution because: a) it would only screen some of the development from some areas of our home, not others, and b) it would cause us to lose the park vistas that we enjoy so greatly and value so highly.

If the condo building is allowed to be built, we would lose privacy from most of the living areas in our home. We would also lose privacy when sitting in our backyard or on our back deck (see attached photo of back deck). We will be visible to condo units in most everything we do.

Moreover, routine trash pickup, with dumpsters being pulled out from the building and mechanically lifted over the garbage truck, allowing all of the waste material to be emptied into the vehicle’s hopper where it is compacted by a hydraulically powered moving wall, would be fully visible from our living areas. We would also hear the truck spewing, idling, and compacting. And the beep-beep-beep of it backing up. We’re very familiar with all this, having experienced it firsthand for the 19 years that we lived in town, adjacent to the alley between The House and what was the Art Store Gallery. The thought of having to return to these sights and sounds is another reason that we are so upset about the possibility of a condominium complex next door.

About the proposed condominium building itself, with a footprint of 7,441 square feet, it would be larger than the red brick condo building at 450 Green Bay Road. And while it would have a



Green Bay Road address, its easternmost facade would be some 140' west of Green Bay Road. It would be extraordinarily out of scale and character with our neighborhood of single family homes, looming large and making our home significantly less desirable and less valuable.

We carefully chose our home, having checked on the zoning for 538 before we bought next door. Zoned for a single family, the 538 lot seemed like a good neighbor for us. Wildlife love it here as well. We spend a portion of every day, stopping what we're doing to watch deer, coyote, rabbits, squirrels, raccoons, and birds. The added traffic, noise, and density will disturb all of us, wildlife included.

Stephen McGuire's mother bought the single family home on the 538 parcel in 1987 and lived in it until sometime in 2020. Stephen, who does not live in Glencoe, told us in 2020 that real estate agents had told him that he could sell the house for \$625,000. However, he wants to find a way to get even more. In fact, the file at Village Hall for the 538 parcel shows that in 2013 McGuire sought to subdivide the parcel. But in a May 23, 2013 memo from John Houde (attached), McGuire was told the lot was not subdividable and "can only be for a single family use." Further, Houde stated, "When the previous long-time owner placed it on the real estate market in 1985, it was noted then and many times since then that the lot is not subdividable and can only be for a single family use." Now it's 2021 and McGuire is back again, trying to leverage this property, not by subdividing it but by seeking a rezoning. It's an even more audacious request, which would devalue our and our neighbors' properties in an even more profound way than by subdividing. If we can't depend on Glencoe's zoning, including written assurance that this property "can only be for a single family use", then how can that be fair to us? If approved, my husband and I will be devastated.

With the strongest possible objections, we hope that you will reject this rezoning application.

Sincerely,

Adrienne Gallagher

Attached: 6 photos

John Houde, Village of Glencoe memo

Exterior of our home





Interior dining area and staircase



Interior dining and living area





Staircase





South facing glass wall





View from deck



**John Houde**

---

**From:** John Houde  
**Sent:** Thursday, May 23, 2013 3:49 PM  
**Subject:** RE: 538 Green Bay Rd., Glencoe, IL

Re:538 Greenbay Road

This R-C single-family-zoned property is considered as one zoning lot. It is not subdividable and does not qualify for any type of zoning variation to make it subdividable. The three separate tax parcels that make up this zoning lot do not imply separate buildable lots. There are many house lots in Glencoe that are made up of multiple tax parcels with separate real estate index numbers. The 538 property is a nonconforming zoning lot in that it does not have any public street frontage. It has a driveway easement as access over the east front Glencoe Park District public park. When the previous long-time owner placed it on the real estate market in 1985, it was noted then and many times since then that the lot is not subdividable and can only be for a single family use. The lot has an area of 26,396 square feet and has an approximate house size limit (floor area ratio/FAR) of 6905 square feet. A new home would have a front setback of 30 feet measured from the front lot line which is approximately 80 feet west of the public sidewalk on Greenbay Road. The west rear setback is 48 feet for a house and 5 feet for an accessory use such as a swimming pool/detached garage. The sideyard minimum from the north and south sides is 8 feet with a total sideyard requirement of 41.3 feet.

Please let me know if I can be of any further assistance.

John Houde  
Village of Glencoe  
675 Village Court  
Glencoe, IL 60022  
947 835-4111

---

---



Barney Gallagher  
550 Green Bay Road  
Glencoe Il. 60022

August 26, 2021

Village of Glencoe  
Zoning Commission  
c/o Taylor Baxter  
Development Services Manager  
Village of Glencoe  
675 Village Court  
Glencoe, Il. 60022

Re: Application for Rezoning at 538 Green Bay Road

Dear Members of the Glencoe Zoning Commission:

I am writing to express opposition to the proposed rezoning of the lot at 538 Green Bay Road from the current R-C single-family classification to an R-D multi-family classification for the reasons set forth below.

My wife Adrienne and I have lived in Glencoe for 24 years and raised three children here. We are empty-nesters. We chose to stay in Glencoe in retirement and to continue to give back to the community. Currently I head the Sustainability Task Force (STF) and Adrienne is a co-chair of the Village Nominating Committee. We initially were attracted to Glencoe largely because of the schools, the village, the open space, and the way the community was run.

When we moved back to Glencoe in 2000, after having lived in Raleigh, North Carolina for a short while, it was our intention to live in Glencoe permanently. We rented a townhouse as our temporary home while we looked for a home we felt would be our forever place. We had criteria that made it a challenge, and in fact it took us 19 years of looking before we got very lucky and landed our home at 550 Green Bay Road.

Then, 17 months after we moved in, just as we were emerging from the pandemic, we read in the Village eNews on April 16, 2021 that on the preceding day, April 15, the Village Board had referred to the Zoning Commission a request to rezone the neighboring property at 538 Green Bay so that the owner/developer could make a lot of money selling luxury condominiums. It was a particularly low blow because neither the owner/developer, with whom we had ongoing discussions about landscaping, nor the Village Staff with whom I had frequent contact for STF business, had the courtesy of giving us notice of the rezoning presentation that was made to the Village Board. This was especially galling because I was present and made an STF presentation to the Board's Committee of the Whole earlier on the evening of April 15 but was

not present for the Board's regular meeting at which the rezoning proposal was discussed by the owner/developer's architects and attorney.

My wife and I find this current push to change the zoning for 538 deeply disturbing. Our home, located at 550 Green Bay Road is north of and adjacent to the 538 lot. The 538 property is an anomaly in that it does not front onto any Village road. It enjoys an easement of access across what is now parkland. In fact, it is surrounded by park land on three sides and our lot to the north. The setting is very open and the park dominates both our views and those of all of our neighbors (see the attached map, put together by my wife, showing the proposed building in relationship to the homes in the neighborhood as Written Public Comment #7). Prior to purchasing our home, we checked on the zoning of the 538 lot to ensure that it was zoned for single family use. We would not have purchased our property at 550 Green Bay Road had the 538 lot been zoned for multifamily use. We understood that the owner of 538 could tear down the existing structure and build a larger home, but that was a possibility that we could live with. A rezoning is an entirely different situation, way beyond what any homeowner should have to worry about, particularly absent any compelling need on the part of the Village.

Rezoning the fully interior single-family lot at 538 and building a 22,300 square foot, three-story multifamily building would dramatically alter the nature of the neighborhood and negatively impact our property value. The multifamily building would dwarf all of the other homes on the block. At approximately 108' wide x 66' deep, the proposed three-story building would cut off our views of the park and beyond to the neighboring single-family homes on South Avenue. These are the views that brought us here and are a significant part of our enjoyment of our home.

Our passive solar home not only has glass on the entire first and second floor south facing walls, we also have a lower level office space that has this southern park view. It is in this space where we both work during the day. Our views would be greatly diminished by the proposed development. If built, we would be looking at vehicles coming and going from the 58 foot diameter turnaround and into the penetrations on the first-floor enclosed parking garage. At night we would see their headlights and taillights. Above that, we would be looking into the windows of the condos that face east and north as well as the balconies on the northeast corner of the building and they would be looking into everything that goes on in our home day and night.

The proposed three-story multifamily structure would significantly impact our use and enjoyment of our back deck and backyard. We have dinners on the deck every night (weather permitting) from late Spring through mid-Autumn. We would lose significant privacy as the proposed units have outdoor balconies that would look down on us. This structure would be 40 feet from where we dine and entertain!

Furthermore, the quiet, open nature of the land behind 538's current home and the park that surrounds it, as well as our yard and our neighbors' yards to the north of us, provides us with an amazing wildlife habitat. We have squirrels, raccoons, rabbits, occasional deer, and even a



coyote who come through. Our neighbor to the north of us has a few bird feeders that also attract cardinals, goldfinch, mourning dove and other birds, all of which we enjoy watching, particularly in the evenings while we're eating dinner on our deck. The ability of the wildlife to make their way from the open park land, across our yard and to our neighbor's bird feeders would be greatly diminished by the addition of this massive structure.

In sum, the proposed rezoning would significantly and negatively impact the value and enjoyment of our home, purchased in reliance on the 538 lot being zoned for only a single-family residence. In fact, approval of this proposed rezoning would have a negative impact on the value to one degree or another on all of the 20+ single family homes that border the park. Many of our neighbors have written you regarding their specific concerns. Counterbalancing our interests and those of our neighbors is the interest of the non-resident developer in making a bigger profit on a home his mother purchased in 1987 and lived in until 2020 and the Village's interest in providing six couples with high-end empty-nester housing. Obviously, the developer's profit cannot outbalance the interests of Glencoe's residents. Equally, is it good policy to overturn years of zoning to the detriment of 20+ families for the benefit of six?

Sincerely,

A handwritten signature in dark ink, appearing to read 'Barney Gallagher', with a stylized, flowing script.

Barney Gallagher

Katalin Demeter  
630 Vernon Avenue, Unit 6  
Glencoe Il. 60022

June 09,2021

Village of Glencoe  
Zoning Commission  
c/o Taylor Baxter  
Development Services Manager  
Village of Glencoe  
675 Village Court  
Glencoe, Il. 60022

Re: Application for Rezoning at 538 Green Bay Road

Dear Members of the Glencoe Zoning Commission:

My late husband, award-winning architect, Attila Demeter, and I designed and built the home at 550 Green Bay Road, immediately north of the property at 538 Green Bay Road that Mr. McGuire seeks to have rezoned in order to build a three-story condominium building. I am writing to urge you to deny this rezoning application.

When Attila and I purchased the property at 550, we considered the option of constructing a three-unit multifamily building, as this property, right on Green Bay Road was zoned to allow it. However, Attila saw the opportunity to build something special as a single family dwelling that would screen off the existing multifamily units just north of the property and take advantage of the expansive green space afforded by the park and single family dwelling to the south. Our efforts were rewarded when we received the 2015 Preservation Award from the Historic Preservation Commission, which recognized our commitment to “enhance Glencoe’s unique character, promote design excellence through scale, context, and innovation, and construct with care and quality craftsmanship.” Had the McGuire property been zoned for multifamily use we would not have proceeded with the design and construction of the 550 single family home as we would not have had the confidence that the views accorded by the single-family home at 538 would remain for the long term. Allowing that property to be rezoned will significantly degrade the architecture envisioned by Attila in the construction of the 550 property.

In the strongest possible way, I urge to deny the McGuire request to rezone the property at 538.

Sincerely,

Katalin Demeter



## Neighbors oppose rezone of 538 for multi-family use



**Asterisks indicate the homes of neighbors who oppose the rezone of 538 Green Bay Road. Below are their names, their addresses, and the date that they were contacted.**

Prepared by Adrienne Gallagher. The proposed multi-family condominium building shown at 538 Green Bay Road is based on Morgante-Wilson Architects drawings, dated October 5, 2020, and in the packet issued by Taylor Baxter, dated April 7, 2021.

