

Glenview changes zoning for former Hart property to residential



Work has paused on a GW Properties retail development at the former Hart property at the intersection of Willow and Pfingsten roads in Glenview. This aerial view looks northward, with Pfingsten Road at right. (Joe Lewnard | Staff Photographer)

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The village of Glenview has rezoned the embattled former Hart property -- where a controversial commercial development was planned at Willow and Pfingsten roads -- while a lawsuit by area residents makes its way through court.

The village sent an email to nearby residents Monday saying an attorney representing the developer, GW properties, intends to revise plans for the 8.55-acre property, and village maps have been updated to zone the property R-1 residential for single-family housing.

Prior to the court order, the village stopped work at the development last summer when nearby residents became upset after trees that were supposed to remain were instead removed by a contractor.

"That project is on hold while the developer re-evaluates," said Glenview Communications Manager Lynne Stiefel. "We don't know what they're going to want to propose until they submit the application to the village."

Stiefel said the project is on hold at the developer's request. It is still possible for a commercial development to proceed, but the developer would have to resubmit applications for consideration by the plan commission.

Work at the site of the shopping center development was halted July 30 following the issuance of a temporary restraining order by the Illinois Appellate Court that suspended the permits for tree removal, demolition and construction, according to information on the Village of Glenview's website.

Adam Sidoti, a resident of nearby Miller Drive and a candidate for village trustee, said he was pleased with the change of zoning to residential. While neighbors did become upset about the removal of the trees, the primary issue is they are not in favor of a dense commercial development and would prefer a residential development, Sidoti said.

A second issue for residents was the feeling that zoning for the property should never have been changed to commercial without proper notice

and due process for the residents to be able to make a claim against the zoning change, Sidoti said.

Residents filed a lawsuit that was dismissed by the Circuit Court of Cook County, Sidoti said. The residents then filed an appeal, and during that time the trees were taken down.

A motion for a temporary restraining order was filed by residents to prevent any further development until the lawsuit was resolved, and the appellate court granted that injunction, Sidoti said.

"I think the village did the right thing here in recognizing the zoning. It should be R-1," Sidoti said. "I believe the prudent thing to do would be to allow the injunction and the court cases to be resolved before anything would be added to an agenda."

Miller Drive resident Carol Sullivan, an initial plaintiff on the lawsuit and member of an organization called Willow Pfingsten SW, said neighbors realize the property is going to be developed eventually, but they feel a residential development is more appropriate.

"We're happy that they've made the decision to zone the property residential," Sullivan said. "That's what we thought it should be since we started working on this."

GW Properties did not return messages left for comment.

