



# NORTH SHORE LAKEFRONT COMMUNITIES ZONING & DEVELOPMENT REGULATIONS

- Evanston
- Glencoe
- Highland Park
- Kenilworth
- Lake Forest
- Lake Bluff
- Wilmette





# OTHER NORTH SHORE COMMUNITIES LAKEFRONT **LOT LINE** FOR ZONING PURPOSES

10

## **Water's Edge as shown on plat of survey** (Rear Lot Line)

- Evanston
- Highland Park
- Kenilworth

## **Lot Line on Plat of Subdivision, if available** (Rear Lot Line)

- Glencoe

## **Ordinary High-Water Mark** (Rear Lot Line)

- Lake Forest

## **Mean Lake Level** (Rear Lot Line)

- Wilmette

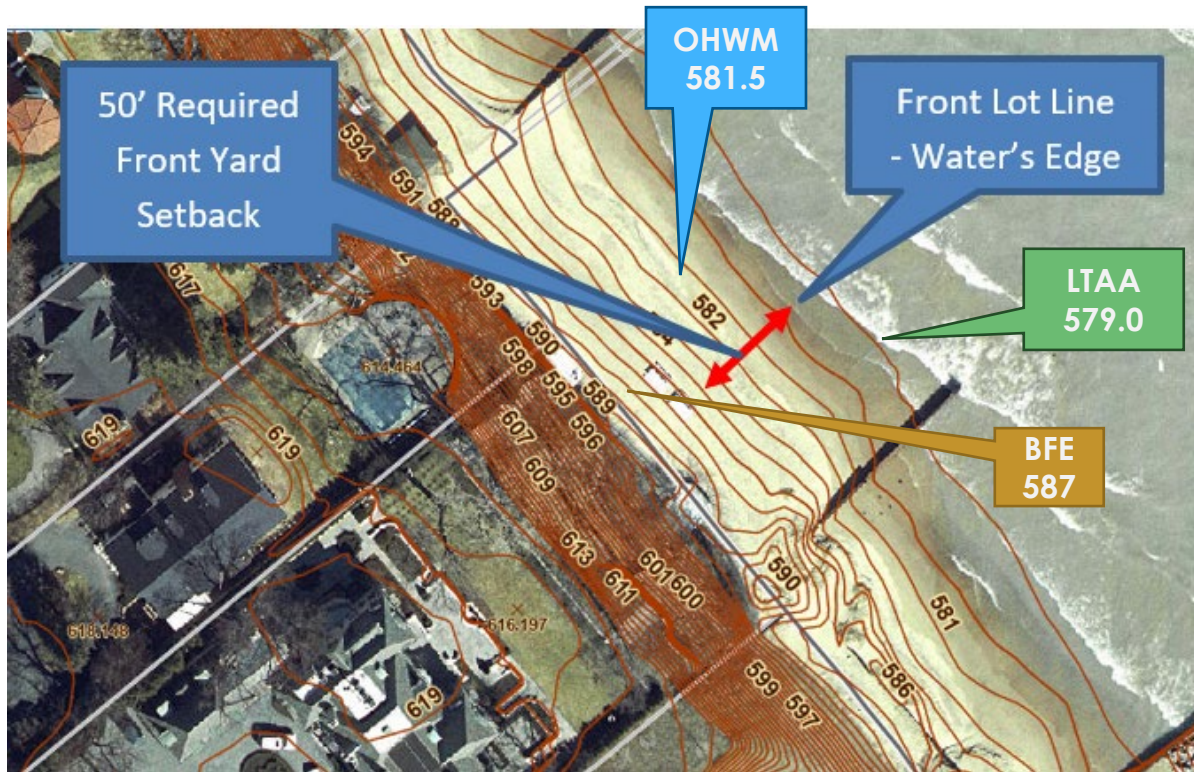
## **Plat of Survey Submitted with Application** (Rear Lot Line)

