



1200 WILMETTE AVENUE
WILMETTE, ILLINOIS 60091-0040

**MINUTES OF THE LAND USE COMMITTEE-SPECIAL ZONING COMMITTEE
TUESDAY, FEBRUARY 21, 2023
11:00 A.M.
COMMUNITY DEVELOPMENT/ENGINEERING CONFERENCE ROOM
1200 WILMETTE AVENUE, WILMETTE, ILLINOIS 60091**

Members Present: Trustee Peter Barrow, Chairman
Trustee Kathy Dodd
Trustee Gina Kennedy

Members Absent: None

Staff Present: John Adler, Director of Community Development
Lisa Roberts, Deputy Director of Community Development

I. Call to Order

Chair Barrow called the meeting to order at 11:00 a.m. Staff called the roll. Chair Barrow altered the order of the agenda by switching the first two cases.

II. 2022-SZC-02 Review of Zoning Ordinance requirements pertaining to generators, mechanical equipment (air conditioning units), impervious surface, accessory structures, accessory uses, and side yards adjoining a street

Review and recommend potential amendments to the Wilmette Zoning Ordinance regulations pertaining to generators, mechanical equipment (air conditioning units), impervious surface, accessory structures, accessory uses, and side yards adjoining a street.

Mr. Adler said they are highlighting things they wish to get done before the current LUC is no longer in place.

Beaches, Boat Houses, and Cabanas

Chair Barrow noted suggested changes for beaches, boat houses, and cabanas are reasonable. To require beach and boat houses on the beach seems logical. The proposed maximum size of cabanas is reasonable and not controversial.

Trustee Dodd asked about pergolas. Mr. Adler said they are considered at 75% for FAR. Ms. Roberts said, if they are detached, they would be capped at 200 square feet. This includes without a roof. Most pergolas are attached to the principal structure so the 200 square foot limitation would not apply.

Trustee Kennedy asked why 400 square feet for a cabana and 200 square feet for a pergola. Mr. Adler said given cabanas are currently permitted 750 square feet, staff suggested a number that was less but seemed reasonable. That said, he believes something less than 400 square feet for a cabana would also be reasonable.

Trustee Kennedy asked and Mr. Adler confirmed all of these items are included in the total FAR.

Sport Courts

Mr. Adler talked about a sport court that was also used for hockey, year round, 1718 Forest Avenue. That particular court was pushed into the buildable area so as to not exceed the 35% rear yard impervious surface coverage maximum. The sport court was around 1,400 square feet on a 50'-wide lot. After some discussion, it was asked if the amount of sport court in the buildable area should be limited. He explained where/how the sport court could be placed.

Chair Barrow said 1,500 is not restrictive. He asked if an approach was considered to have a percentage in the yard or buildable area or a combination. Mr. Adler said that Trustee Dodd had mentioned this. He noted, in the rear yard, the size of the lot helps dictate how big the rear yard is. Currently, this deep lot has a required rear yard of 40'.

Trustee Kennedy asked if that is 40' that can't be built on. Mr. Adler said that the principal structure would not be able to be built in that 40' but certain accessory structures can be. It is based on the length of the lot; 20% of lot depth. He explained this is a 58x40 rear yard; 2,320 square feet. This is limited to 35% coverage for a sport court. The garage area would be included towards the maximum at 812 square feet.

Trustee Dodd said, when a sport court is located in the buildable area without a principal structure, the trouble is the size of it is visible from the street. There is nothing to block the view. She is not sure she likes the idea of it being allowed in the side yard. The home at 706 Forest Avenue was shown. The sport court runs the entire length of the home and considered two lots.

Chair Barrow said this should not be encouraged. Everyone concurred.

Chair Barrow said the house immediately to the east of his has a sport court which was highlighted.

Trustee Kennedy said that is another great example why she doesn't like the 1,500 square feet.

Mr. Adler said the lots in Chair Barrow's neighborhood are typically 6,000-7,500 square feet. The permitted size of a sport court could be on a sliding scale.

Trustee Dodd asked about batting cages which are problematic. Mr. Adler said these could be added to the unusual recreation equipment development standards, which is how they've been interpreted. Pickleball was classified as unusual recreation equipment due to noise.

Ms. Roberts said that some sport courts now have fencing/netting enclosures which aren't conforming (as it's taller than 6.5'). Those are now called unusual recreation equipment needing a special use. Regarding pickleball, this is not the same as equipment like a batting cage. This could be deemed unusual recreational use.