## Neighbors who oppose rezone of 538 for multi-family use

	Name	Address	Date of contact
1	Barney Gallagher	550 Green Bay Road	4/16
2	Adrienne Gallagher	550 Green Bay Road	4/16
3	Megan Katherine Gallagher	550 Green Bay Road	4/16
4	Dansong Wang	556 Green Bay Road	7/21
5	Hong Tang	556 Green Bay Road	7/21
6	Scott Barker	558 Green Bay Road	7/21
7	Nancy Tienowitz	558 Green Bay Road	7/21
8	Elijah Barker	558 Green Bay Road	7/21
9	C. J. Riley	560 Green Bay Road	7/21
10	Judith L. Riley	560 Green Bay Road	7/31
11	Clark A. Riley	560 Green Bay Road	7/31
12	Kristin Chez	562 Green Bay Road	7/26
13	Izabela Dianovsky	314 A Hawthorn Avenue	7/31
14	Stephen Vowles	314 B Hawthorn Avenue	7/21
15	Devon Pyle-Vowles	314 B Hawthorn Avenue	7/21
16	Alfred Saakkov	314 C Hawthorn Avenue	7/26
17	Charlotte Dovlatlan	314 C Hawthorn Avenue	7/26
18	Brandon Berish	314 D Hawthorn Avenue	6/22
19	Thomas Welch	321 Hawthorn Avenue	7/22
20	Mary Lyne Ferrara	321 Hawthorn Avenue	7/22
21	Joe Artabasy	322 Hawthorn Avenue	4/22
22	Jane Artabasy	322 Hawthorn Avenue	4/22
23	Robert Mallin	326 Hawthorn Avenue	4/25
24	Kathy Mallin	326 Hawthorn Avenue	4/25
25	Peter Hass	327 Hawthorn Avenue	5/23
26	Cathy Hass	327 Hawthorn Avenue	5/23
27	Brandon Stoller	334 Hawthorn Avenue	4/27
28	Nicole Stoller	334 Hawthorn Avenue	4/27
29	John Fichera	335 Hawthorn Avenue	5/23
30	Janna Fichera	335 Hawthorn Avenue	5/23
31	Patrick Kaniff	340 Hawthorn Avenue	4/27



	<b>Name</b>	<b>Address</b>	<b>Date of contact</b>
<b>32</b>	<b>Amy Kaniff</b>	340 Hawthorn Avenue	4/27
<b>33</b>	<b>Bob Conte</b>	350 Hawthorn Avenue	4/25
<b>34</b>	<b>Julie Conte</b>	350 Hawthorn Avenue	4/25
<b>35</b>	<b>Joe Rosenthal</b>	524 Vernon Avenue	4/25
<b>36</b>	<b>Karri Rosenthal</b>	524 Vernon Avenue	4/25
<b>37</b>	<b>Jennifer Black</b>	545 Vernon Avenue	4/30
<b>38</b>	<b>Marissa Kates</b>	555 Vernon Avenue	4/25
<b>39</b>	<b>Rich Kates</b>	555 Vernon Avenue	4/25
<b>40</b>	<b>Spencer Hellmuth</b>	580 Vernon Avenue	5/23
<b>41</b>	<b>Margaret Hellmuth</b>	580 Vernon Avenue	5/23
<b>42</b>	<b>Mabel Tung</b>	589 Vernon Avenue	5/19
<b>43</b>	<b>Reynold Tung</b>	589 Vernon Avenue	5/19
<b>44</b>	<b>Katalin Demeter</b>	630 Vernon Avenue*	4/25
<b>45</b>	<b>Tina Rice</b>	672 Vernon Avenue*	5/16
<b>46</b>	<b>John Skalla</b>	674 Vernon Avenue*	5/18
<b>47</b>	<b>Susan Stewart</b>	312 South Avenue	4/27
<b>48</b>	<b>Mark Berman</b>	312 South Avenue	4/27
<b>49</b>	<b>Patrick McNally</b>	314 South Avenue	4/25
<b>50</b>	<b>Elise Rinaldi</b>	314 South Avenue	4/25
<b>51</b>	<b>Dennis Piant</b>	316 South Avenue	5/8
<b>52</b>	<b>Patricia Piant</b>	316 South Avenue	5/8
<b>53</b>	<b>Laura Friedman</b>	324 South Avenue	4/25
<b>54</b>	<b>Bryan Weber</b>	334 South Avenue	4/26
<b>55</b>	<b>Kathy Weber</b>	334 South Avenue	4/26
<b>56</b>	<b>Karla Cavanagh</b>	340 South Avenue	4/29
<b>57</b>	<b>Vanessa Zoerb</b>	344 South Avenue	4/25
<b>58</b>	<b>Eric Zoerb</b>	344 South Avenue	4/25
<b>59</b>	<b>Richard Lesperance</b>	362 South Avenue	7/10
<b>60</b>	<b>Tim Doelman</b>	366 South Avenue	5/16
<b>61</b>	<b>Joy Doelman</b>	366 South Avenue	5/16
<b>62</b>	<b>Serge Slavinsky</b>	376 South Avenue	6/17
<b>63</b>	<b>Robert Gray</b>	515 Old Green Bay Road	6/22

	<b>Name</b>	<b>Address</b>	<b>Date of contact</b>
<b>64</b>	<b>Megan Gray</b>	515 Old Green Bay Road	6/22
<b>65</b>	<b>Boyan Petrovic</b>	525 Old Green Bay Road	6/22
<b>66</b>	<b>Polina Petrovic</b>	525 Old Green Bay Road	6/22
<b>67</b>	<b>Matt Reiter</b>	529 Old Green Bay Road	6/21
<b>68</b>	<b>Kalpana Reiter</b>	529 Old Green Bay Road	6/21
<b>69</b>	<b>Rebecca Budzyneski</b>	533 Old Green Bay Road	6/21
<b>70</b>	<b>Marc Cohen</b>	533 Old Green Bay Road	6/21
<b>71</b>	<b>Lisa Wadler</b>	535 Old Green Bay Road	6/21
<b>72</b>	<b>Jason Wadler</b>	535 Old Green Bay Road	6/21
<b>73</b>	<b>Bob Bingham</b>	557 Old Green Bay Road	6/22
<b>74</b>	<b>Marisa Bingham</b>	557 Old Green Bay Road	6/22
<b>75</b>	<b>Barton Schneider</b>	564 Greenleaf Avenue*	5/6
<b>76</b>	<b>Elisabeth Peterson</b>	373 Hazel Avenue #D6*	6/10
<b>77</b>	<b>James Nyeste</b>	258 Maple Hill Road*	4/19
<b>78</b>	<b>Marla Hand</b>	258 Maple Hill Road*	4/19

**\*Resides outside of map area.**



Subject: Rezoning 538 Green Bay Road from R-C to R-D  
Date: April 26, 2021 at 11:18:32 PM CDT  
To: Glencoe Village Zoning Board Members

From: Jane and Joe Artabasy  
322 Hawthorn Ave.  
Glencoe, IL. 60022

We vigorously oppose the above proposed rezoning and large scale development for the following reasons.

- 1). We would lose the entire privacy of our backyard and all the rear-facing rooms of our home. The height and configuration of the proposed building would ensure straight line-of-sight views from units directly into our breakfast room and den.
- 2). The size, resident density, and attendant traffic/parking issues would render the neighborhood ambiance too urban, too loud, and too physically imposing. Glencoe residents pay high property taxes, not just for our excellent school system and village infrastructure, but also to avoid living in too-close proximity to multiple apartments/condos. We are Glencoe, not Chicago or Evanston. The nature and profile of the community are important, and people move here as a lifestyle choice.
- 3). In contrast to the proposal's assertions, both sunlight and moonlight on our parcel would be reduced early evening and AM. The sky view and the light are important aesthetics for us and requisite for trees/greenery in our backyard.
- 4). For the Board to render a fair, thoughtful, and equitable decision, both recent and more distant historical context are relevant.

A). RECENT: After the last year and the stress of surviving the Covid-19 pandemic, it would be unbearable to have to deal with perhaps a year of construction racket, dirt wafting into and on our homes and properties, and the inevitable, intrusive uncertainties of development, construction, and sales. We have lived in our home since 1979 and are now in our 70's. We deserve the peace and confidence of knowing our village regulatory bodies care about our well-being, our sense of safety in our home, and the security of our property. In the present moment, we desperately need peace and quiet!

B). HISTORICAL: About 20 years ago, we had decided to sell our home, hoping to find something a bit larger. Our zoning was R-D, with leeway to build 4 units on our property, like the building directly to the east. Several neighbors (not the same as now) petitioned the village to downgrade our zoning, which it did, because of density worries. This reduced the value of our home for resale. (We were the last lot on Hawthorn so-zoned, the only one changed. It was an exercise in arbitrary, ex post facto gutting of PREVIOUSLY set parameters.). We decided to stay, added a room addition, and have been very happy. To face this huge new building from our proverbial backyard would

be one more slap in the face, an added insult to what was a very difficult time. It would demean our presence and, once again, our property value—a second economic hit we don't deserve. Remember: This time, we neighbors are not asking to change what the owners of 538 Green Bay had been promised at purchase. We are not asking to arbitrarily change someone else's zoning parameters. We are merely requesting the Board to maintain what is a present and existing status—a status fully understood and accepted when 538 was originally purchased.

5). One argument might be that entrance and egress on Green Bay is less traffic-intensive than Hawthorn. The problem is not where the traffic is coming and going; it is the very fact of its presence, the noise: the amping up of automotive activity, with six active families accepting deliveries in a close, ground-level traffic garage and turnaround.

6). The very poorly thought-out plan for guest parking on South and Hawthorn Avenues is ridiculous!. On Hawthorn, we already have huge numbers of vehicles daily, from workmen to landscapers, to always-used guest parking for the huge townhome presence directly across from our house. To add more congestion would basically render our street a parking lot. The safety of drive-through traffic would be obviously and dangerously compromised. We know. We live here and are being observant, not alarmist. Already, flow-through traffic for after-school pickup at Central School can be intense. Please don't add this additional vehicle density to our already crowded street!

In summation, the option for quiet in one's home and the beauty of green space between/among neighbors are pivotal and central blessings of suburban living. We fully understand from our own history the natural impulse to maximize one's property value, when resale is imminent. But, as we found, community rights—and the values of nearby properties, plus assumptions of neighbors who bought their homes in good faith— are also central to the rightness and justice of zoning decisions.

We respectfully request that you deny this zoning change at 538 Green Bay Road, Glencoe.

Jane and Joe Artabasy



Robert and Kathy Mallin  
326 Hawthorn Ave  
Glencoe Il. 60022

May 10, 2021

Village of Glencoe  
Zoning Commission  
c/o Taylor Baxter  
Development Services Manager  
Village of Glencoe  
675 Village Court  
Glencoe, Il. 60022

Re: Opposition to Application for Rezoning at 538 Green Bay Road

Dear Members of the Glencoe Zoning Commission:

We vigorously oppose the above proposed rezoning and large development at 538 Green Bay Road.

As an initial matter, we want to make clear and emphasize that the non-resident owners of 538 Green Bay never advised us about their plans to seek re-zoning and development of 538 Green Bay. Instead, we learned about it through conversation with our next-door neighbors, Joe and Jane Artabasy. We have since obtained more information about the scope of the proposed development and had a chance to consider it closely. Based on this consideration, we vigorously oppose the re-zoning and development for the following reasons.

1. We would lose the entire privacy of our backyard and all the rear-facing rooms of our home. The height and configuration of the proposed building would ensure straight line-of-sight views from the units directly into our master bedroom, kitchen/dining area and backyard. This privacy and rear facing open space was one of the main attractions for us when we purchased our home in early 2003. If the proposed structure had been there, at the time of purchase or even if the possibility for such a structure existed, it undoubtedly would have affected our decisions about purchasing our house, the price we would have been willing to pay for our house and all of the subsequent improvements we have made to our house and our front and back landscape. It seems clear that the proposed development

will have an adverse effect on our privacy, personal enjoyment and value of our home.

2. Both sunlight and moonlight on our parcel would be reduced early evening and AM. The sky view and the light are important aesthetics for us. Additionally, the lighting from the units in the evening will disrupt the peace and quiet of the nights we spend in the backyard as well as the evening view of the nighttime sky.

3. The size of the development, including its immense circular drive, will create resident density, and potential traffic/parking issues (especially in this day of Amazon deliveries and Instacart) that will affect the neighborhood ambiance. For example, six families will have cars coming and going from ground level parking lot that will be adjacent to our and others' backyards. Presently, there is no traffic or parking lot adjacent our backyard. Instead, it is quiet and peaceful to the south. The new development will undoubtedly create increased noise, traffic and a more crowded feel that will affect our quality of life as well as our property value. This imposed change is unfair to longtime residents such as ourselves and our surrounding neighbors. We further have learned that there will be very limited guest parking at the new development which will likely create an excess of visitors parking on either Hawthorn Ave or South Ave. We can personally report that we often get multiple cars that park on Hawthorn Ave for days; which is more than the allowed amount of time. We can only imagine that the proposed development will make the problem worse

4. There presently is a drainage problem at the northwest corner of the 538 Green Bay Road lot that backs up to our property. In particular, there is excessive water during the rainy season and winter months that builds up and spills into our lot causing an extremely muddy condition. We can only suspect that putting in the large development and more hard landscape will only make this drainage problem worse.

