

WILMETTE ZONING ORDINANCE REVISION REVIEW COMMITTEE DRAFT



MAJOR CHANGES

- 1. Reorganization**
- 2. Graphics and Tables**
- 3. Zoning Administrator**
- 4. No Mandatory PUD**
- 5. R-1 Residential Subdistricts**
- 6. Village Center Zone**
- 7. Parking Flexibilities**
- 8. Landscape Provisions**
- 9. Simple Environmental Standards**

GOALS FOR ORDINANCE UPDATE

A Zoning Ordinance that:

- ✓ Implements the land use policies of the Village
- ✓ Is understandable & user-friendly
- ✓ Incorporates modern controls
- ✓ Reflects sustainable development practices
- ✓ Reflects what is “on the ground” & addresses nonconformities
- ✓ Includes clear provisions that eliminate the need for multiple interpretations, ensuring provisions are consistently applied

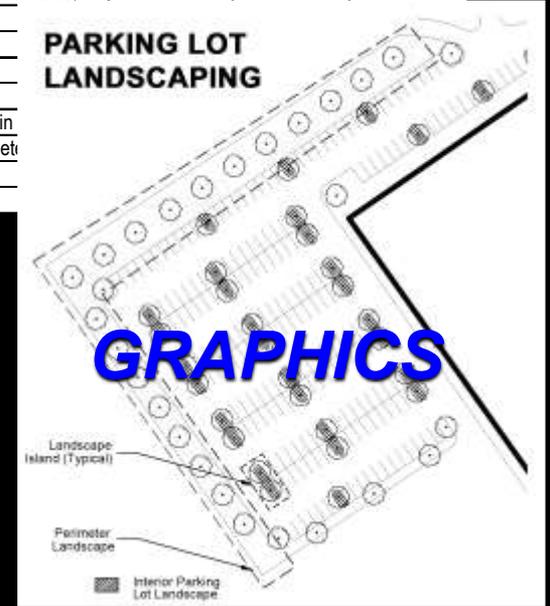
GENERAL ORGANIZATION

User-friendly...

- Compartmentalized
- Tables
- Graphics
- Cross-references
- Consistent voice & terminology
- All uses & terms defined

Type of Encroachment	Yards Where Permitted		
	Front Yard	Side Yard	Rear Yard
Accessibility Ramps	Y	Y	Y
Accessory Structures	N	Y	Y
Air Conditioner Window Units	Y	Y	Y
Antennas	Y	Y	Y
Arbors, Trellises, and Pergolas	N	Y	Y
Awnings and Canopies	Y	Y	Y
Balconies	Y	Y	Y
Bay Windows and Dormers	Y	Y	Y
Chimneys	N	Y	Y
Decks	N	Y	Y
Driveways	Y	Y	Y
Eaves	Y	Y	Y
Fences, subject to Subsection (F)(5)	N	Y	Y
Fire Escapes (Open)	N	Y	Y
Flag Poles	Y	Y	Y
Ground-Mounted Mechanical Units	N	Y	Y
Laundry Drying Equipment (Clotheslines & Poles)	N	N	Y
Outdoor Fireplaces			
Patios and Terraces			
Playground & Recreational Equipment, Porches			
Satellite Dish Antenna, up to 24 inches in diameter			
Satellite Dish Antenna, up to 8ft in diameter			
Steps and Stoops, Open			
Swimming Pools			

TABLES



REORGANIZE ORDINANCE

1. Purpose & Applicability
2. Definitions
3. Ordinance Administration
4. Administrative Procedures
5. Applications & Approval Processes
6. Planned Unit Developments
7. Zoning Districts
8. Residential Zoning Districts
9. Commercial Zoning Districts
10. Village Center District
11. Planned Commercial Development
12. Use Standards
13. On-site Development Standards
14. Off-street Parking & Loading
15. Landscape & Screening
16. Signs
17. Nonconformities
18. Enforcement

