

<p style="text-align:center">VILLAGE OF WILMETTE ACCESSORY LIVING UNITS</p>

An Accessory Living Unit (ALU) is defined as a dwelling unit within and subordinate to a single-family residence that provides separate accommodations for living, eating, and sleeping while maintaining the exterior appearance of a single-family home. The ALU is intended to provide another housing option for those 62 years of age or older and the disabled. The ALU ordinance is applicable to single-family homes in the R, R1, and R2 zoning districts.

To protect the single-family character of the Village, the creation of ALUs within existing single-family homes is carefully defined by the ordinance and will be enforced through the Community Development Department. This will allow the creation of accessory living units as a special use in the three single-family and townhouse zoning districts. A special use is one that must be reviewed by the Zoning Board of Appeals (ZBA) and approved by the Village Board before it may commence. The ZBA process requires all property owners and occupants within 250 feet of the property to be notified of the application and hearing date before the Zoning Board.

Requirements for Accessory Living Units

1. The principal dwelling or the accessory living unit must be occupied by the owner(s) of the subject property as the owner(s) principal place of residence for at least six (6) months of the year.
2. The resident of the principal dwelling or the accessory living unit must be fifty five (55) years of age or older, or disabled.
3. The maximum size of the accessory living unit is limited to twenty-five percent (25%) of the total area of the principal structure. The minimum size of the accessory living unit shall not be less than six-hundred (600) square feet.
4. Only one (1) accessory living unit is permitted on any lot.
5. An accessory living unit must be located wholly within the principal structure on the lot. No accessory living unit is permitted in any accessory structure.
6. The principal structure on the lot must maintain a single-family appearance with a single, common front entrance on the principal structure shared by the principal dwelling and the accessory living unit.
7. Any second entrance for the accessory living unit may be located at the rear or side of the principal structure.
8. Only the owner(s) of the subject property may apply for a special use for an accessory living unit.
9. An accessory living unit is illegal if it is established without an approved special use permit.

10. If granted by the Village Board, a special use for an accessory living unit automatically expires when the Zoning Administrator determines that one (1) or more of the requirements of this section have not been met. When a detached single-family dwelling that includes an accessory living unit is sold, the special use associated with the accessory living unit continues provided that the requirements of this section are met by the new owner(s).
11. The owner(s) granted a special use to establish an accessory living unit must file an affidavit with the Village annually, no later than ten (10) days after the date of the anniversary on which the Village Board granted the special use, stating that the accessory living unit complies with all the provisions of this Ordinance.

Process

Approval of ALUs is through the special use process. Please see the ZBA handbook for information and a ZBA application.

For more information, please contact the Community Development Department at (847) 853-7550 or comdev@wilmette.com.