5. Finally, as mentioned above, the present owners provided no notice of the proposed zoning change and massive development. The only reason we can think of for their failure to say anything is that they hoped to slip the request by and obtain approval without anyone complaining. This type of clandestine behavior and lack of consideration for others is not what we have experienced in our over 18 years living here. Instead, all of our neighbors get along and try to be considerate of others. I understand that neither of the owners of 538 Green Bay Road live in the current property and perhaps that is why they have no regard for their neighbors. As long time Glencoe residents, we hope that our village regulatory



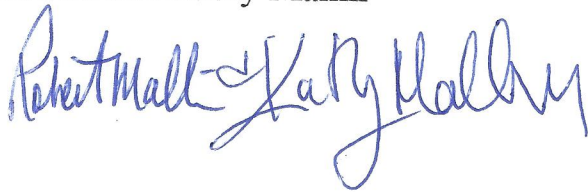
bodies care about our well-being, our sense of safety in our home, and the security of our property.

We respectfully request that you deny this zoning change at 538 Green Bay Road, Glencoe.

We also request that our letter be made included in the packet of information submitted to the Zoning Board for consideration and to the Village

Thank you.

Robert and Kathy Mallin

A handwritten signature in blue ink, appearing to read "Robert Mallin & Kathy Mallin", written in a cursive style.

Brandon & Nicole Stoller  
334 Hawthorn Avenue  
Glencoe, Ill 60022

June 12, 2021

Village of Glencoe  
Zoning Commission  
% Taylor Baxter  
Development Services Manager  
675 Village Court  
Glencoe, Il 60022

Re: Opposition to Application for Rezoning at 538 Green Bay Road

Dear Glencoe Village Zoning Board Members:

We, of 334 Hawthorn Avenue, are writing this letter to express our strong opposition to the above proposed rezoning and large development at 538 Green Bay Road.

We recently purchased our first home at 334 Hawthorn on March 17th, 2021, and we just had our first child on April 8th, 2021. One of the reasons why we chose this home was to raise our daughter on a primarily single-family housed block. The safety and relative quietness of this block were also reasons why we chose to buy here. We justified the high property taxes of our property for the quality of the Glencoe community. However, we were alerted about this condominium development at 538 Green Bay on April 25th, 2021. Had we known about this development, we likely would have purchased a home elsewhere in Glencoe or the surrounding suburbs for the following reasons:

- (1) Increased human density in the area: The existing quantity of residents in this concentrated area on Green Bay road was at the current limits of our desired capacity. The entire point of moving to Glencoe was to retreat from the density of the city. Additional condos along Green Bay will continue to add to the corridor of density that already exists past the point of comfortability.
- (2) Increased automobile density in the area: The quantity of condos would augment the amount of cars that property would normally house (assuming an average of 2 cars per house) by 650%. This additional traffic will adversely affect the safety of our young child and small dog during walks--let alone the additional noise and air pollution.
- (3) Decreased privacy and sunlight: With the development of this condo, the sunlight hitting the southeast corner of our lot will be adversely impacted. The openness and light of the plot was one of the primary reasons we chose to purchase the land. The quantity of people that would be coming and going in the land adjacent to our backyard would increase substantially. Both of these impacts would have caused us to purchase a home elsewhere.



- (4) Increased park deterioration: Lastly, this development would impede on the park, one of our community's greatest assets, that resides behind our home on the corner of Vernon and South Avenue. The park's openness and greenery will be encroached upon as a result of this new condominium development; this coupled with the increased wear and tear would dramatically reshape the park for the worse.

We strongly and respectfully encourage the Glencoe Village Zoning Board Members to deny zoning this plot of land as a multi-family dwelling.

- Brandon & Nicole Stoller

Jennifer H Black  
545 Vernon Ave  
Glencoe, IL 60022

June 17, 2021

Village of Glencoe  
Zoning Commission  
C/O Taylor Baxter  
Development Services Manager  
Village of Glencoe  
675 Village Court  
Glencoe, IL 60022

Re: Application for Rezoning Property at 538 Green Bay Road

Dear Members of the Village of Glencoe Zoning Commission:

I am writing you this letter in total opposition to the proposed rezoning of the property located at 538 Green Bay Road which borders my lot on the east end of my property at 545 Vernon Ave. It has been proposed that the Village is considering rezoning 538 Green Bay from single-family to multi-family zoning so the heirs of this property can develop the property, basically do business in a residential area, make a great deal of money, and leave town. And leaving a negative and financial hardship to the neighbors, even though the village assured the neighbors that the property at 538 Green Bay Rd would stay as single-family zoning.

I was never informed that this proposal was being considered by the Zoning Commission even though it directly affects me. I only found out about it through my neighbor Barney Gallagher.

And funny enough, I received an "Important Information" packet on my doorstep about caring for the tree the village planted on my parkway. Rezoning a lot a joining my property wasn't important enough to notify me of this? Something smells kind of fishy don't you think?

I have lived at 545 Vernon Ave since 1996. We purchased the property because of how it was situated on the lot. We have unobstructed views to the east, (deep lot, only the single-family residence far back), to the south, (park on South Ave, open green space), and overlooking St Elisabeth's church to the west. We loved looking onto the park and never had a problem with it except that I feel it is the most neglected green space, park, in town. Over the years, the park district have removed any recreational equipment (swings, slide) and garbage can from the park. Thus, any trash ends up in my yard. It seem to be used as a retention pond now. To house the over flow from our every year "100 year rain storms". My back yard, my two neighbors back yards have become "flood zones" during any heavy rain during the spring, summer, and fall months. A skating rink in the winter. The Village, Park District have totally ignored this park.

The people within this neighborhood are residents firmly committed to supporting the town of Glencoe, as am I. My grandfather built a significant architectural home at 630 Washington Place. He owned the parcel of land that is north of the house, (at the corner of Washington Ave and Washington Place), and donated it to the village. He generously donated to the Chicago Botanical Gardens as they were starting



out, and also generously donated to Sacred Heart Church, which is the nearby Catholic Church that services Glencoe residents. He was committed to this community for over 50 years. And my father, Roger L Hosbein, also contributed much to the community. Raised here in Glencoe, he always gave his services as a donation to his hometown. As an artist, he did renderings of the Village Hall, Glencoe Union Church, and the Glencoe Train Station, for different organizations. The Village Hall was used for the village automobile sticker and then Village Holiday Cards. The train station was for the Glencoe Garden Club to help finance the plantings at the train station, which are still being done today without support from the village. I have been a member for a while and have given back to the community for a number of years. On and on I can go.

My main point is this – why is this village willing to support 2 people wanting to make a lot of money, developing their parents property, having the village rezone the property so these 2 people can conduct business in our neighborhood, when they have never contributed to the community. If this is passed, I will never have anything good to say about the Village of Glencoe. This proposed will negatively impact my property value as well as others in this neighborhood. We will have to put up with more truck, worker traffic, parked cars along South Ave and Hawthorn St. The village will need to service people crossing at Green Bay and South Ave so no one gets killed. This Condo proposal is 10ft from my lot line, it will kill my morning sun, flood my yard, depreciate the value of my home, and cause me undo stress. Please explain to me why you need to do this. It's not affordable housing. If you have any conscience, please do not pass this insane proposal. It will hurt more people than it will help the 2 people trying to make a lot of money and leave town.

Submitted in Faith,

Jennifer H Black

Laura Friedman  
324 South Avenue  
Glencoe, IL. 60022

May 18, 2021

Re: Opposition to proposed rezoning of 538 Green Bay Road

Dear Members of the Glencoe Village Zoning Board,

I'm writing to express my opposition to the proposed rezoning of 538 Green Bay Road from R-C to R-D, and the development of the property to a three-story multifamily condominium building.

My opposition and concerns center around the following:

In deciding to purchase my residence at 324 South Avenue over 20 years ago, I was attracted to a location where single-family residences and green spaces were predominant. In particular, I valued the open space the park across the street offered. I was particularly drawn to the absence of homes across the street on the north side of South Avenue, the area's uniquely lower density, and the additional privacy it afforded.

The proposed multi-family building detracts from the open-space, character of the neighborhood and park aesthetic.

Further, parking on South Avenue is already difficult due to (a) prohibition of parking on the north side of the street and (b) a "no parking zone" from GBR to our residence at 324 South Avenue. The contemplated project would create more parking stress in front of my home from visitors and service providers.

Another objection is the lost privacy created by the planned balconies that will directly face my home.

I also believe the increased density will diminish my property value.

Finally, during heavy rain-fall the park often floods. Will the larger structure and increased impermeable cover adjacent to the park result in greater flooding to the park, and additionally risk of flooding of my home?

Thank you for your consideration.

Sincerely,



Laura Friedman



5/9/21

My husband, Patrick McNally and I are property owners at 314 South Ave. We are opposed to the rezoning of 538 Green Bay Rd.

I have been a Glencoe resident since 2003 and a residential estate broker since 2005. My business is heavily focused in Glencoe having facilitated 145 transactions within the village, totaling nearly \$150 million. Limiting the number of multi-family units will preserve property values for all Glencoe homeowners. Increasing the supply will dilute the value of the existing multi-family unit owners. Increasing the housing density will adversely affect single family home values as well. I don't see how changing the zoning for one property owner adds value to Glencoe property owners overall.

We own a townhome across from the south side of the park. A multi-family development will disturb the stillness of the park we enjoy. It is a natural habitat for ducks, geese, deer, foxes, coyotes, skunks, raccoons, possums, rabbits, etc. and may be impacted by initial construction and the subsequent driveway traffic, lights, sounds and voices throughout the development. It is also our understanding that guest and visitor parking for this project will take away from the already limited street parking for existing homeowners of South Ave. South Ave from Green Bay to Grove Street is a traffic pattern for Central School drop-off and pick-up. Additional parked cars will impact traffic with added congestion.

Changing the zoning may encourage other single family property owners along the Green Bay Road corridor/vicinity to seek multi-family status in order to realize a greater financial gain. We ask you deny the appeal to change zoning for this parcel.

Respectfully,

Elise Rinaldi and Patrick McNally

314 South Ave

5/13/2021

Re: application for rezoning of 538 Green Bay Rd.

Dear members of the Glencoe Zoning Commission,

It has recently come to my attention that there has been a proposal to rezone the lot at 538 Green Bay Rd. from the current R-C single family classification to an R-D multi-family classification. Apparently the Maguires were to notify the neighbors, but I was never contacted so I question their intent ever to do so.

I am vehemently opposed to this proposed rezoning.

I live at 340 South Ave. One of the reasons that we bought our home in this location is because of the park across the street. My children and their friends played in the park as they were growing up just as the children use it today. The students at the Montessori school adjacent use it. People walk their dogs in the park. It hosts wildlife-deer, fox, ducks, coyote. It offers much needed open space, especially considering all the apartment buildings just north and south of us on Green Bay. Along with the fact that a structure of this size will block my view of the park and across Green Bay Rd., I am very concerned that it will contribute to more flooding of the park, for obvious reasons.

What about parking during the construction phase? Where will all the trucks park? What about the laborers and their cars? I'm sure they would have to use South Ave., thus creating a parking problem for service providers, maintenance workers, deliveries and our guests. South Ave. is also a street used by school aged children to walk to Central School, not to mention parents picking up and dropping off. All of the extra traffic on this route could pose a safety hazard.

I have been in my current home for 34 years. My husband and I took a dilapidated house built in 1895 and restored it. We added an addition and a garage. We improved the landscaping and took care of the trees. I have been maintaining this house and paying taxes for a long time. This is clearly a single family home neighborhood. I am sure that building this proposed structure will greatly diminish the value of my property.

Please reject this proposal for rezoning!

Karla Morgan Cavanagh  
340 South Ave.  
Glencoe, IL 60022



Dansong Wang and Hong Tang  
556 Green Bay Rd.  
Glencoe, IL 60022

8/23/2021

Village of Glencoe  
Zoning Commission  
c/o Taylor Baxter  
Development Services Manager Village of Glencoe  
675 Village Court  
Glencoe, IL 60022

**Re: Application for Rezoning at 538 Green Bay Road**

Dear Zoning Commissioners:

I live at 556 Green Bay Road and am writing to express my opposition to the proposed rezoning of the lot at 538 Green Bay Road from the current R-C single-family classification to an R-D multi-family classification. I am opposed to the change in zoning because we enjoy living in this quiet area and the rezoning would take this quietness and peace away. Please keep the area the current R-C single-family classification. Thank you very much.

Also, I would like to see my submission to the Zoning Commission on the rezoning of 538 Green Bay Road put into the packet for the September 13 Zoning Commission meeting and subsequent Village Trustees meeting in accordance with the instructions that you get from Barney Gallagher.

Best regards,

Dansong Wang  
Hong Tang

May 15, 2021

Lisa Brooks, Board of Commissioners, Glencoe Park District

Taylor Baxter, Village of Glencoe (Zoning Board of Appeals & Plan Commission)

**re: 538 Green Bay Road rezoning request**

Dear Lisa and Taylor:

I am a Commissioner-elect for the Glencoe Park District ("GPD"). Due to travel priorities I will not be sworn in until mid-June. However I have concerns about the request to amend the Zoning Map for 538 Green Bay Road (Applicant), which I understand has an upcoming scheduled Zoning Board of Appeals review. I do not want to miss my opportunity to submit comments, so I am doing so now simply as an interested 19-year resident of Glencoe.