KEY CHANGES

ADMINISTRATION

- Zoning Administrator Position
- Admin Zoning Review Committee (AZRC) in Ordinance
- ZBA procedures applied to PC and ARC
- Completeness Review

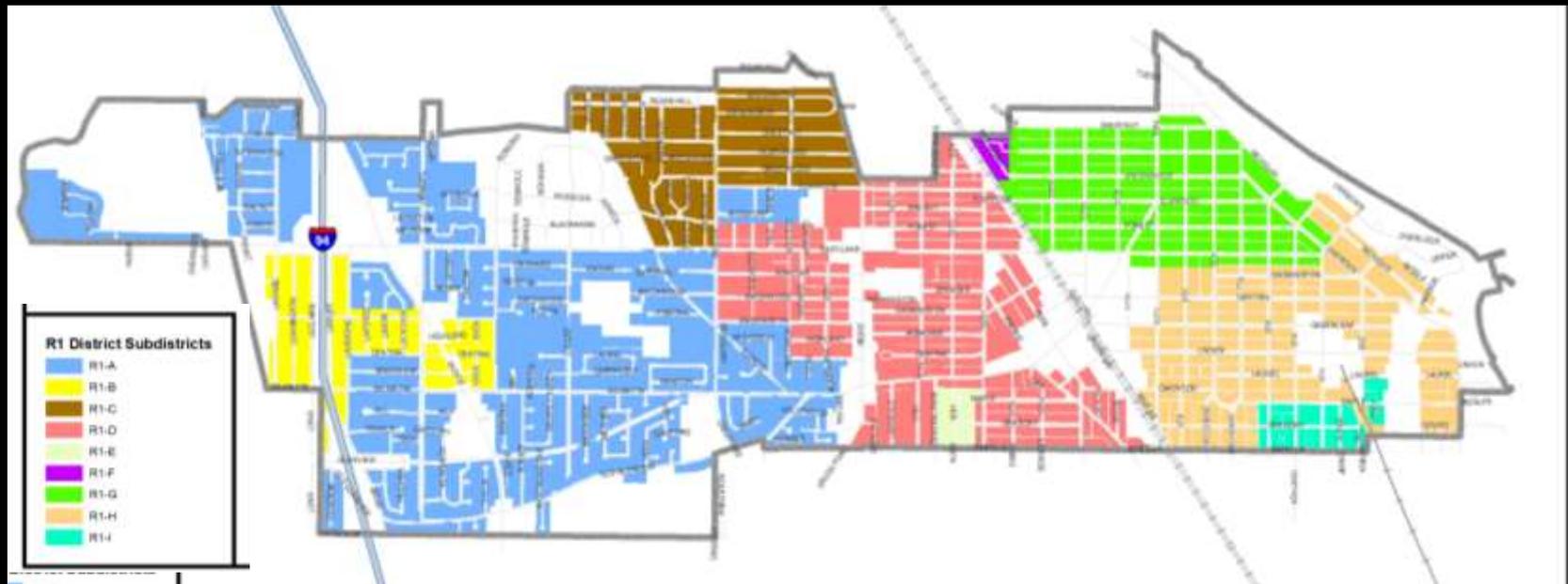
PUD

- Allowed in all districts other than VC, R-1. Only for townhouse or multi family in R-2, R-3, R-4
- No mandatory PUD
- Concept plan may be submitted to PC
- Final plan no longer requires public hearing
- Final Plan may be submitted in phases

