



VILLAGE OF WINNETKA

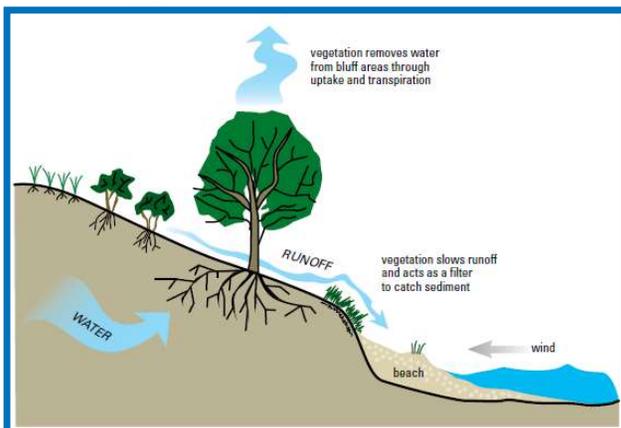
LAKEFRONT STEEP SLOPES

**Village Council Study Session
September 12, 2023**





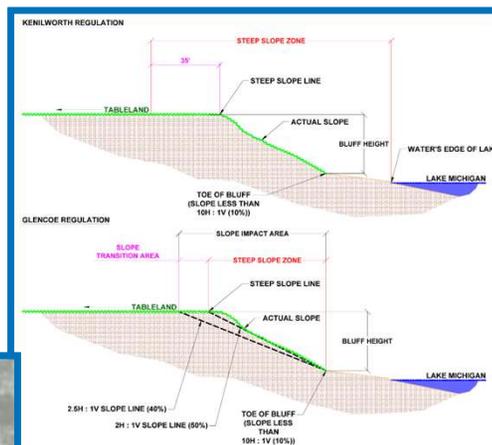
WINNETKA BLUFF STEEP SLOPES



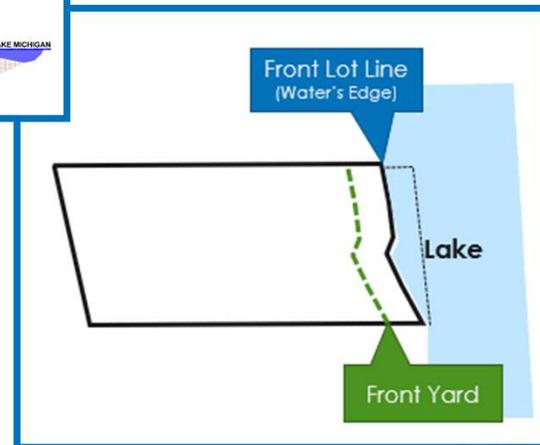
Bluffs & the Lake Ecosystem



Existing Development on Steep Slopes



Neighboring Steep Slope Regulations



Current Regulations



EXISTING DEVELOPMENT CONDITIONS ON PRIVATELY-OWNED LAND

David Schoon, Community Development Director





EXISTING DEVELOPMENT CONDITIONS ON STEEP SLOPES OF PRIVATELY-OWNED LAND

Built Features
– Visual Observations



Impermeable Surfaces
- GIS Impervious Surface Fee Layer





EXISTING DEVELOPMENT CONDITIONS ON STEEP SLOPES 5

PRIVATELY-OWNED LAND – BUILT FEATURES

	Gazebo	Other Accessory Structures	Beach House	Pool House	Tram	Pool/ Hot Tub	Boat-house	Principal Structure (Portion)	Patio/ Decks/ Terrace	Steps/ Walkways
# of Times Observed on a Lot	1	2	3	3	5	12	16	18	46	70
% of All Lots on Which Feature Observed	1%	2%	3%	3%	6%	13%	18%	20%	52%	79%

None of these features - 12 properties (13%)

None of these features, excluding steps/walkways – 34 properties (37%)





EXISTING DEVELOPMENT CONDITIONS ON STEEP SLOPES PRIVATELY-OWNED LAND – IMPERMEABLE SURFACES

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Approximately 10% of the total amount of the steep slope land area along the lake is covered by what the Village defines as impermeable surface.