While I have not yet received any information about Applicant from the GPD, I have been asked by the GPD Board to represent them at future Plan Commission meetings upon being sworn in as Commissioner, including future meetings related to Applicant. Coincidentally I was also subsequently asked by residents of Glencoe to familiarized myself with Applicant's request.

Some of the information I have on Applicant's request are from the Record North Shore's April 27, 2021 article titled "Glencoe applicant seeks zoning change to demolish home, construct six-unit housing development"

<https://www.therecordnorthshore.org/2021/04/27/glencoe-applicant-seeks-zoning-change-to-demolish-home-construct-six-unit-housing-development/> .

Additional helpful resources included websites for GPD, Cook County Assessor, [illinoisfloodmaps.org](http://illinoisfloodmaps.org), Google Maps, [apps.gisconsortium.org](http://apps.gisconsortium.org), and from visiting the Green Bay Road & South Avenue Park. I was also given copies of Taylor's April 7, 2021 VOG Memorandum, Canning & Canning LLC's March 26, 2021 Application for Rezoning letter, and select floor plans and elevations prepared by Morgante-Wilson Architects, LLC.

**Recommendations:**

**I believe Applicant's request should be rejected and Applicant's property should permanently remain zoned R-C (single family housing). Further, I believe the driveway easement to Applicant's interior lot, which presently crosses and divides GPD's 1.75 acre park on Green Bay Road, should be permanently replaced by "*egress...provided from another road to be built*"**

***along the Westerly line of the premises...” as quoted by Canning & Canning from the 1926 park property deed.***

Explanation:

I have attempted below to concisely depict and describe the reasons for my Recommendations using simple annotated photos and maps on the following five pages:

- A. FIRST PAGE: The upper photo depicts a vertical elevation estimate for the Proposed McGuire 3-story condominium. The existing house also appears in the photo. The large scale of the condominium, both height and length, and the extension to the center of this park would negatively change its appeal and character to neighbors, visitors and people driving past the park.

The lower photo shows the 80 foot driveway easement on GPD’s park property between Green Bay Road and the McGuire Interior Lot. I would like to see the deed with the full easement description for this park property. It seems likely that this easement to an interior lot was expected to be temporary until a road or driveway access was completed to Vernon Avenue.

- B. SECOND PAGE: There are two Permanent Easement possibilities to explore since the existing easement would seem to be both unprecedented (residential easement across an active GPD neighborhood park) and inappropriate for GPD park property. As the Canning & Canning letter states about GPD’s park land between Green Bay Road and the McGuire Interior Lot: “For all practical purposes, it appears to be part of the front of the lot at 538 Green Bay Road.” GPD mows, maintains and landscapes this park but the existing driveway easement unfortunately makes it look like it is just part of the adjacent property rather than part of a public park.

The first driveway easement option would be the one that was likely anticipated in 1926 - extension of the driveway at 545 Vernon Avenue to the northwest corner of the McGuire Interior Lot. This is supported by the square footage at 545 Vernon being 16% greater than 555 Vernon, equivalent to 1/2 the width of a driveway running the full length of the lot. The driveway at 545 extends 50% of the distance to the rear



property line, which may suggest that the owners of the interior lot may have not exercised this westerly easement option.

A second driveway easement option might be on park property adjacent to the southern boundary of 555 Vernon Avenue. This would have several advantages including not bisecting the Green Bay & South Park and by being less prone to flooding than the site of the current driveway.

- C. THIRD PAGE: This map depicts why the McGuire Interior Lot would be inappropriate for conversion to R-D zoning. First, the northwest corner of the proposed condominium is almost exactly at the center of the block. Second, the McGuire Interior Lot begins 80 feet west of Green Bay Road. Third, a circle can be drawn around the center point of the block which does not touch any other residences, but it covers about 40% of the existing McGuire residence and about 85% of the Proposed McGuire 3-story Condominium. So it is definitive that the this is an INTERIOR LOT and it NOT ON GREEN BAY ROAD.

As stated in paragraph B above, since 1926 it was anticipated that this interior lot would have a driveway and address on Vernon Avenue.

This interior lot is also too far west of Green Bay Road to be appropriate for multi-family zoning. For example, there are two multi-family properties on the northeast corner of the block (see blue box on map). However the entire Proposed McGuire 3-story Condominium would be further away from Green Bay Road than any part of those two properties.

Also, as far as I can tell, the front on the eastern side of the McGuire condominium would be further from Green Bay Road than any multi-family building south of Hawthorn Avenue in Glencoe. It also looks like the back of the condominium would extend further west of Green Bay Road than any multi-family building in Glencoe south of Hawthorn Avenue.

- D. FOURTH PAGE: The Topographical Wetness Index depicts significant potential for flooding in three areas of this park, including the current location of the driveway easement. Almost every year I see seasonally

large flooded areas at this park, sometimes with ducks swimming there. Building a six-unit interior lot condominium on this site would potentially put residents, guests and service vehicles at risk of occasional lost access due to seasonal flooding. Further, GPD would logically want to be indemnified from having to pay for any easement improvements, widening or drainage, which could be substantial.

- E. FIFTH PAGE: The Proposed McGuire Condominium would be a 3-story peninsula extending from the center of the block to the center of the park. The scale of the condominium would deteriorate the park appearance while blocking park views. Also the Proposed McGuire 3-story Condominium would be closer to South Avenue than Green Bay Road. As such, having an address on Green Bay Road is misleading.

Thank you both for your review and consideration of my personal recommendations. Taylor, Please forwarding this memorandum to the Zoning Board of Appeals and to the Plan Commission as appropriate.

Sincerely,

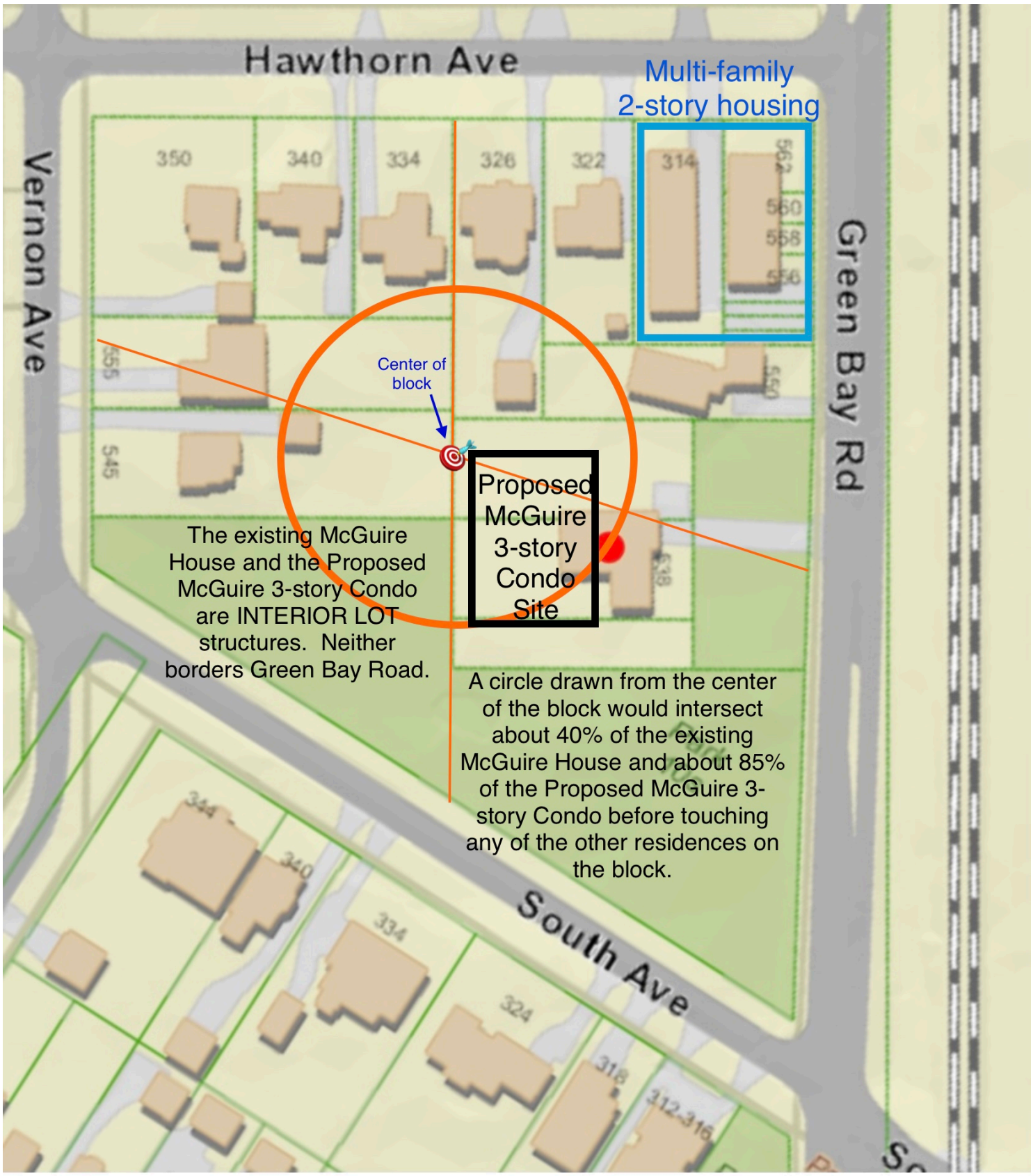
Bart Schneider











Hawthorn Ave

Multi-family  
2-story housing

Vernon Ave

Green Bay Rd

Center of  
block

Proposed  
McGuire  
3-story  
Condo  
Site

The existing McGuire  
House and the Proposed  
McGuire 3-story Condo  
are INTERIOR LOT  
structures. Neither  
borders Green Bay Road.

A circle drawn from the center  
of the block would intersect  
about 40% of the existing  
McGuire House and about 85%  
of the Proposed McGuire 3-  
story Condo before touching  
any of the other residences on  
the block.

South Ave



# Topographic Wetness Index

The TWI is a physically based index or indicator of the effect of local topography on runoff flow direction and accumulation. The index is a function of both the slope and the upstream contributing area. The computation of TWI is performed using both geographic information systems (GIS) and Python, a programming software used to enhance computing capabilities. The indices help identify rainfall runoff patterns, areas of potential increased soil moisture, and ponding areas.

With support from FEMA and using high resolution DEMs derived from LiDAR, Illinois State Water Survey generated the index for the Illinois counties of DuPage and Will (see [report](#)), and with the support of National Resources Conservation Service (NRCS) subsequently generated the index for all remaining Illinois counties. IDNR funded the creation for Lake County as part of their Coastal Management Program. While TWI is usually viewed in raster format, ISWS is distributing a version in polygon format for easier access and use.

**Navigate to an area of interest using this interactive map.**



[View larger map](#)





July 4, 2021

Dear Zoning Commissioner:

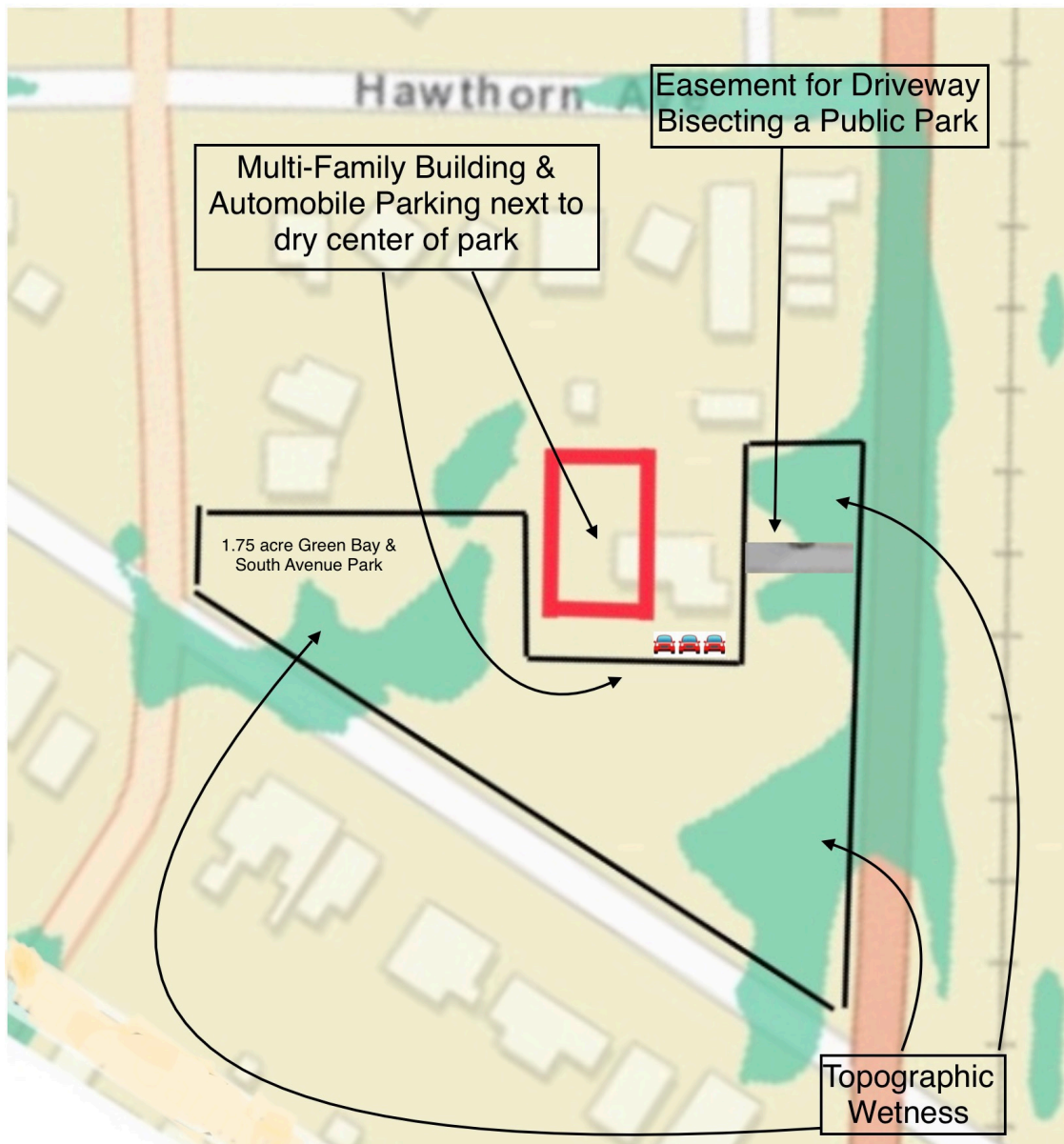
**Re: 538 GREEN BAY ROAD - PROBLEMATIC CHANGES & PRECEDENTS  
WITH R-D REZONING OF THIS NONCONFORMING PROPERTY**

1. **A Multi-Family Driveway through a Glencoe Public Park.** This nonconforming property is not adjacent to any streets. It is accessed by an 80 foot driveway easement across a public park. This one-of-a-kind easement was very possibly intended to be temporary. Rezoning this property from Single-Family to Multi-Family would significantly increase cars, vans and trucks driven across our Green Bay & South Avenue Park.
2. **The proposed Multi-Family Building and its Visitor Parking would be located next to the dry center section of a park with three flood zones.** The attached map and the first photo show the dry central portion the park. The next photos show surrounding areas which are prone to water accumulation. The Multi-Family Building and its Visitor Parking would be built next to the highest part of the park which has the best potential for future park development and usage.
3. **This property zoned R-C (Single-Family) extends further from Green Bay Road than all of the lots zoned R-D (Multi-Family) south of Hawthorn Avenue.** The two attached zoning maps show a red line paralleling Green Bay Road. The red line is aligned with the west side of the McGuire property (538). No property zoned Multi-Family (colored dark brown) south of Hawthorn Avenue touches this red line. This would be an unwelcome precedent for constructing additional 3-story Multi-Family Buildings further west of Green Bay Road, particularly for 28 lots on Linden Avenue between Harbor Street and the intersection of Linden Avenue and Green Bay Road.
4. **There is NO RECORD in Glencoe of a Single-Family property zoned R-C EVER being rezoned to a Multi-Family property zoned R-D.**

The Village of Glencoe should continue its tradition of zoning continuity and predictability. I request that this unprecedented zoning change be denied, just as VOG has rejected many rezoning requests for this property since at least 1985, as noted in John Houde's rezoning denial memo dated May 23, 2013.

Barton Schneider  
654 Greenleaf Avenue  
Glencoe, IL 60022







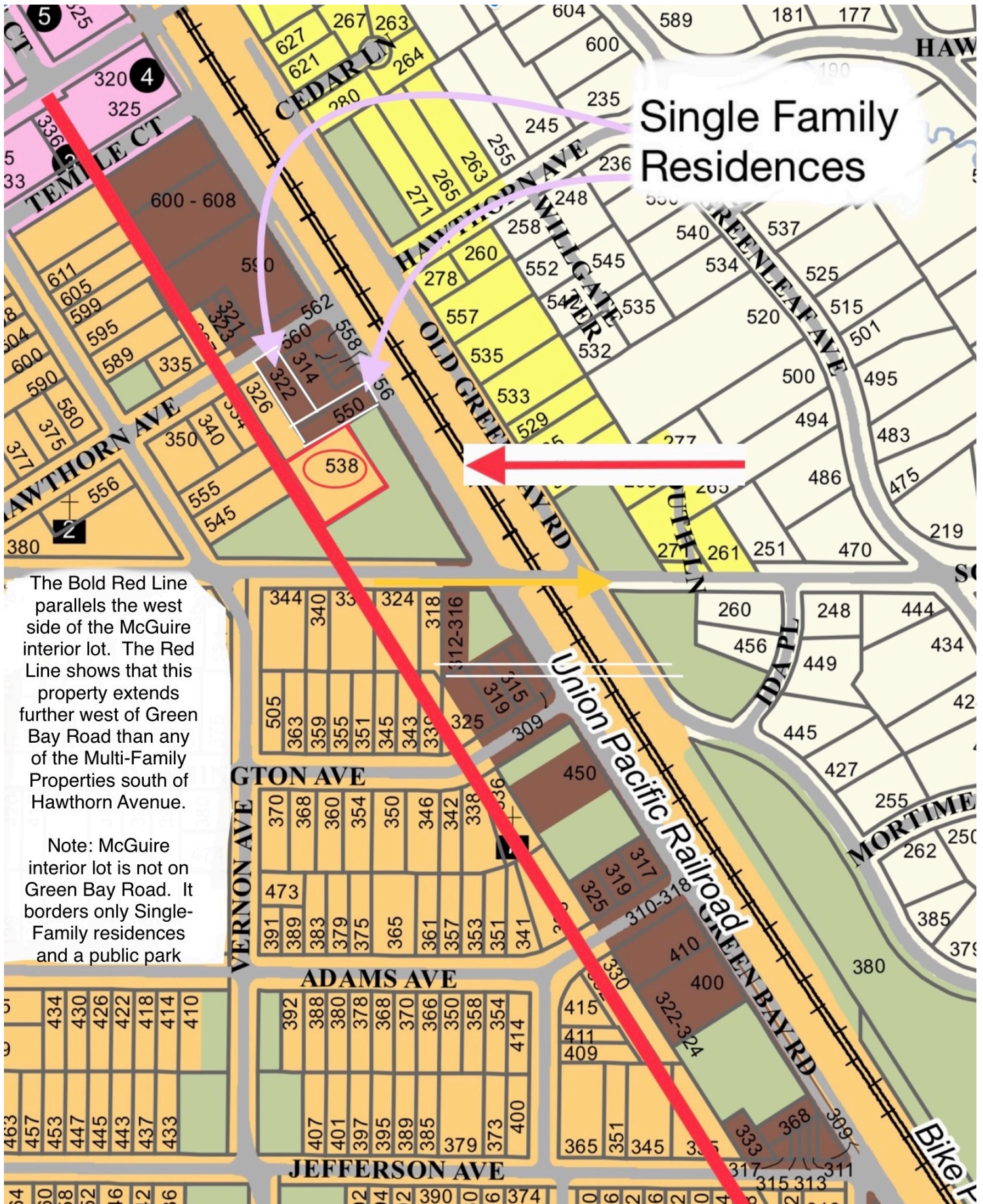


Green Bay Road



South Avenue



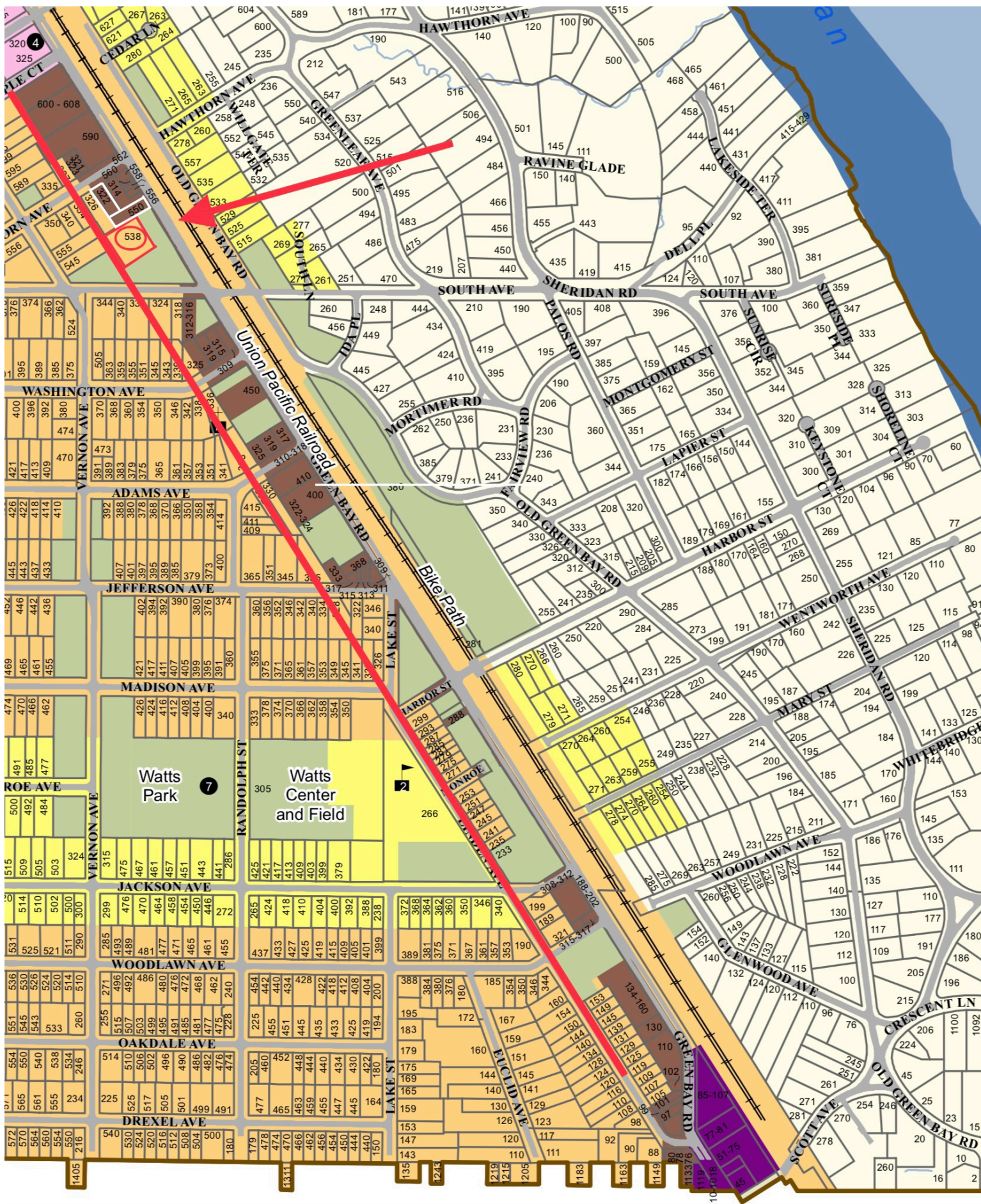


Single Family Residences

The Bold Red Line parallels the west side of the McGuire interior lot. The Red Line shows that this property extends further west of Green Bay Road than any of the Multi-Family Properties south of Hawthorn Avenue.

Note: McGuire interior lot is not on Green Bay Road. It borders only Single-Family residences and a public park







Devon Pyle-Vowles  
Stephen Vowles  
314 Hawthorn Avenue, Unit B  
Glencoe, IL 60022

August 16, 2021

Village of Glencoe  
Zoning Commission  
c/o Taylor Baxter  
Development Services Manager Village of Glencoe  
675 Village Court  
Glencoe, IL. 60022

Re: Application for Rezoning at 538 Green Bay Road

Dear Zoning Commissioners,

We live at 314 Hawthorn Avenue in Unit B and are writing to express our opposition to the proposed condo development at 538 Green Bay Road.

We have looked at the "Concept Plan - Overall Site", site summary and are concerned about this will affect Hawthorn Avenue's already busy street with parking from the currently neighbors along with what kind of pull with these extra units have on the existing sewer system that is in 314 Hawthorn Avenue's front lawn and in front of the sidewalk leading to the street.

We look forward to the meeting of the Zoning Commission on Monday, September 16 at 6pm in the Village Hall.