KEY CHANGES

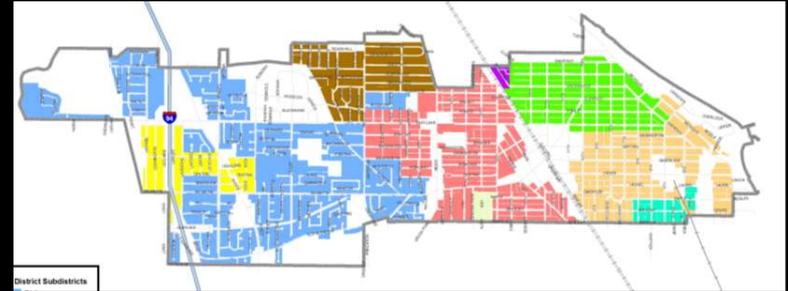
RESIDENTIAL

- Nine R-1 Subdistricts to reflect existing development characteristics
- Modified impervious surface requirements



VILLAGE OF WILMETTE, ILLINOIS
 TABLE 6-3: R1 SUBDISTRICT RESIDENTIAL ZONING DISTRICTS BULK AND YARD REGULATIONS

LOT & HEIGHT REGULATIONS
MINIMUM LOT AREA
MINIMUM LOT WIDTH
MAXIMUM BUILDING HEIGHT
MAXIMUM FIRST FLOOR HEIGHT EXISTING
MINIMUM YARD REGULATIONS
FRONT YARD
INTERIOR SIDE YARD
COMBINED SIDE YARD - DWELLING ONLY
CORNER SIDE YARD
REAR YARD
MAXIMUM AREA & COVERAGE REGULATIONS
MAXIMUM LOT COVERAGE
MAXIMUM LOT COVERAGE BONUS FOR GARAGE BUILT PRE-MARCH 3, 1990
MAXIMUM LOT COVERAGE BONUS FOR GARAGE POST-MARCH 3, 1990
MAXIMUM LOT COVERAGE BONUS FOR PORCH
MAXIMUM FLOOR AREA
MAXIMUM FLOOR AREA BONUS FOR COMBINED GARAGE & SHED
MAXIMUM FLOOR AREA BONUS FOR PORCH
MAXIMUM FLOOR AREA BONUS FOR ATTIC ABOVE 2 ND FLOOR & BELOW RAFTERS
CONTEXTUAL BULK REGULATIONS
MAXIMUM LOT COVERAGE
MAXIMUM LOT COVERAGE BONUS FOR GARAGE BUILT PRE-MARCH 3, 1990
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Bulk Standards

KEY CHANGES

COMMERCIAL

- OR District moved into Commercial Chapter
Hotel use added in OR
- New Village Center (VC) created using form-based structure to implement Village Center Plan

PCD

No Changes

VILLAGE CENTER DISTRICT (VC)

