

Glencoe, IL

Open Communities' mission is to educate, advocate and organize to promote just and inclusive communities in north suburban Chicago.

Founded in 1972 by north suburban residents and congregations, we are a nonprofit, membership-based organization dedicated to fostering economically and culturally diverse communities.

The programs we offer include Fair Housing Discrimination Investigation and Education, Foreclosure Prevention Counseling, Landlord/Tenant Advice, Homesharing, Immigrant Leadership Development, Affordable Housing Advocacy, and Community Organizing.

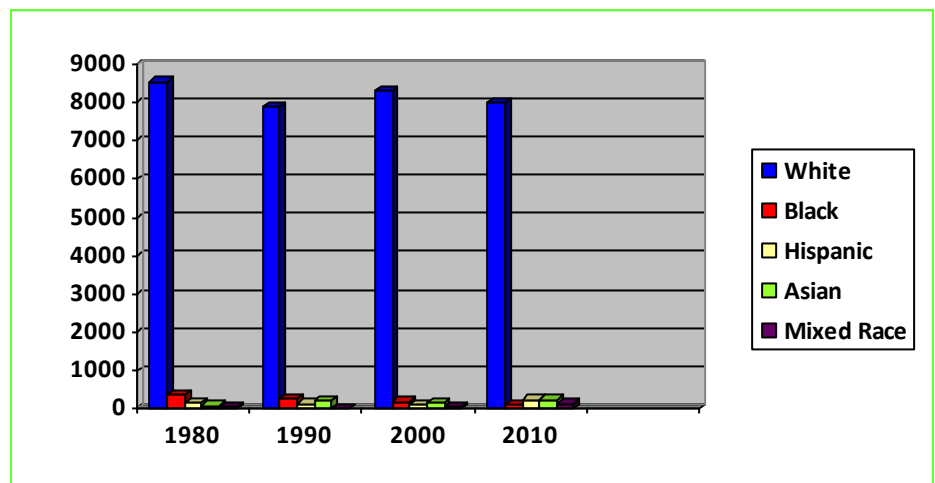
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Glencoe is located on Chicago's North Shore in Cook County, directly to the west of Lake Michigan. Some attribute the village's name to Matthew Coe, an early settler. Other sources claim the village was named for Glencoe, Scotland.

Glencoe boasts several buildings designed by famous architects including Frank Lloyd Wright and George Washington Maher. The village adopted Illinois' first zoning code, much of which is still in use today. Glencoe has also been the setting of popular movies including *Ferris Bueller's Day Off*, *Sixteen Candles*, and *Flags of Our Fathers*.

As of the 2010 Census, Glencoe is reported to have a total of 8,723 residents. Of this total, 699 are non-white, which means minorities make up 8.0 percent of Glencoe's population. African Americans comprise the smallest overall percentage at 1.2 percent.

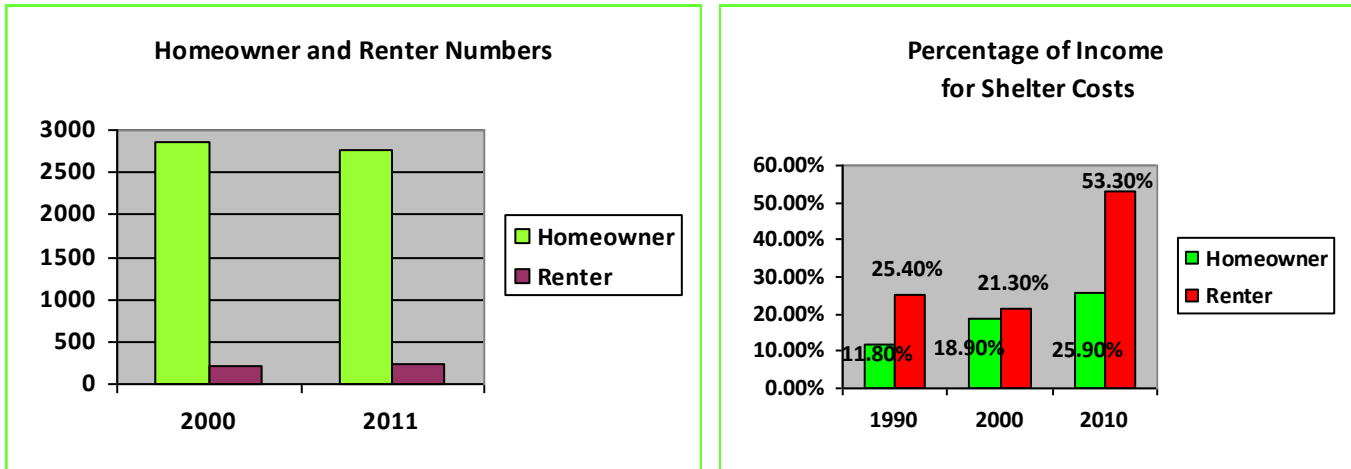
The graph¹ below shows demographic trends in Glencoe from 1980-2010.



¹Graph data available at www.open-communities.org

Homeownership and Renter Trends

These graphs² map homeownership and renter trends in Glencoe between 1990 and 2011. The left graph shows that renters make up a relatively small percentage of Glencoe residents. The graph on the right shows that renters spent more than double what homeowners spent per month on shelter costs in 1990. In 2010, renters spent 53 percent per month for shelter costs. This was more than double the amount homeowners spent and well above the 35 percent monthly shelter cost recommendation.



Seniors (according to the Census between 2008-2012)

- ◆ Of the 45 seniors 65 and older polled, none reported spending more than 35 percent of household income on rent.
- ◆ 28 percent of 680 seniors aged 65-75 still had a mortgage

Affordable Housing Stock

According to a 2013 report from the Illinois Affordable Housing Planning and Appeal Act, Glencoe offers 40 affordable housing units out of a total of 2,960 (1.4%) homes in the community.

Glencoe's zoning code limits on housing regulations are accessible online.³ There is no specific discussion of affordable housing. The zoning outline makes limited provision for senior and handicapped person housing.

²Graph data available at www.census.gov

³ Full document available at

[http://www.amlegal.com/nxt/gateway.dll/Illinois/glencoe_il/thecodeofthevillageofglencoeillinois?f=temp_lates\\$fn=default.htm\\$3.0\\$vid=amlegal:glencoe_il](http://www.amlegal.com/nxt/gateway.dll/Illinois/glencoe_il/thecodeofthevillageofglencoeillinois?f=temp_lates$fn=default.htm$3.0$vid=amlegal:glencoe_il)