% of Steep Slope of Privately-Owned Lots Covered with Impermeable Surface	# of Lots	% of Lots
0%	19	21%
>0% but <5%	19	21%
>5% but <10%	19	21%
>10% but <25%	21	24%
>25% but <50%	9	10%
>50%	2	2%
TOTAL	89	100%





EXISTING WINNETKA ZONING & DEVELOPMENT REGULATIONS OVERVIEW

David Schoon, Community Development Director
Jim Bernahl, Engineering Director

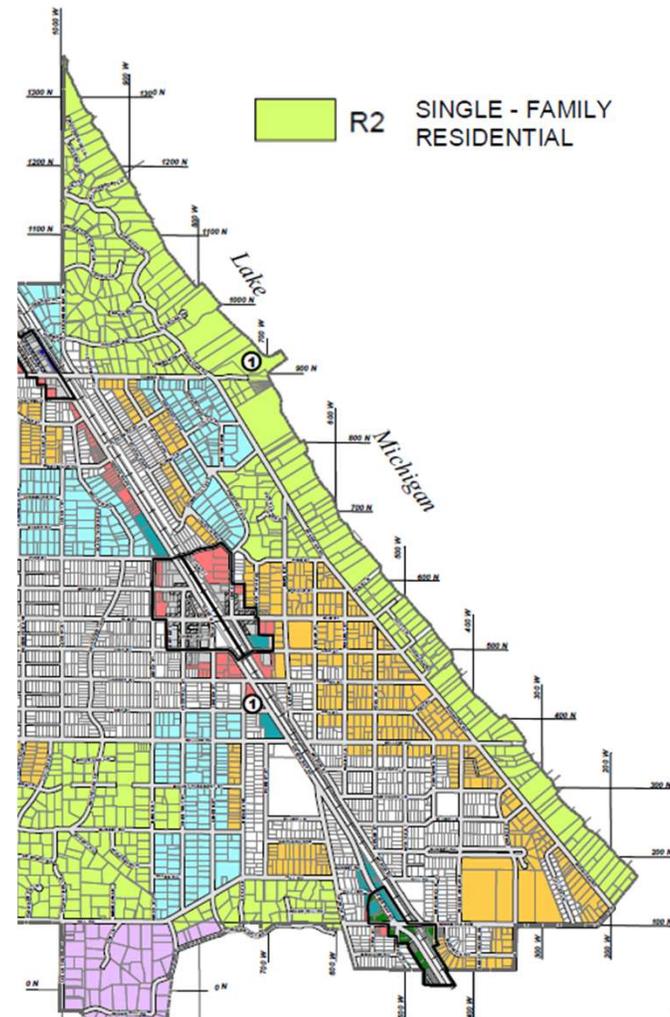




LAKEFRONT ZONING

R-2 Single Family Residential District

- **Permitted Uses**
 - SF Detached Dwellings & Accessory Structures
- **Special Uses**
 - Churches, Public & Private Schools, Library
 - Park District Uses
 - Essential Village Services

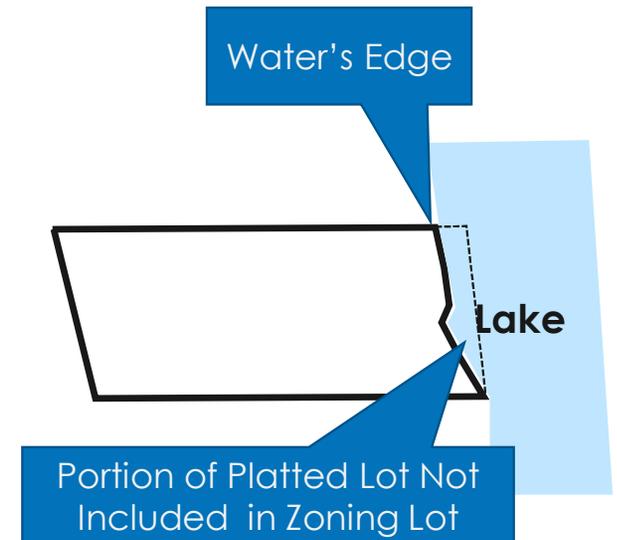




LOT; ZONING LOT - WINNETKA

“Lot” or “zoning lot” shall not include any part of a platted lot that lies beyond the water’s edge of Lake Michigan or with the boundaries of any other river, lake or stream that is under the ownership and control of the state of Illinois.