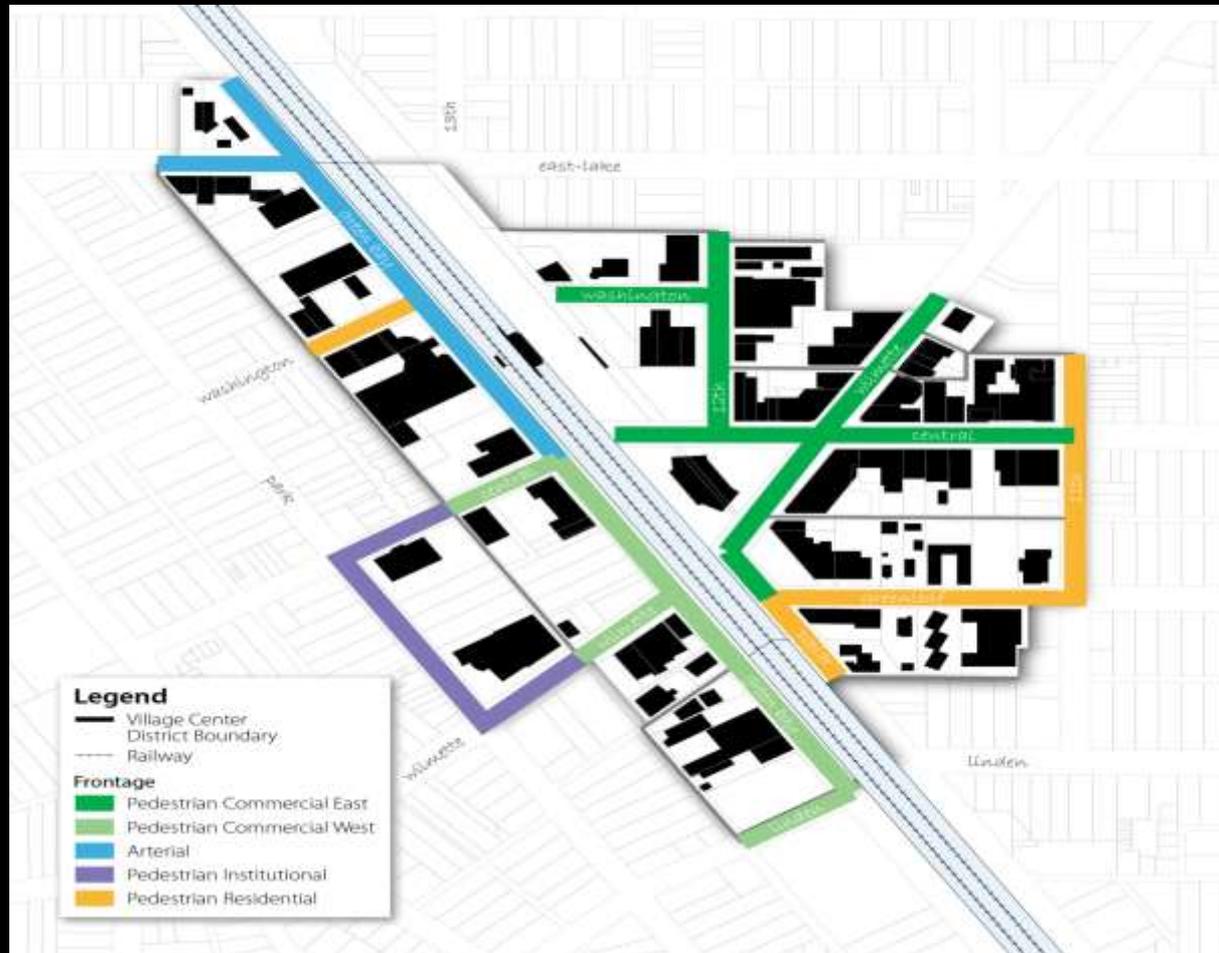
The purpose of the VC Village Center District is to promote a transit oriented, mixed use, walkable village center. The VC District is designed to accommodate pedestrian-oriented development in the Village core as well as development oriented to both pedestrian and motorist along Green Bay Road.



VC District Outline

1. **VC Village center district purpose statement**
2. **Existing development deemed conforming**
3. **Street frontage designations**
4. **Building setback**
5. **Permitted and special uses**
6. **Permitted building height**
7. **Building design and location regulations**
8. **On-site parking access and design regulations**
9. **Special regulations for the design of parking structures**
10. **Landscape and screening**