Sincerely,

Stephen Vowles  
Devon Pyle-Vowles



Alfred Saakov & Charlotte Dovlatian  
314C Hawthorn Avenue  
Glencoe, Illinois 60022

July 27, 2021

Re: Proposed rezoning of lot at 538 Green Bay Road

Village of Glencoe  
Zoning Commission  
c/o Taylor Baxter  
Development Services Manager

Dear Zoning Commissioners:

We are writing to express our strong opposition to the proposed rezoning of the lot at 538 Green Bay Road from the current R-C single-family classification to an R-D multi-family classification. We have lived in the immediate area for over twenty years, first at 314 South Avenue and now at 314 #C Hawthorn Ave.

As nearby residents, we are particularly concerned that a rezoning of the property at 538 will result in a loss of privacy, reduced green zone, and added vehicular exhaust. It will also negatively affect our views which were a key factor in selecting our home. Along with the quality of life concerns, this reclassification will have a material negative impact to our property value.

We urge you to deny this rezoning request.

Yours truly,

Alfred Saakov & Charlotte Dovlatian

5/21/21

Hi,

We live on South Avenue directly across the street from the beautiful park where our family played for many years when our children were younger. We are opposed to the recent 538 condo development that has been proposed for this area of Glencoe. This kind of re-zoning will have a negative impact on families throughout Glencoe and even those that drive by our idyllic community since it is so close to Green Bay Road.

We've seen the proposed drawings for the park, and it is clear to us that this should not be approved.

Thanks for your consideration in this very important matter.

-Kathy and Bryan Weber

**Kathy Weber**

Founder

Stretch Marketing Solutions



Robert and Julie Conte

350 Hawthorn Ave  
Glencoe IL 60022  
May 14, 2021

Village of Glencoe  
Zoning Commission  
c/o Taylor Baxter  
Development Services Manager  
675 Village Court  
Glencoe IL 60022

Re: Application for Rezoning at 538 Green Bay Rd

Dear Members of the Glencoe Zoning Commission

We are in opposition to the proposed rezoning of 538 Green Bay Rd from single family classification to multi-family classification.

We have lived at 350 Hawthorn for more than 50 years we do not believe a multi-family is appropriate for 538 Green Bay Rd. We believe this will reduce the value of our home and will add to the downtown street parking and the guests and even the owners will park on south ave between Green Bay and Vernon. This will cause congestion in that south cannot accommodate two way traffic and parked cars. The elimination of the present green land may cause further flooding of the adjacent park and a lot more mosquitoes which will prevent use of the park.

We oppose the rezoning.

Julie & Bob Conte

Patrick and Amy Kaniff  
340 Hawthorn Ave  
Glencoe, IL 60022

May 10, 2021

Village of Glencoe  
Zoning Commission  
c/o Taylor Baxter  
Development Services Manager  
Village of Glencoe  
675 Village Court  
Glencoe, IL 60022

Re: Application for Rezoning at 538 Green Bay Road, Glencoe, IL 60022

Dear Members of the Glencoe Zoning Commission:

We live adjacent/ behind the property at 538 Green Bay Road and would like to voice our opposition to the application for rezoning of the property from single family to high density/ multi family for the following reasons:

1. The land adjacent to the property (south and west) often retain water for days after heavy rains and a new high density development may further exacerbate that situation.
2. The height of the project in its current form would be out of character for the neighborhood.
3. The property at 538 N. Green Bay Road is surrounded by parkland on two sides (south and west). Alternatively, the park district should consider obtaining the property and enlarging the existing park, enhance open green space and enable greater water absorption.

---

We respectfully request that you deny this zoning change at 538 Green Bay Road, Glencoe.

Sincerely,

  
Patrick and Amy Kaniff



5/21/21

I am reaching out in opposition to the proposed rezoning of the lot at 538 Green Bay Road from the current R-C single-family classification to an R-D multi-family classification.

We have lived behind 538 Green Bay Road since November 2017, the same month that we brought home our second daughter, Clara, from the hospital. As our family has grown (we are now a family of five – three girls), so has the time spent outside in our backyard. We enjoy the peacefulness, the nature of the park area, and the close relationships and neighborly feel of our block.

I am concerned that the proposed multi-family structure will have negative externalities including permanently altering and impacting what and why we fell in love with about living here, and lowering our property value as well as values of all homes around us. We have spoken to many neighbors around the area and found that they share our concerns. In fact, we have yet to find one family who is in favor of this development.

We kindly ask you to hear the pleas of your fellow Glencoe residents, and reject the proposal to rezone the lot located at 538 Green Bay Road.

Sincerely,  
Rich Kates

5/20/21

Hello Taylor,

Earlier this week I emailed President Roin, and he was kind enough to forward my message along to you and Phil. I have had more time to think about the issue of the 538 Green Bay condo proposal this week, and I wanted to send a few more of my thoughts along to you.

Based on the vintage of our homes, the Episcopal church, and park land in this area, it's a safe assumption that little has changed in this corner of Glencoe in the past 100 years. That is, in many ways, the beauty of our village. We are not in a rush to become a high-density commuter town with multi-unit dwellings that break up the bucolic scenery of our hometown. We are a small village of largely single family homes (some modest – like mine, some medium, and some large) all nestled among numerous beautiful parks and centered around a charming main street area. Glencoe's traditional scale attracts people who are enamored with its simplicity, space, and tranquility. In fact, for nearly every day since 2012, my family has gathered in our kitchen nook and looked out upon the peaceful park across the street on South. More than once, sitting like this, I have told our young children, "We are so lucky. Look at how beautiful that is!" It's a serene and stunning view not just from our table at mealtime, it's also the gorgeous view from all three of our upstairs bedrooms. This setting was a large part of the reason we were attracted to our house, and continue to cherish it every day. The park itself is a place where our kids have played over the years. First, as little children on swing sets. Later, they played catch, dragged each other across the field on sleds, and played tag with the neighbors. We have done 35mm nature photo shoots in the park, and taken our family pictures there. It's a small park, but it is a wonderful anchor to the neighborhood.

The notion of rezoning the property at 538 Green Bay from single family to multi-unit condo (reversing a long-held standard) feels contrary to the spirit of our small village. The rezoning would alter the character of the neighborhood, our park, and the cherished views from dozens of homes – inevitably reducing the attractiveness of these properties and therefore the value of multiple homes. It would diminish the essential character of Glencoe and increase local traffic (it's already difficult to turn left from South onto Green Bay at busy times of the day without more cars exiting from the area. The intersection at Vernon and South, already busy, would also see more traffic and hazards. Residents wanting to head to the village or areas north would go south on Green Bay, turn right onto South, and then make the right onto Vernon to avoid the left turn out on Green Bay.) In the process, it would also fully box in one single-family home between two condo buildings. There is, on the other hand, no rationale for the changed zoning except to create a profit engine for the owners. It is a development that, to put it plainly, just doesn't make sense for Glencoe.

I respectfully urge you to oppose the rezoning and keep this beautiful area as it is. There is no good reason to alter what those who came before us smartly got right.

Sincerely,

Joe Rosenthal  
524 Vernon Avenue  
Glencoe, IL



Brandon Berish  
314 Hawthorn Ave, Unit D, Glencoe, IL 60022

6/23/2021

Village of Glencoe  
Zoning Commission  
c/o Taylor Baxter  
Development Services Manager

Dear Zoning Commissioners,

I am writing to express my strong opposition to the proposed rezoning of the lot at 538 Green Bay Road from the current R-C single-family classification to an R-D multi-family classification. As a nearby resident, the result of this reclassification will have a material negative impact to my property value, along with the quality of living that is currently second to none in this area of the Glencoe neighborhood. Given this immediate area is surrounded by other single-family homes, their respective property values are likely to drop as well.

Please do not hesitate to reach out if you have any questions for follow up, however I hope that this letter is received and considered in your decision of rezoning.

Thank you,  
- Brandon Berish

Howard Roin  
Village President  
Village of Glencoe  
675 Village Court  
Glencoe, IL 60022

6/28/2021

Regarding opposition to 538 Green Bay Rd, Glencoe Rezoning

Dear Mr. Roin,

I live at 366 South Ave, Glencoe, IL with my wife Joy and two children, Elle and Kate. We have been happy residents of Glencoe since 2011. I recently heard that there is a push to rezone the property at 538 Green Bay Rd from single residence to multi-family units. My wife and I fully oppose the change. A zoning change to multi-family units will devalue the homes in the nearby vicinity. In addition, mixing multi-family into the single family residence area doesn't seem appropriate. It changes the feel of the area for those living here and those visiting. It would be impactful to all people entering the village off Green Bay as well as impacting the feel around Central Middle School. Lastly, new zoning would impact the peacefulness of the large park at South and Green Bay.

For all those reasons, as Glencoe residents in the very near proximity, we oppose the change to rezone 538 Green Bay Rd to multi-residence.

Respectfully,

A handwritten signature in black ink, appearing to read 'Timothy Doelman', followed by a long horizontal line.

Timothy Doelman  
366 South Ave  
Glencoe, IL 60022  
208.863.3193



My name is John Fichera and I live at 335 Hawthorn Ave. My family and I have lived here for 19 years. Recently I found out that there is a condominium development planned for neighborhood. As I investigated more, I was very surprised that the village would allow this project to move forward.

As you are probably aware, Hawthorn Avenue between Vernon and Green Bay Road is a short block with existing multi family residences which already has higher than average traffic. Re-zoning a single family parcel to multi family will add more traffic. Street parking on this block is already strained by the existing residences as well as daily functions at St. Elizabeth and overflow from the downtown area. This street simply cannot take more volume. The homes on this street have narrow driveways and we depend on the street to park our cars during the day. I don't want to have to compete for street parking each day nor should I have to.

The added traffic will make it more dangerous for all the kids that take the daily walk to Central School as well as people walking to the bus stop at Hawthorn and Green Bay.

I implore the village to not allow this to happen to our street. We moved to Glencoe to get away from this type of congestion.

Please feel free to reach me for any additional questions.

Thank you for your time in this matter.

Regards,

John Fichera

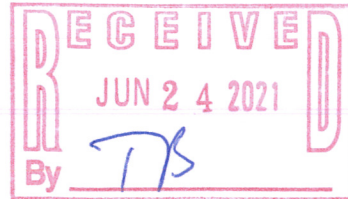
I have been made aware of the proposed rezoning of the lot at 538 Green Bay from single-family to multi-family and the construction of a condominium building on an interior lot that sits in the middle of the park. I strongly object to rezoning this property.

Spencer Hellmuth

6/15/21

Kalpana Reiter  
529 Old Green Bay Road  
Glencoe, IL 60022

June 23, 2021



Village of Glencoe  
Zoning Commission  
c/o Taylor Baxter  
Development Services Manager

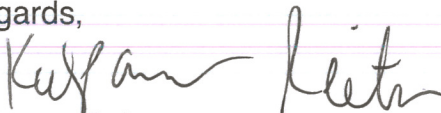
Re: Application for Rezoning at 538 Green Bay Road/Zoning Commission meeting  
7/12/2021

Dear Zoning Commissioners:

I am writing to express my opposition to the proposed rezoning of the lot at 538 Green Bay Road from the current R-C single-family classification to an R-D multi-family classification. I am opposed to the change in zoning because I believe traffic and traffic safety will be impacted and is an issue to consider on Green Bay Road (near the intersection of South), not just during the potential construction phase of such a proposed condominium complex, but, if built, on a consistent basis going forward.

Does the Village plan on installing a street light at 538 Green Bay Road, or near the intersection of South and Green Bay Road if the rezoning is approved and a condominium is built such that all vehicles that are entering or exiting the proposed condominium can safely enter and exit the proposed condominium?

Regards,

  
Kalpana Reiter

529 Old Green Bay Road  
Glencoe, IL 60036  
(312) 576-4463



Bojan Petrovic  
525 Old Green Bay Road  
Glencoe, Illinois 60022  
June 24, 2021

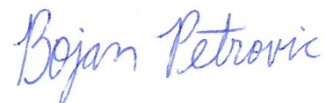
Village of Glencoe  
Zoning Commission  
c/o Taylor Baxter  
Development Services Manager

Re: Application of rezoning at 538 Green Bay Road, Glencoe

Dear Glencoe Zoning Commissioners,

I am a Glencoe resident living at 525 Old Green Bay Road and am writing to voice my opposition to the proposed rezoning of 538 Green Bay Road from the current R-C single family classification to an R-D multi-family classification. I believe rezoning this parcel to allow for a very large three story condominium in a neighborhood of single family homes is very likely to negatively impact the property values of the surrounding/nearby homes. The zoning of a neighborhood is one of the many important factors homebuyers consider when selecting a home to purchase and live in. To change the zoning after the fact is simply unfair, particularly when it is likely to negatively impact neighboring homes' values. I urge the zoning commission to consider how rezoning this parcel would negatively impact neighboring Glencoe homeowners and reject this proposal.