“lot area shall not include any part of a platted lot that lies beyond the water’s edge of Lake Michigan.”



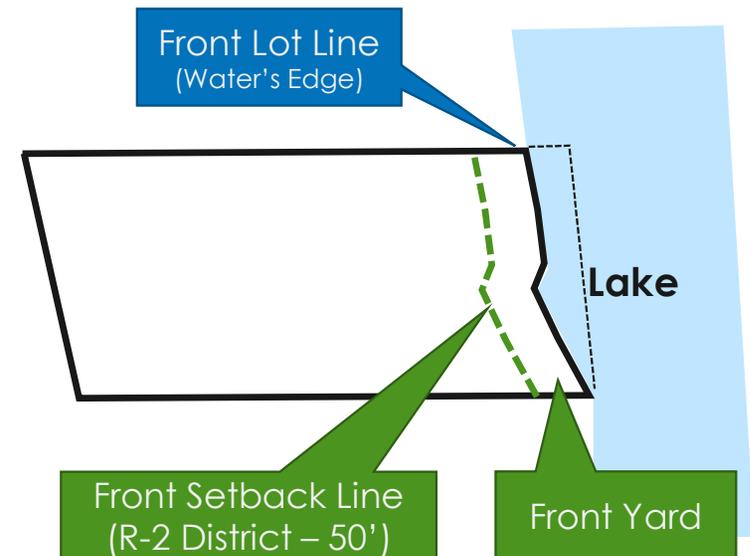


FRONT YARD & SETBACK

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"Front lot line" means the front street line... **for lots abutting Lake Michigan**, the water's edge of the lake shall be deemed a "front lot line."

"Setback" means the minimum required horizontal distance between any lot line and a line drawn parallel to that lot line at a distance equal to the minimum required yard.

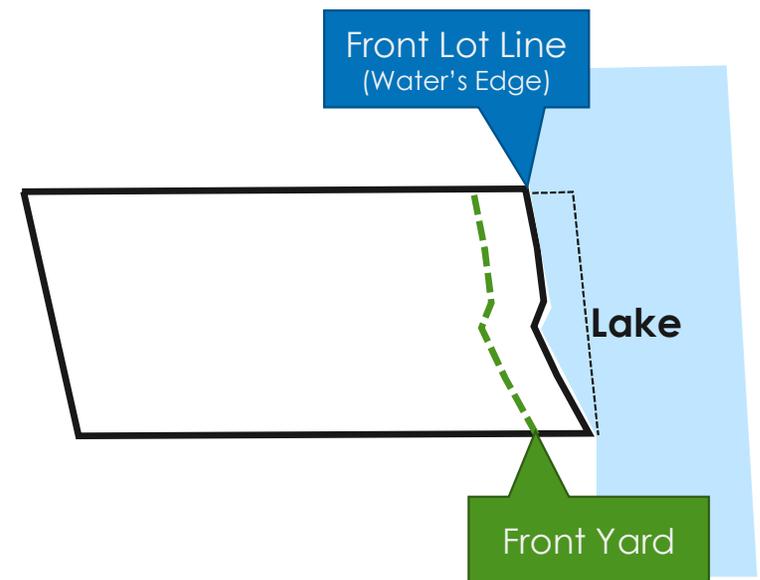




ACCESSORY STRUCTURES ALLOWED IN REQUIRED FRONT YARD

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- Certain building elements with specific limitations (e.g., eaves, bay windows, chimneys, etc.)
- Fences & walls no more than 6.5' tall
- Walkways & stairs
- Open patios, open terraces, front porches
- Docks
- Boat launches without buildings/structures