Street Frontage Map



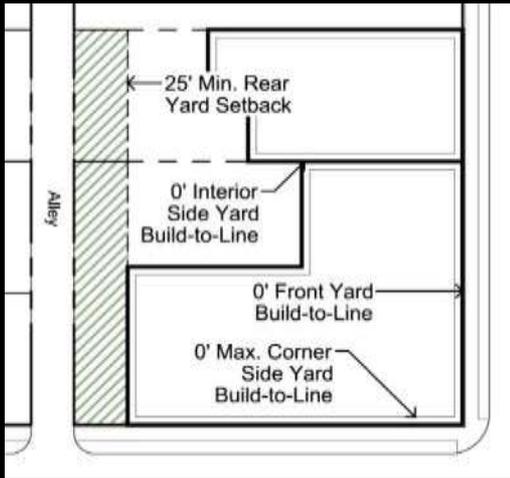
Building Setback Regulations

VILLAGE OF WILMETTE, ILLINOIS					
TABLE XX-1: VILLAGE CENTER BUILDING SETBACK REGULATIONS					
Regulations	FRONTAGE				
	Pedestrian Commercial East	Pedestrian Commercial West	Arterial	Pedestrian Institutional	Pedestrian Residential
Setback					
Front Setback					
Minimum	0 ft	5 ft ¹	0 ft	5 ft ²	0 ft
Maximum	0 ft	5 ft	15 ft	25 ft ²	10 ft
Interior Side Yard Setback					
Minimum	0 ft	0 ft	0 ft	0 ft	0 ft
Maximum (non-corner lots only)	0 ft ³	0 ft ³	(No Maximum)	0 ft ³	0 ft ³
Corner Side Yard Setback					
Minimum	0 ft	0 ft	0 ft	5 ft ²	0 ft
Maximum	0 ft	0 ft	15 ft	25 ft ²	10 ft
Rear Setback					
Minimum (adjacent to residential district)	25 ft ⁴	25 ft ⁴	25 ft	25 ft ⁴	25 ft
Minimum (adjacent to non-residential district)	0 ft	0 ft	0 ft	0 ft	0 ft