Sincerely,



Bojan Petrovic

Dennis & Patricia Piant  
316 South Avenue  
Glencoe, IL 60022

June 29, 2021

Village of Glencoe  
Zoning Commission  
c/o Taylor Baxter  
Development Services Manager  
675 Village Court  
Glencoe, IL 60022

Dear Zoning Board,

We are writing today out of concern for recent proposed rezoning of 538 Green Bay Road from a single family to a multi-unit development. We were surprised and dismayed to hear of this proposal as this parcel of land has been discussed several times over the over 25 years we've lived in Glencoe. The John Houde letter below clearly states why this is not a feasible option. It has been debated openly - and at times passionately - at Village meetings in the past. The fact that history has so far been ignored in this case, combined with a lack of communication from the Village is disconcerting. We are left to wonder why developers so far have had more input with the Village than tax paying homeowners. In addition, this action would set a dangerous precedent of allowing developers to profit while tax paying residents see a decrease in home values.

Specifically, changing the zoning from R-C to R-D sets a precedent and opens the door to enable developers to change Village zoning for profit. The scale of the proposed project is disproportional to its original purpose. To change a parcel from a 2,555 sq ft, 2 story, single family home to a 21,500 sq ft, 3 story, 6 unit condominium building is not conducive to the original peaceful setting or the aesthetics of the property. The proposed property would take up the entire lot and abut the park on 3 sides. The turn-around and parking spaces are flush against the park, cheapening the setting and increasing noise in the neighborhood.

As visitor parking for the development would require use of both South Avenue and Hawthorn Road, we are concerned about the increase in traffic, congestion and noise. South Avenue is already a railroad crossing and a busy thoroughfare for pedestrians crossing Green Bay Road and children going to school. Having additional cars parked along the street will create a serious problem logistically and aesthetically.

Glencoe parks are a cause for community pride and are one of the reasons so many people love living in the Village - and are willing to pay such high property taxes. Glencoe parks are the envy of many other suburbs. This development would negatively impact neighbors on Green Bay Road, South, Vernon and Hawthorn Avenues. It will clearly and significantly decrease the value of a beautiful park setting in the Village and affect surrounding home values.

In addition, to have expected the developer to contact people in the neighborhood about the development is highly unusual. We are disappointed things have gone so far without proper notice or resident input. There was more effort and communication when the Village was considering a dog park than there has been regarding the potential changes to a significant piece of property alongside Park District property. It appears as if the Village places more value on transferring wealth to a developer than the tax paying residents of Glencoe.

To forever demolish a beautiful piece of land for profit is not a value we stand behind.

Sincerely,

Dennis & Patricia Piant



**John Houde**

---

**From:** John Houde  
**Sent:** Thursday, May 23, 2013 3:49 PM  
**Subject:** RE: 538 Green Bay Rd., Glencoe, IL

Re:538 Greenbay Road

This R-C single-family-zoned property is considered as one zoning lot. It is not subdividable and does not qualify for any type of zoning variation to make it subdividable. The three separate tax parcels that make up this zoning lot do not imply separate buildable lots. There are many house lots in Glencoe that are made up of multiple tax parcels with separate real estate index numbers. The 538 property is a nonconforming zoning lot in that it does not have any public street frontage. It has a driveway easement as access over the east front Glencoe Park District public park. When the previous long-time owner placed it on the real estate market in 1985, it was noted then and many times since then that the lot is not subdividable and can only be for a single family use. The lot has an area of 26,396 square feet and has an approximate house size limit (floor area ratio/FAR) of 6905 square feet. A new home would have a front setback of 30 feet measured from the front lot line which is approximately 80 feet west of the public sidewalk on Greenbay Road. The west rear setback is 48 feet for a house and 5 feet for an accessory use such as a swimming pool/detached garage. The sideyard minimum from the north and south sides is 8 feet with a total sideyard requirement of 41.3 feet.

Please let me know if I can be of any further assistance.

John Houde  
Village of Glencoe  
675 Village Court  
Glencoe, IL 60022  
947 835-4111

---

---

Susan Stewart  
312 South Avenue  
Glencoe, IL 60022

June 18, 2021

Village of Glencoe  
Zoning Commission  
c/o Taylor Baxter  
Development Services Manager  
Village of Glencoe  
675 Village Court  
Glencoe, IL 60022

Dear Zoning Board,

I am writing today to express my opposition to the proposed condo development at 538 South Green Bay Road. As relatively new residents to Glencoe (8 years), my husband and I moved here to enjoy the quiet and beautiful setting of this lovely little town. One of the things that we love the most is the beautiful park across from our townhome at 312 South Avenue; it is one of the main reasons we bought our home.

The idea of rezoning a R-C single-family lot to R-D multi-unit to allow for a building that will be surrounded on three sides by Glencoe park is extremely upsetting to us. We are very concerned about the additional traffic, noise, and congestion and know that it will change the very nature of our daily lives in a way that we would never have expected. We will lose the natural beauty, peace, and quiet that were the reasons we left the city to move here. We will also lose value in our home. We see this as a clear transfer of wealth, from us, as Glencoe homeowners, to a developer.

I am also very unhappy about the lack of open communication from the city to the residents. A couple of years ago, I served on a dog park task force. One of the most important things that we all felt strongly about was communication with residents who would be impacted by a dog park. A survey was done, comments were shared, and every single concern was addressed by the task force. We spent time visiting each of the proposed locations and all had concerns that the quality of life for the residents would be negatively impacted and decided to vote against the development of a dog park in Glencoe.

There has not been any outreach by the city government to find out how we, the taxpaying homeowners who live across the street, would feel about this housing development. It's hard to put into words my upset about the lack of consideration, as it demonstrates that our concerns are not of interest and that enhancing tax revenue is likely the reason for your enthusiasm.

We respectfully request that you vote against rezoning this property, which will lead to this development.

Thank you.

Susan Stewart

Reynold and Mabel Tung  
589 Vernon Ave.  
6/15/2021

Village of Glencoe  
Zoning Commission  
c/o Taylor Baxter  
Development Services Manager  
Village of Glencoe  
675 Village Court  
Glencoe, IL 60022

Re: Application for Rezoning at 538 Green Bay Road

As Glencoe residents, we are disappointed to hear that the Village and the Park District are considering the approval of this development proposal. We are indicating our grave displeasure and opposition in writing. The park areas and its surroundings in Glencoe, always a highly valued treasure of our town, should be carefully protected and planned. Our preference would be to maintain the existing character of the area with the current designation of a single family unit.

Best,  
Reynold and Mabel Tung



6/7/21

Dear Taylor,

My family and I live at 344 South Ave. which is across the street from the park on which the 538 Greenbay Rd house sits. This passive park is one of the reasons we moved to South Ave. The proposed development would be an intrusive structure that would greatly affect this block.

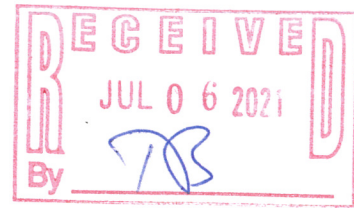
I understand that Greenbay Rd has a great deal of multi-family buildings, however, rezoning this property without any restrictions on the size would be a detriment to the charm of this area. If compromise is to be had I would suggest a much smaller development that blends into the neighborhood.

Thank you for your consideration.

Vanessa Zoerb

June 30, 2021

Robert Bingham  
557 Old Green Bay Road  
Glencoe, IL 60022



Village of Glencoe  
Zoning Commission  
c/o Taylor Baxter  
Development Services Manager  
Glencoe, IL 60022

Re: Application for Rezoning at 538 Green Bay Road

Dear Zoning Commissioners:

As no signs are posted on the subject property it only recently came to my attention that the Village of Glencoe was considering re-zoning the 538 Green Bay Road lot to allow for a six-unit multifamily complex.

I disagree with this zoning change proposed on 538 Green Bay Road and I wanted to make my voice heard for the meeting planned for July 12, 2021.

To my knowledge the Village of Glencoe has NEVER re-zoned a residential property lot to a multi-family zoning. I want to contest this change for three primary reasons:

1. The addition of another multi-family development will negatively impact property values for the surrounding neighborhood.
2. The development would be out of character for that lot and the surrounding space.
3. There is already too little green space in Glencoe, and this development would encroach on the lot at the corner of South and Green Bay Roads.

For these reasons it is my hope that you deny the request for zoning change on 538 Green Bay Road.

Kindest Regards,

A handwritten signature in black ink, appearing to be 'R Bingham', written over a faint, repeating pattern of the word 'Glencoe'.

Robert Bingham

7/11/21

Dear Mr. Baxter,

My wife and I own the home at 362 South Avenue, and we are writing to express our public opposition to the proposed development of a condominium across the street.

In the 12 years we've lived in Glencoe, we worked hard to help preserve the character and charm of the neighborhood. When we purchased our home in 2008, it had lots of historic character but badly needed to either be torn down or renovated. Although it was much more costly to renovate, I spent over a decade remodeling one room at a time and restoring the 1927 house to its former glory. It has been a labor of love and never-ending series of projects, but I often am complimented by neighbors and strangers who appreciate the charm and character of a 1927 original on their street.

The development of a multi-unit condo destroys the character and small town feel that we worked so hard to preserve. People who want a less intimate neighborhood have many options for that, including Northbrook and Evanston, where condos and large multi-unit developments stand next to shopping malls. Glencoe has always offered something different and worth protecting. We could allow our kids to cross the street to play ball in the park without worry, because it is such a huge open space. If a large multi-unit condo is allowed to be built in the park, future homeowners in the neighborhood will not be incentivized to preserve and restore their homes. The values of the homes, including mine, will plummet and it will not make financial sense to invest in the area.

Thank you for listening to our voices in your decision process.

Rich Lesperance and Robin Lake

Homeowners of 362 South Avenue, Glencoe



July 5, 2021

Village of Glencoe  
Zoning Commission  
c/o Taylor Baxter  
Development Services Manager

Re: Application for Rezoning at 538 Green Bay Road

Dear Zoning Commissioners:

I am writing to express my opposition to the proposed rezoning of the lot at 538 Green Bay Road from the current R-C single-family classification to an R-D multi-family classification. I am opposed to the change in zoning because rezoning this property will greatly affect surrounding single-dwelling properties. Consideration should be given to 1) increased congestion and noise levels created by change of classification, 2) the likely devaluation effect that this multi-family property will have on the surrounding single-family properties, 3) Glencoe zoning commission's consideration of how to grow the village in a long-term plan to maintain its charm and personality.

Sincerely,

Elizabeth Peterson  
373 Hazel Ave. D6  
Glencoe  
(708) 466-3519

7/6/21

Village of Glencoe  
Zoning Commission  
c/o Taylor Baxter  
Development Services Manager

Re: Application for Rezoning at 538 Green Bay Road

Dear Zoning Commissioners:

I am writing to express my strong opposition to the proposed rezoning of the lot at 538 Green Bay Road from the current R-C single-family classification to an R-D multi-family classification.

This unprecedented zoning change should be denied, just as VOG has rejected many rezoning requests for this property since at least 1985, as noted in John Houde's rezoning denial memo dated May 23, 2013.

Sincerely,  
Tina Rice  
672 Vernon Ave, Glencoe

7/8/21

Dear Taylor Baxter,

I live in the Green Bay and South neighborhood. It has come to my attention that the Village of Glencoe wants to rezone 538 Green Bay Road so that a tall multifamily building can be constructed next to our park. I think this would change the look and feel of my neighborhood while ignoring the wishes of most people living near the park. We have all invested much in our houses while making a long term commitment living in Glencoe with the understanding that the current zoning remains intact. If I wanted to live in a higher density area, I would have bought a house closer to Chicago where multifamily building are already in place. None of us could have anticipated this surprising and unusual rezoning proposal. Moreover, if this project goes through it would set up a precedent for other rezoning proposals.

I am opposed to the rezoning of 538 Green Bay Road.

Kind regards,

Serge Slavinsky  
(Resident of 10 years)

376 South Ave  
Glencoe



To: Village of Glencoe

Zoning Commission

c/o Taylor Baxter

Development Services Mgr. Village of Glencoe

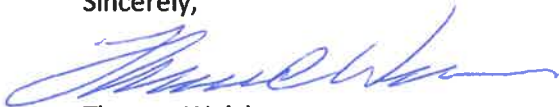
675 Village Court

Glencoe IL 60022

RE: Application for rezoning at 538 Green Bay Road

Please accept this letter in opposition to the proposed zoning change for this property. As a nearby neighbor to this home, and almost 30 year resident of Glencoe, I feel strongly that the density change, as well as the size of the proposed condominium structure, would be detrimental to the neighborhood, the character of the park, and the traffic flow in the area.