ZONING MEASUREMENTS & STANDARDS DIRECTLY OR INDIRECTLY BASED UPON WATER'S EDGE

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- Lot Area
- Front Lot Line
- Lot Depth
- **Average Lot Width** (based upon Lot Area & Lot Depth)
- **Minimum Required Front Yard Setback** (based upon Front Lot Line)
- **Minimum Required Total Side Yard** (based upon Average Lot Width)
- **Maximum Gross Floor Area** (based upon Lot Area)
- **Maximum Roofed Lot Coverage** (based upon Lot Area)
- **Maximum Impermeable Lot Coverage** (based upon Lot Area)





APPLICABLE LAKEFRONT ENGINEERING REGULATIONS PERMITTING PROCESS

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- Code Provisions
 - Stormwater Management Code
 - Title 15, Chapter 15.26
 - Flood Hazard Protection Ordinance
 - Title 15 Chapter 15.68
- Engineering Design and Inspection Policy Manual
- MWRD WMO Guidelines - Floodplain





PERMITTING PROCESS – DRAINAGE & GRADING

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- The entire lot must be captured by an on-site storm sewer system
- Detention is not required if the entirety of the site is discharged to the Lake
- Stormwater discharges must be taken to the toe of the bluff in a controlled manner to prevent erosion of the slope
- Water must be captured on the table land and is not allowed to sheet flow over the top of the bluff.
- Appropriate erosion control is needed throughout construction and permanent erosion control must be installed as needed.

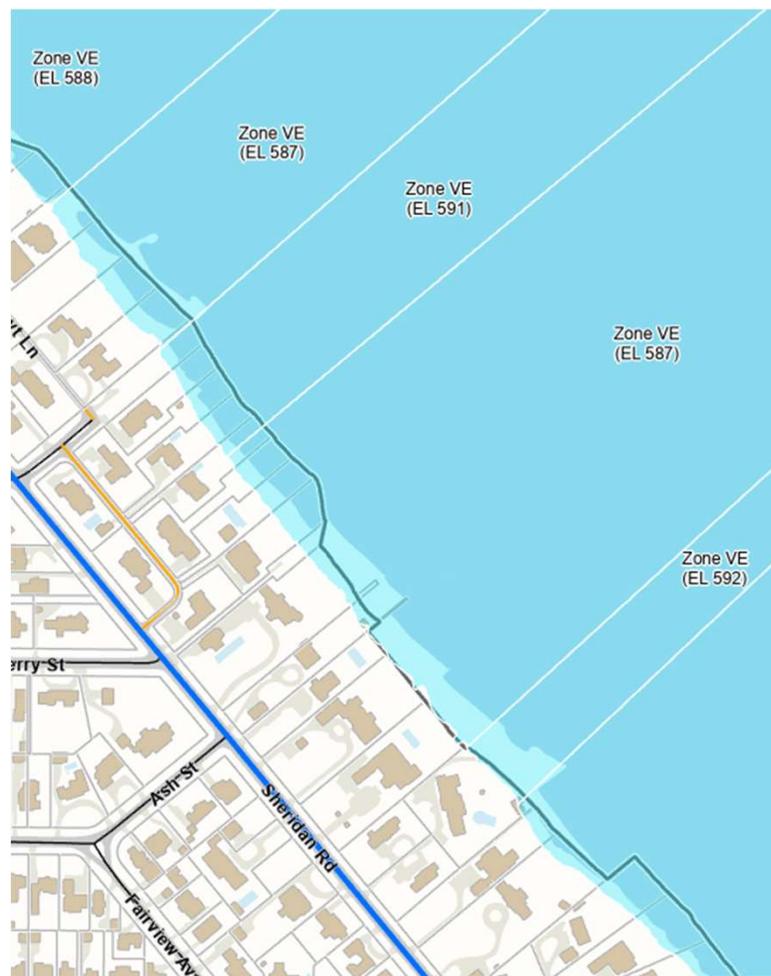




PERMITTING PROCESS

Floodplain Requirements

- Structures must be elevated to the FPE, which is the BFE + 2 ft
- This also applies to accessory buildings





PERMITTING PROCESS

Bluff Requirements

- A geotechnical and structural engineering plan for all structures on or adjacent to bluff
- The geotechnical engineer and structural engineer must certify that the slope will be stable and reasonably safe from failure, both during construction, as well as at the completion of the project.