- Lake Bluff

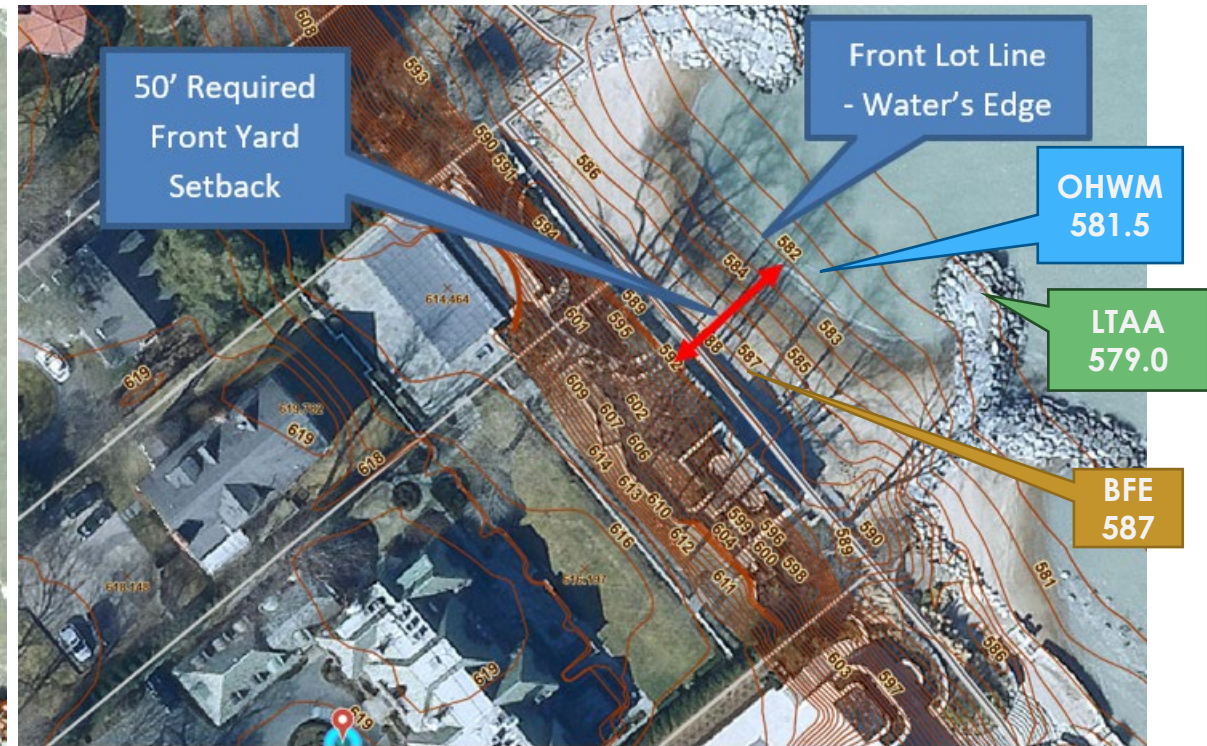




## Lower Lake Level - 2005



## Higher Lake Level - 2020



**OHWM – Ordinary High-Water Mark** (581.5 for Lake Michigan - USACE)

**LTAA – Long Term Average Annual Mean Water Level** (579.0 for Lake Michigan - USACE)

**BFE – Base Flood Elevation** (587-594, varies along lakefront - FEMA)





# OTHER NORTH SHORE COMMUNITIES LAKEFRONT - **LOT AREA** FOR ZONING PURPOSES

12

Only Two Communities Do Not Include the **Entire Lot Area** for Zoning Purposes.

## Kenilworth

- Uses toe of the bluff as the eastern lot line for calculating lot area.

## Lake Forest

- For the area of any non-table land, that is land with a slope of 10% or greater, only 50% of that land area counts as lot area for calculating the allowable building square footage.