Sincerely,



Thomas Welch  
321 Hawthorn Ave  
Glencoe IL 60022

tomwelch@indecorinc.com

Kristin Chez  
562 Green Bay Road  
Glencoe, IL 60022

July 27, 2021

Village of Glencoe  
Zoning Commission  
c/o Taylor Baxter, Development Services Manager  
675 Village Court  
Glencoe IL 60022

Re: Application for Rezoning at 538 Green Bay Road

Dear Members of the Glencoe Zoning Commission:

I am writing to express my opposition to the rezoning of 538 Green Bay Road from single family to multi family. I bought my property depending on the stability of Glencoe's zoning. The park areas and its surroundings are a valued treasure that should be carefully protected. Please maintain the existing character of the area with the current designation for this property as single family.

I urge you to deny this request to change the zoning at 538 Green Bay Road.

Sincerely,

A handwritten signature in cursive script that reads "Kristin Chez".

Kristin Chez

Scott Barker, Nancy Teinowitz, and Elijah Barker  
558 Green Bay Road, Glencoe, IL, 60022

07/28/2021

Village of Glencoe

Zoning Commission  
c/o Taylor Baxter  
Development Services Manager  
Village of Glencoe  
675 Village Court  
Glencoe, IL 60022

Dear Zoning Commissioners:

We are the residents of 558 Green Bay Road and are writing to express our opposition to the proposed rezoning of the lot at 538 Green Bay Road from the current R-C single-family classification to an R-D multi-family classification. We are opposed to the change in zoning because it will add traffic congestion to the area, likely making it difficult at times to get out of our driveways safely. Getting out of driveways on Green Bay Road is already difficult as it is, and this would make it worse. Additionally, it will negatively impact how our neighborhood looks because of the proposed building and turnaround being very large. On top of that, there will be a parking overflow on both Hawthorne Avenue and South Avenue. We suspect there will often be car and delivery presence in the turnaround. Dumpsters will need to be pulled from the building as well, which will result in noise pollution. These are just a few of the long-term concerns that we have, not to mention the short-term construction irritants that will arise. Please take all of these things into consideration.

Scott Barker, Nancy Teinowitz, and Elijah Barker



Glencoe Zoning Commission Chair, and Commissioners  
c/o Taylor Baxter, Development Services Manager  
Glencoe Village Hall  
675 Village Court  
Glencoe, IL 60022  
Submitted via e-mail

Sheila Krumstok  
271 Linden Ave.  
Glencoe, IL 60022

August 25, 2021

Dear Chairman Novack and Zoning Board Commissioners,

I am writing to strongly urge you to reject the rezoning request which has been made for the property at 538 Green Bay Road (538 GBR). The comprehensive letter written by Mr. John Houde (June 24, 2025 and letter #24, pp. 98-100 in the Zoning Commission Combined Packet 071221 PDF available on the VOG website) provides valuable information about the commitment of Zoning Board and Village Officers' to responsibly comply with established Zoning guidelines and classifications at multiple locations in the past. Mr. Houde shared information about "civic use" allowances which have been granted in the past. The rezoning request that has been submitted for 538 GBR is intended to maximize the potential sale price for the current owners; suggesting that there is any benefit to the Glencoe public is outrageous and should be considered as an insult.

The Zoning Board Commissioners and Village Board Members should emphatically fulfill their fiduciary responsibility to the Glencoe residents and property owners by rejecting the 538 GBR request. Rezoning this property from single-family to multi-family will set a dangerous precedent which has the potential to adversely affect the character of our Village and the value of our properties. Approving the 583 GBR request will invite Developers to strategically purchase contiguous single-family residences, apply for rezoning which they can expect based on precedent, and build multi-family structures. The applicants in the 538 GBR case have the complication of requesting that the Glencoe Park District cede land and access to support development of a commercial project; it will be less complicated to obtain the rezoning when the next Developer owns properties without this additional challenge.

If the Village of Glencoe decides to launch a program to deliberately increase the number of multi-family residences in the community then this must be done responsibly, with community notification, community discussion, formal engagement with urban planning experts, and development of specific goals and parameters; the Village has no such program in place. The petition by the owners of 538 Green Bay Road is self-serving, offers no public benefit, and, contrary to the claims made by the petitioners and their agents in the documents shared in the July 12, 2021 Zoning Board Packet, is a "one-off" which is not part of any comprehensive Glencoe initiative.

I urge each and every member of the Zoning Board to vote responsibly and reject the application for rezoning of the 538 Green Bay Road property. Please protect the integrity of the community I have called home since the late 1960s.

Sincerely,

Sheila Krumstok

August 15, 2021

To: [TBaxter@villageofglencoe.org](mailto:TBaxter@villageofglencoe.org)

Dear Taylor Baxter,

My wife and I have recently been alerted to a proposal to re-zone 538 Green Bay Road from R-C Single Family property to R-D Multi-Family property as well as set an extremely concerning precedent for constructing additional 3-story Multi-Family Buildings further west of Green Bay Road including 28 lots on Linden Avenue between Harbor Street and the intersection of Linden Avenue and Green Bay Road.

The 538 Green Bay Road proposal additionally would create a multi-family driveway through a Glencoe public park as well as a visitor parking in that park which is prone to water accumulation amounting to a pond deep enough for ducks in the increasingly numerous heavy rains as well as an ice field in winter. The Glencoe public parks along Green Bay Road serve an environmental purpose as important as their beauty and should be preserved as green space.

We strongly feel the Village of Glencoe should continue its tradition of zoning continuity and predictability. There is NO RECORD in Glencoe of a Single-Family property zoned R-C ever being rezoned to a Multi-Family property zoned R-D. We request that this unprecedented zoning change be denied, just as VOG has rejected prior rezoning requests.

Please forward this email to the Glencoe Zoning Commission immediately,

Mike Naro

[mn5885@comcast.net](mailto:mn5885@comcast.net)

8/27/21

Glencoe Zoning Commission Chair, and Commissioners  
c/o Taylor Baxter, Development Services Manager

In my memo to you dated July 4, 2021 I noted that rezoning 538 Green Bay Road would set clear and unwelcome precedents for future rezoning of all 28 homes on the east side of Linden Avenue from RC Single-Family to RD Multi-Family.

I feel The Village of Glencoe should have been TRANSPARENT and notified homeowners on Linden Avenue because of the strong similarities between 538 Green Bay and the east side of Linden Avenue:

- All properties have always been zoned RC (Single-Family).
- Unlike Glencoe's existing RD Multi-Family buildings or contiguous clusters, neither 538 Green Bay Road nor the single family properties on the east side of Linden Avenue are adjacent Green Bay Road. All are between 80 feet and 120 feet west of Green Bay Road.
- If a band between the east and west boundaries of the 538 Green Bay Road property is drawn on a map to parallel Green Bay Road, all 28 properties on the east side of Linden Avenue would be completely within the width of that band (see below). So what is approved or denied for 538 Green Bay's rezoning request would logically be applicable to all homes on the east side of Linden Avenue.

#### REZONING ANTICIPATED IMPACT ON LINDEN AVENUE:

So rezoning 538 Green Bay Road would set clear precedents for outside developers and property speculators and provide a strong incentive to begin consolidating property ownership on the east side of Linden Avenue. This process can often lead to properties acquired by consolidators deteriorating as there is no incentive to invest any money into homes which will eventually be torn down.

There are 28 homes on the east side of Linden which are 'within the band'. As estimated by Zillow, these properties have a combined value of more than \$15,000,000.

There are another 15 homes on the west side of Linden which would be negatively impacted by the consolidation, construction and development of Multi-Family buildings across the street. These properties are worth almost \$11,000,000.

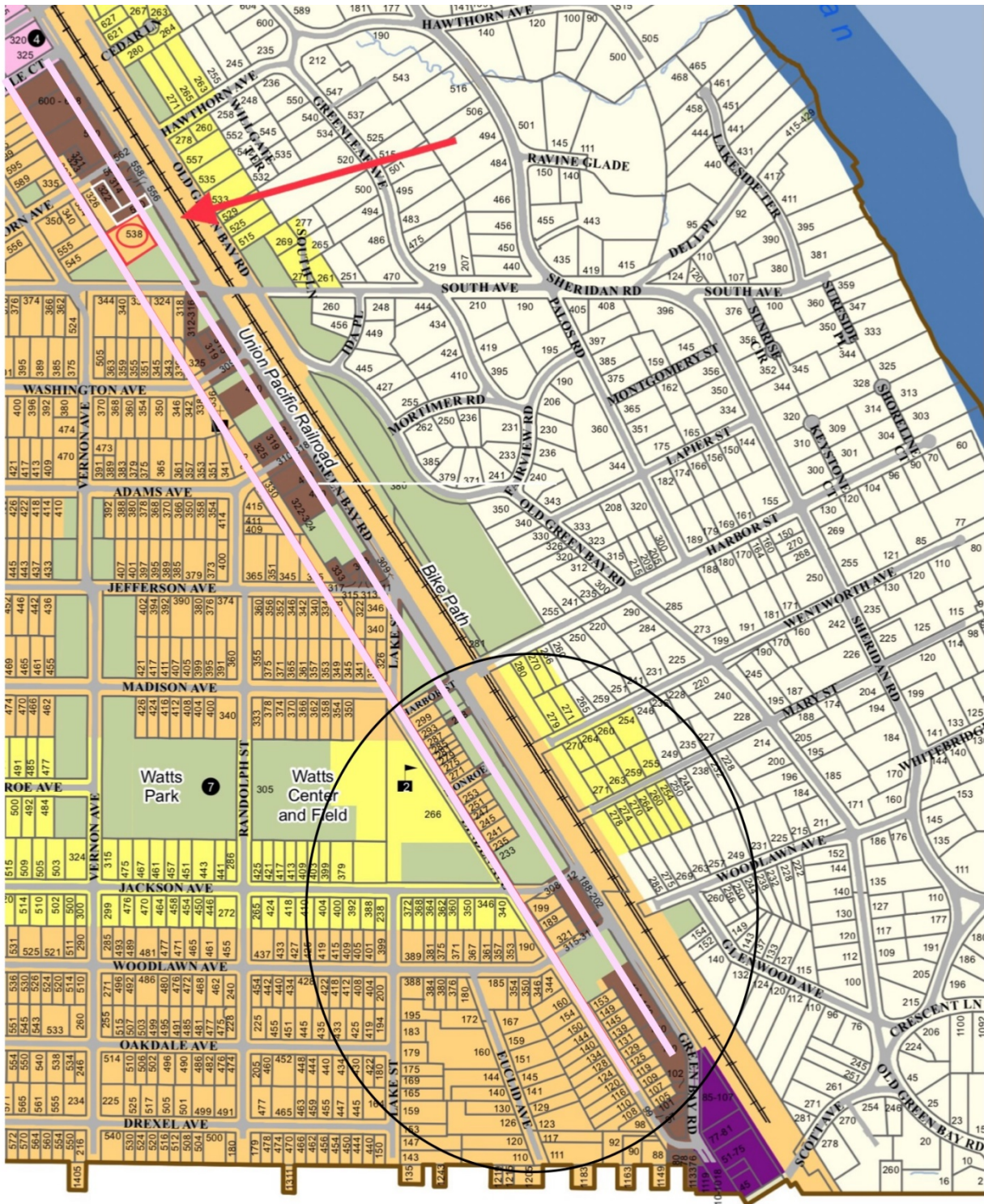


**It appears obvious that The Village of Glencoe's lack of disclosure of the impact that rezoning one property at 538 Green Bay Road would have on 43 homes on Linden Avenue worth \$26 Million represents a gross lack of transparency.**

Barton Schneider

Homes on Linden Avenue in Glencoe

East side of Linden Avenue	Zestimate		West side of Linden Avenue		
299	\$545,400		340 Jackson	\$615,800	
293	\$547,700		190	\$596,500	
287	\$563,600		344 Woodlawn	\$783,700	
285	\$410,800		160	\$1,513,500	
281	\$361,600		154	\$1,713,400	
279	\$325,600		150	\$742,500	
275	\$463,200		144	\$785,200	
271	\$396,500		140	\$60,600	
253	\$465,400		134	\$85,500	
251	\$384,800		128	\$1,056,600	
247	\$440,500		124	\$852,800	
245	\$391,300		120		
241	\$999,200		116	\$118,600	
235	\$452,800		110	\$582,000	
233	\$451,900	7/8/20	108	\$664,200	
			98	\$757,200	
199	\$780,700				
321	\$790,400				
153	\$534,000				
149	\$538,900				
145	\$458,200				
139	\$610,300				
131	\$773,100				
129	\$713,700				
125	\$489,400				
119	\$745,500				
109	\$679,700				
107	\$594,600				
105	\$564,900				
28 Homes	\$15,473,700		15 Homes	\$10,928,100	
Grand Total for homes on Linden Avenue is 43 Homes worth over \$26,000,000.					
	August 26, 2021				



(Barton Schneider comment continued)