COORDINATION WITH PERMITTING AGENCIES

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- Construction adjacent to the Lake requires permits from the Illinois Department of Natural Resources (IDNR), the Illinois Environmental Protection Agency (IEPA), and the U.S. Army Corps of Engineers (USACE).
- If an IDNR, IEPA, and USACE permit are required, the Village requires those permits be obtained before the Village will issue a permit for the project.
- If an IDNR, IEPA, and USACE permit are not required, a letter of determination that no permit is required must be submitted to the Village before any permits are issued.





COORDINATION WITH PERMITTING AGENCIES

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- MWRD requires permits for projects along the Lake for the following
- Development activities:
 - Qualified storm sewer construction
 - Potential or actual wetland impacts
 - Potential or actual impacts to riparian areas
 - Construction or reconstruction of outfalls to the Lake
 - Construction of or modifications to habitable structures
- Permits for work under the MWRD's jurisdiction must be obtained or have a letter of determination that no permit is required and submitted to the Village prior to the issuance of a Village permit.





WATER QUALITY

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- IEPA National Pollutant Discharge Elimination System (NPDES) Program regulates stormwater discharges from municipal storm sewer systems (MS4s).
- The Village has an approved NPDES MS4 Permit, and it is annually reviewed by the IEPA.
- The permit authorizes discharges of stormwater from MS4s as defined in 40 CFR 122.26 (b)
 - “...storm water runoff, snow melt runoff, and surface runoff and drainage.”
- Applicant must develop a stormwater management plan that includes best management practices and measurable goals.





PURPOSE OF STEEP SLOPE REGULATIONS

David Schoon, Community Development Director





COMPREHENSIVE PLAN

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Goal 6.5

The Village will support policies that preserve & protect the unique natural resources of & the recreational opportunities provided by the Lake Michigan shoreline & bluffs.

Initiative 6.5.2

Study & consider establishing development regulations that requires construction on & adjacent to the bluffs along the Lake Michigan shoreline that protects, restores, & manages the stability of the bluffs & natural shoreline & that are contextually sensitive to the natural features of the bluffs.



PERMIT ABEYANCE PERIOD ORDINANCE PURPOSE STATEMENTS FOR BLUFF REGULATIONS

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*WHEREAS, the Village now desires to ensure that construction on properties along Lake Michigan and the bluffs **does not cause environmental or ecological damage to Lake Michigan or the surrounding areas of the Village or otherwise create harm to the public health, safety, or welfare of the Village, its residents, or visitors to the Village.***

WHEREAS, the further purposes of this Ordinance are as follows:

- *To **protect the natural environment and the integrity of the Lake Michigan coastal area that is a distinctive and valuable natural feature of the Lake Michigan shoreline;***
- *To **recognize the potential for hazards that could affect health and safety to persons and property from bluff and shoreline development;***
- *To **maintain the stability of the coastal bluffs and shorelines and to reduce the risks of coastal erosion, undermining, slumping, or collapse of the bluffs, and to protect the waters of Lake Michigan from unnatural sedimentation;***
- *To promote the recommendations of the Village of Winnetka's Comprehensive Plan relative to the constraints that should be considered in developments that impact coastal areas and environments.*





SUMMARY & NEXT STEPS

David Schoon, Community Development Director





QUESTIONS TO CONSIDER

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1. Based upon information provided to date **does Council wish to further consider adopting new bluff steep slope regulations?**
2. If Council wishes to continue to consider adopting bluff steep slope regulations, **what would be the major goals/purposes for such regulations?**
3. Based upon identified goals/purposes for new regulations, **what types of buildings & structures should be allowed on & near steep slope bluffs? What type of landscaping should be allowed or required?**
4. If certain types of buildings, structures, and landscaping are not to be allowed on a steep slope, **how should Village treat existing buildings, structures, & landscaping, including improvements to & maintenance of these existing buildings, structures, & landscaping?**





QUESTIONS?