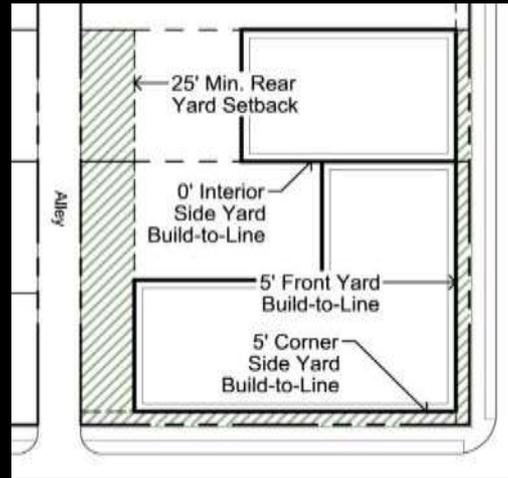


Street Frontage Map

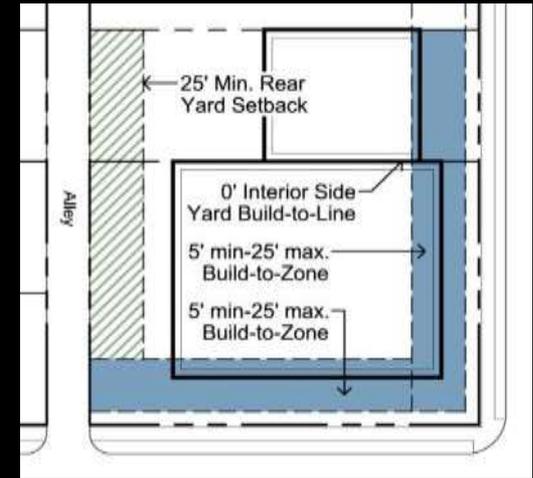
Building Setback Regulations



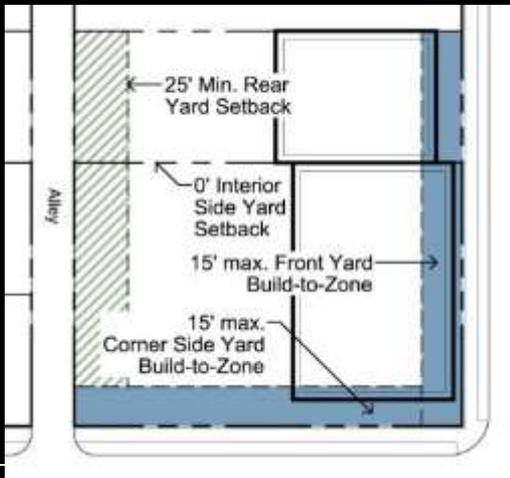
Pedestrian East



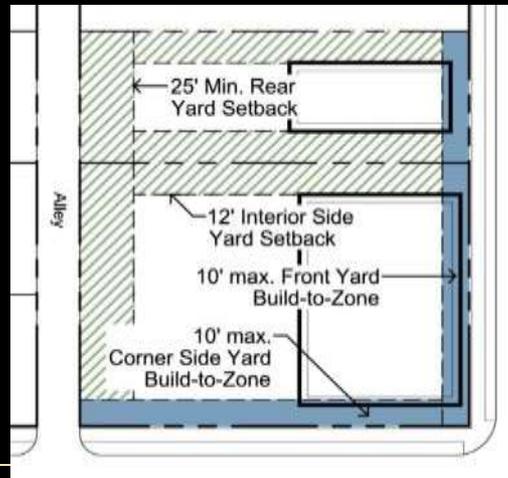
Pedestrian West



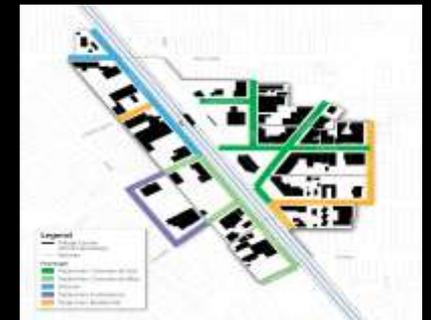
Pedestrian Institutional



Arterial
Zoning Committee Presentation
Camiros Ltd



Pedestrian Residential



Permitted & Special Uses

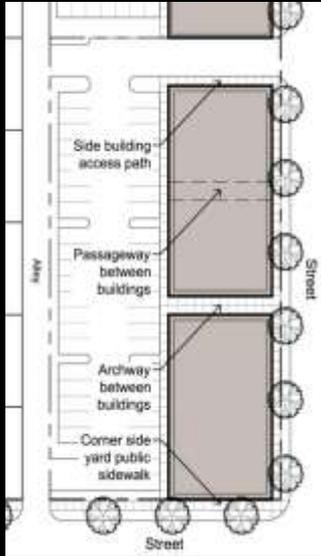
VILLAGE OF WILMETTE, ILLINOIS TABLE XX-2: VILLAGE CENTER DISTRICT PERMITTED & SPECIAL USES						
P = Permitted Use S = Special Use						
USE ¹	DISTRICT					Use Standards ²
	Pedestrian Commercial East	Pedestrian Commercial West	Arterial	Pedestrian Institutional	Pedestrian Residential	
RESIDENTIAL USES						
Dwelling, Above the Ground Floor	P	P	P	P	P	
Dwelling, Townhouse				P	P	Section XX.11.D
Dwelling, Multi-Family					P	
Residential Care Facility for Elderly				S	S	Section XX.11.L
INSTITUTIONAL USES						
Cultural Facility	S	S	S	S	S	Section XX.11.A
Government Facility	P	P	P	P	S	
Park/Playground	P	P	P	P	P	Section XX.11.J
Place of Worship	S	S	S	S	S	Section XX.11.K
Social Club or Lodge	S	S	P	S	S	Section XX.11.N
Trade School			P			
COMMERCIAL USES						
Animal Hospital			S			
Art Gallery	P	P	P		P	
Art Studio	P	P	P		P	
Broadcasting Studio	S	S	S			
Day Care Center, Adult or Child	S	S	S		S	Section XX.11.B
Drive-Through Facility			S			Section XX.11.C
Drive-Through Facility, Financial Institution	S		S			Section XX.11.C