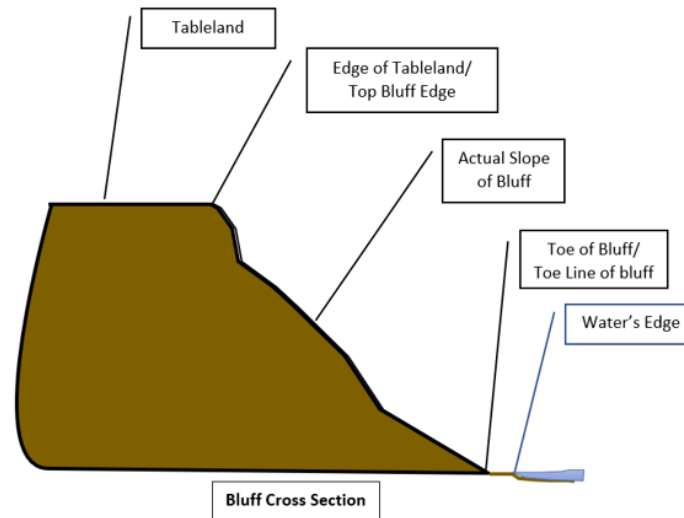
# OTHER NORTH SHORE COMMUNITIES STEEP SLOPE/BLUFF REGULATIONS

## Have Steep Slope Regulations

- Glencoe
- Highland Park
- Kenilworth
- Lake Bluff
- Lake Forest

## Do Not Have Steep Slope Regulations

- Evanston
- Wilmette







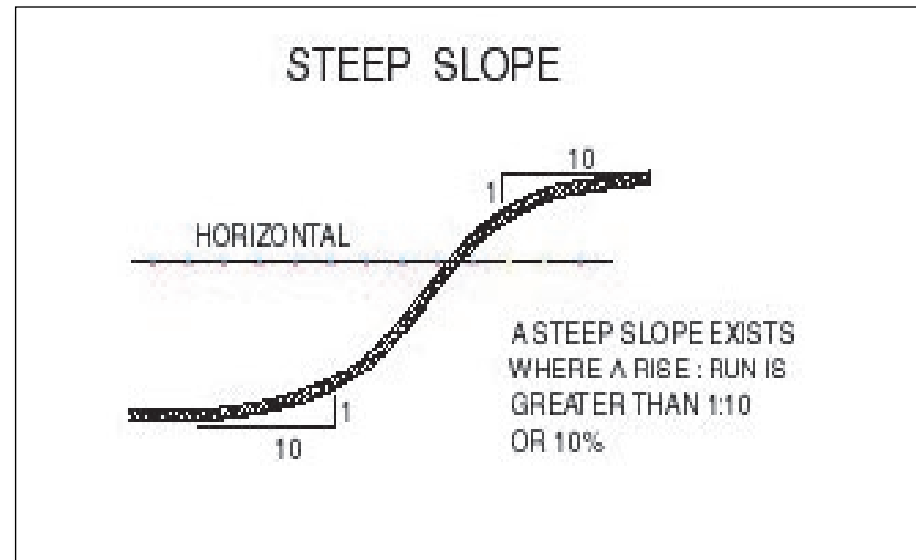
# OTHER NORTH SHORE COMMUNITIES DEFINITION OF STEEP SLOPE

**10% (1V:10H) or Greater**

- **Glencoe**
- **Highland Park**
- **Kenilworth**
- **Lake Forest**

**20% (2V:20H) or Greater**

**Lake Bluff**

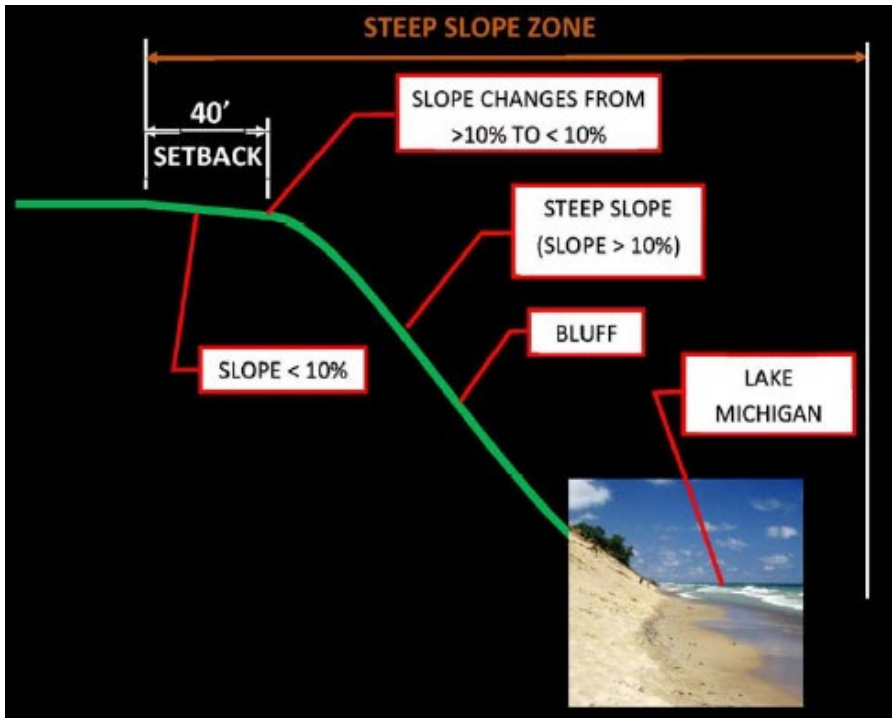




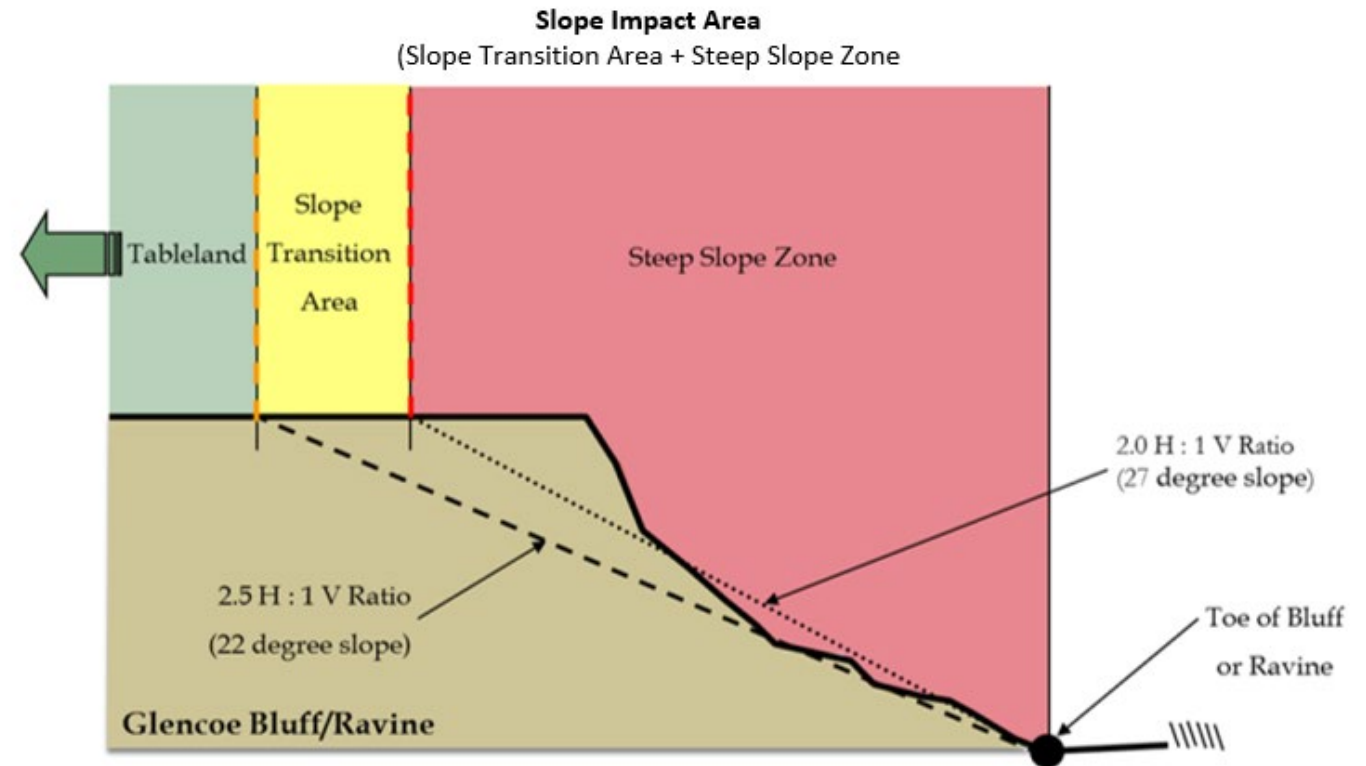
# OTHER NORTH SHORE COMMUNITIES DEFINITION OF STEEP SLOPE ZONE/BLUFF PROTECTION AREA

15

## Highland Park



## Glencoe





# OTHER NORTH SHORE COMMUNITIES

## HOW CLOSE BUILDINGS CAN BE BUILT TO STEEP SLOPE ZONE

Table 4 – Minimum Setback from Top of Steep Slope/Bluff Area

	Table 4 – Minimum Setback from Top of Steep Slope/Bluff Area
Glencoe	<ul style="list-style-type: none"><li>Allows buildings &amp; structures <b>on tableland &amp; within the Slope Transition Area with conditions.</b></li></ul>