Trustee Dodd noted play sets in the right-of-way popped up everywhere during the pandemic. She asked if anything is being done as such equipment is not allowed on the parkway. An article could be noted in *The Communicator* regarding what's allowed for hockey rinks, play equipment, swing sets, etc. This could also be posted on social media.

Chair Barrow said maximum sport court size can be established. He asked about location limitations. Mr. Adler noted two communities have something specific about sport courts. Northbrook requires a 6'-10' setback (based on district) in the interior side. On the rear, they require 10'. This could be considered. Northfield requires a minimum of 40 square feet.

It was stated that sport court and artificial turf regulations should be similar.

Chair Barrow asked the Committee's feeling towards sport courts and buildable area.

Trustee Kennedy doesn't like the idea of sport courts being built in the buildable area primarily when there is no principal structure. The court could be quite large and visible to the street.

Trustee Dodd doesn't believe it should be allowed. It should be restricted in the buildable area.

The Committee discussed size limitations for sport courts based on lot area. Mr. Adler recapped the limit on sport court size as discussed: Below 7,500 is 500 square feet, up to 10,000 is 750 square feet, between 10,000-15,000 would be 1,000 square feet, and above 15,000 would be 1,500 square feet.

Discussion took place regarding how to limit the area of a sport court in the buildable area. Scenarios were discussed. The area of a sport court placed in the buildable area could be limited to a maximum of 25% of the sport court area. Anything greater could be considered a special-use. Because sport courts are currently limited at 35% of the required rear yard, it may even be difficult to build what's allowed.

III. 2022-SZC-01 Review of Zoning Ordinance requirements pertaining to artificial turf

Review and recommend potential amendments to the Wilmette Zoning Ordinance regulations pertaining to artificial turf.

It was stated that turf should not be allowed in the required front yard, side yard adjoining a street, buildable area if there is no principal structure, or in the interior side yard.

Trustee Dodd said a putting green was placed in her neighbor's side yard. Trustee Kennedy asked if that is okay in the side yard. Mr. Adler said they don't allow putting greens in required side yards, required front yards, or required side yards adjoining a street. They are allowed in the buildable area which might be to the side of the house. They are allowed between the interior required side yard and the house.

Trustee Dodd noted that not all putting greens are turf. Some look like a rug. Mr. Adler said that is allowed. It is considered artificial turf if it's permeable. Appearance is not reviewed per se.

Chair Barrow said he was surprised by the EEC's report. He noted Wilmette should not be encouraging sport courts and especially artificial turf as it's not consistent with the trees and the natural unbuilt environment.

Trustee Dodd said it would be disconcerting to see a gigantic winter landscape with a big bright green lawn.

Trustee Kennedy also was surprised at the EEC's report. Advantages and disadvantages were provided. One advantage was to reduce the chance of flooding; however, we have grass being replaced, which already accomplishes that. She read the disadvantage of artificial turf and concurs for Wilmette it should be further limited.

Mr. Adler said staff will return with proposed wording, including limiting artificial turf and sport courts similarly.

A question about generator regulations was asked. Chair Barrow said the whole concept about having a decibel limit but not testing it while the generator is running doesn't seem right. Mr. Adler stated if there is a complaint/outage, a visit will ensue, and, following the outage, the resident will have to bring it back to the specifications of when it was installed. This would have met the decibels initially. This part of the code could be written better.

Trustee Dodd felt that allowing AC units and generators in a side yard adjoining a street might make sense if properly screened. In some instances that may be the less disruptive location for a neighbor. Chair Barrow was concerned about the landscaping not being maintained in the future. Mr. Adler suggested keeping this on the committee's to do list and revisiting at a future meeting.

IV. New Business

There was no new business.

V. Public Comment

There was no public comment.

VI. Adjournment

Trustee Dodd moved to adjourn the meeting, Trustee Kennedy seconded the motion and **the motion carried unanimously**. The meeting was adjourned at 12:22 p.m.

The meeting was reopened at 12:23 p.m.

Trustee Kennedy moved to continue case 2022-SZC-02 to March 14, 2023 at 11:00 a.m. Trustee Dodd seconded the motion. Voting yes: Trustees Kennedy, Dodd, and Chair Barrow. Voting no: none. The motion carried.

VII. Adjournment

Trustee Dodd moved to adjourn the meeting, Trustee Kennedy seconded the motion and **the motion carried unanimously**. The meeting was adjourned at 12:29 p.m.

Respectfully Submitted,

Lisa Roberts, Deputy Director
Community Development

Minutes transcribed by Gale Cerabona