Building Height Regulations

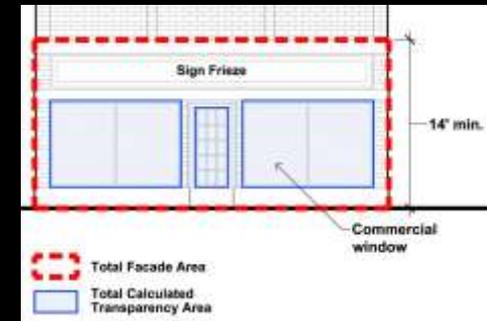
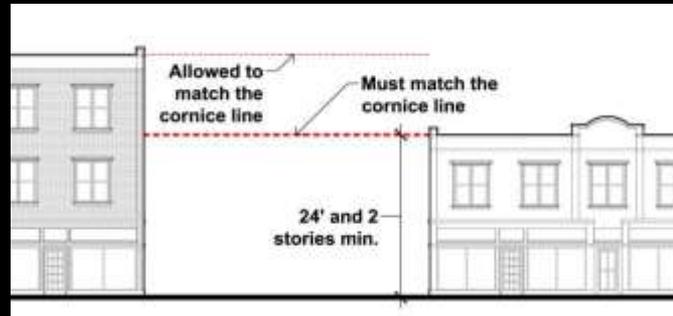
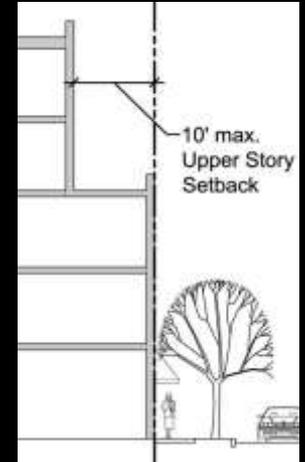
VILLAGE OF WILMETTE, ILLINOIS				
TABLE XX-3: VILLAGE CENTER BUILDING HEIGHT REGULATIONS				
Regulations		Subdistrict		
		Traditional Height	Core Height	Corridor Height
Height				
Building Height				
	Minimum	24 ft & 2 stories	24 ft & 2 stories	16 ft & 1 story
	Maximum	45 ft & 4 stories	65 ft & 5 stories	45 ft & 4 stories
	Minimum Ground Floor Height ¹	14 ft	14 ft	14 ft



Building Design and Location Regulations



- Building Massing
- Building Orientation and Pedestrian Access
- Ground Floor Transparency
- Pedestrian Frontage, Infill Building Relationships
- Roof Types
- Prohibited Building Materials



KEY CHANGES

USE STANDARDS

- New Article
- Accessory living units, should age be dropped from 62 to 55 for occupancy?
- Assisted living” changed to “Residential Care to accommodate continuum of care concept and reduce age restriction
- Townhouses also include “stacked flats”

KEY CHANGES

ON SITE STANDARDS

- Lighting better meets “Dark Sky” provisions by reducing light pole height in commercial districts to 18’ from current 35’
- Standards for “Donation Boxes”
- Garage design standards desired?
- No additional parking required for home occupations
- Prohibit HVAC in front and corner side yards
- Satellite Dish regulations updated to meet Fed Regs
- New Solar Panel and Wind Turbine standards
- Provision to allow “seating walls”

• TEMPORARY USES

- Tents used more than 5 days
- Drop 2 principal buildings provision

KEY CHANGES

ENVIRONMENTAL PERFORMANCE STANDARDS

- Simplified and removed unobtainable measurements

PARKING

- Flexible provisions for the Village Center
- Collective parking provisions
- Bicycle parking standards

LANDSCAPE

- New Article
 - Purpose
 - Enforcement of Landscape Provisions
 - Landscape Plan
 - Selection, Installation and Maintenance
 - Design Standards
 - Foundation Landscape
 - Parking Lot Landscape
 - Buffer Yards
 - Screening

KEY CHANGES

SIGNS

- Content Neutral
- Prohibit animated and attention getting signs
- Prohibit portable signs
- Allow drive through “menu board” signs
- Allow “projecting signs”

REVIEW PROCESS

November 28

Administration

Residential uses and standards

Residential use standards

Accessory Uses

December 12

Commercial uses and standards

Non Residential use standards

Parking

Landscape



Questions?