Highland Park	<ul style="list-style-type: none"><li>Allows improvements on table land up to <b>40' from top edge of bluff steep slope.</b></li></ul>
Kenilworth	<ul style="list-style-type: none"><li>Allows improvements on table land up to <b>35' from top edge of bluff.</b></li></ul>
Lake Bluff	<ul style="list-style-type: none"><li>Allows improvements on the table land up <b>to 40' from top of bluff edge</b></li></ul>
Lake Forest	<ul style="list-style-type: none"><li>Allows any structure or building foundation up <b>to 75 feet to the bluff area</b></li></ul>







# OTHER NORTH SHORE COMMUNITIES CONSTRUCTION ALLOWED WITHIN STEEP SLOPE AREA/ BLUFF PROTECTION ZONE

	Glencoe	Highland Park	Kenilworth	Lake Bluff	Lake Forest
Slope stabilization & erosion control (e.g., Retaining walls)	X	X	X	X	X
Structures on existing foundations	X	X	X		
Cantilevered balconies	X				
Bridges	X	x	X		
Lifts	X	X	X	X	
Decks (Often with limitations)	X		X		
Patios		X			
Walkways	X	X	X		
Steps	X	X	X		
Fences	X	X	X		
Boat Houses	X				
Accessory Buildings (less than 150 sf)			X		
Utility Service Lines	X	X	X	X	X



# OTHER NORTH SHORE COMMUNITIES DEVELOPMENT REGULATIONS FOR ACTIVITY WITHIN LAKE

## Only Highland Park

