



## **ZONING BOARD OF APPEALS MEETING**

Village Hall – 300 Portwine Road, Riverwoods, Illinois  
March 11, 2024, 7:30 P.M.

1. **CALL TO ORDER**
2. **PLEDGE OF ALLEGIANCE**
3. **ROLL CALL**
4. **APPROVAL OF MINUTES**
  - None
5. **VISITORS WISHING TO ADDRESS THE ZONING BOARD OF APPEALS**
6. **NEW BUSINESS**
  - A. Discussion related to permitted accessory structures in certain yards and required setbacks.
  - B. Discussion on permitted area of accessory structures.
7. **OLD BUSINESS**
  - A. None
8. **STAFF REPORT**
9. **COMMENTS BY THE CHAIRPERSON**
10. **ADJOURNMENT** – Next Scheduled Meeting – To be determined

The Village of Riverwoods is subject to the requirements of the Americans with Disabilities Act of 1990. Individuals with disabilities who plan to attend this meeting and who require certain accommodations in order to allow them to observe or participate in this meeting, or who have questions regarding the accessibility of the meeting or facilities, are requested to contact the Director of Community Services at (847) 945-3990, or the Illinois Relay Center at (800) 526-0844 (TTY users), at least one week prior to the meeting, if possible, to allow the Village to make reasonable accommodations for those persons.



## **ZONING BOARD OF APPEALS MEETING**

Village Hall – 300 Portwine Road, Riverwoods, Illinois  
March 11, 2024, 7:30 P.M.

### **Discussion Outline**

#### **Setbacks, Yards, and Permitted Obstructions in the R-1 and R-2 Zoning Districts**

1. Corner and interior lots
2. Setbacks
3. Yards
4. Buildings and Structures
  - Principal v. Accessory
  - Permanent v. Temporary
  - Attached v. Detached
  - Subordination
5. Items not covered by current ordinance
  - Threshold area of principal building or structure below which an accessory building or structure is considered subordinate to the principal building or structure
  - Fire pits, fireplaces, outdoor kitchens and other forms of open burning
  - Temporary structures and equipment
  - Stored items or materials
  - Retaining walls
  - Pavements such as sports courts and artificial turf
  - Other
6. Accessory building or structure location
  - Non-required front yard
  - Non-required side yard

**ARTICLE 9. R. R. 42,000 SQUARE FEET SINGLE-FAMILY RESIDENTIAL DISTRICT**

**SECTION:**

**9-4B-1: Permitted Uses**

**9-4B-2: Special Uses**

**9-4B-3: Lot Area Requirements**

**9-4B-4: Building Height**

**9-4B-5: Yard Requirements**

**9-4B-1: PERMITTED USES:**

Accessory uses as regulated by this title.

Community residence.

Home occupations as permitted by this title.

Signs as permitted by the Riverwoods sign ordinance (title 12 of this code).

Single-family detached dwellings.

Temporary signs and structures as required for construction purposes for a period not to exceed such construction, but in no event for more than one year. (Ord. 190, 3-19-1973; amd. Ord. 03-7-11, 7-2-2003; Ord. 21-04-07, 4-20-2021)

**9-4B-2: SPECIAL USES:**

Animal shelter, training center and clinic.

Medical or other single purpose office building, not used as a single-family residence, where the lot is abutting a nonresidential zoning district and one or more of the following major roads: Lake Cook Road, Milwaukee Road or Saunders Road (south of Deerfield Road).

Nursing, convalescent and rehabilitation facilities authorized by special use prior to January 1, 1985, and "social service centers" authorized by special use pursuant to the provisions of section 9-11-13 of this title.

Parks, recreation and forest areas or wildlife preserves where such are owned by the village for the sole benefit of all its residents.

Planned unit developments pursuant to the provisions of section 9-11-12 of this title.

Religious institutions.

Transitional Residence, pursuant to the provisions of section 9-11-14 of this title.

Utility and public uses where specifically regulated by franchise granted to or contract with the particular utility or public service by the village board. (Ord. 190, 3-19-1973; amd. Ord. 84-3-17, 3-19-1984; Ord. 85-11-52, 11-19-1985; Ord. 93-1-3, 1-19-1993; Ord. 96-5-7, 5-21-1996; Ord. 98-12-41, 12-15-1998; Ord. 03-6-9, 6-3-2003; Ord. 21-04-07, 4-20-2021)

**9-4B-3: LOT AREA REQUIREMENTS:**

A. Lot Area: There shall be not less than forty two thousand (42,000) square feet of lot area per dwelling unit. Said lot area shall exclude the land lying within the right of way of any streets, roads and

private easements for ingress and egress lying adjacent to said lot.

B. Floor Areas: One-story dwellings shall have a total habitable ground floor area of not less than one thousand three hundred fifty (1,350) square feet. Dwellings having more than one story shall have not less than nine hundred (900) square feet of habitable ground floor area nor less than one thousand five hundred (1,500) square feet of total habitable floor area.

C. Frontage: No lot shall have a frontage of less than seventy five feet (75') nor an average lot width of less than one hundred fifty feet (150'). (Ord. 86-9-20, 9-16-1986)

**9-4B-4: BUILDING HEIGHT:**

Building height shall not exceed thirty five feet (35') above grade level. (Ord. 03-7-11, 7-2-2003)

**9-4B-5: YARD REQUIREMENTS:**

A. Front Yard: There shall be provided a front yard of not less than fifty feet (50') in depth, measured perpendicular to the front lot line. No swimming pool, tennis court, deck, patio or other accessory building or structure shall be located in the required front yard, except as permitted in section 9-2-6-8 of this title.

B. Side Yard: There shall be provided two (2) side yards, each of which shall be not less than thirty feet (30') in width, measured perpendicular to each side lot line. On a corner lot there shall be a front yard on each street side of such lot, except that the buildable width of the lot shall not be reduced to less than forty five feet (45'). In order to maintain a buildable width of lot no less than forty five feet (45'), the two (2) side yards shall be reduced in width equally. No swimming pool, tennis court, deck, patio or other accessory building or structure shall be located in the required side yard, except as permitted by section 9-2-6-8 of this title.

C. Rear Yard: There shall be provided a rear yard of not less than forty feet (40'), measured perpendicular to the rear lot line. No swimming pool, tennis court, deck, patio or accessory building or structure shall be located in the required rear yard, except as permitted by section 9-2-6-8 of this title. (Ord. 03-7-11, 7-2-2003)

**ARTICLE 9. R-2 80,000 SQUARE FEET SINGLE-FAMILY RESIDENTIAL DISTRICT**

**SECTION:**

**9-4D-1: Permitted Uses**

**9-4D-2: Special Uses**

**9-4D-3: Lot Area Requirements**

**9-4D-4: Building Height**

**9-4D-5: Yard Requirements**

**9-4D-1: PERMITTED USES:**

As in R-1 districts. (Ord. 190, 3-19-1973)

**9-4D-2: SPECIAL USES:**

As in R-1 districts. (Ord. 190, 3-19-1973)

**9-4D-3: LOT AREA REQUIREMENTS:**

A. Lot Area: There shall be not less than eighty thousand (80,000) square feet of lot area per dwelling unit. Said lot area shall exclude the land lying within the right of way of any streets, roads and private easements for ingress and egress lying adjacent to said lot.

B. Floor Areas: As in R-1 districts.

C. Frontage: No lot shall have a frontage of less than one hundred fifty feet (150') nor an average lot width of less than one hundred fifty feet (150'). (Ord. 190, 3-19-1973)

**9-4D-4: BUILDING HEIGHT:**

As in R-1 districts. (Ord. 190, 3-19-1973)

**9-4D-5: YARD REQUIREMENTS:**

A. Front Yard: There shall be provided a front yard of not less than sixty feet (60') in depth, measured perpendicular to the front lot line. No swimming pool, tennis court, deck, patio or other accessory building or structure shall be located in the required front yard, except as permitted by section 9-2-6-8 of this title.

B. Side Yard: There shall be provided two (2) side yards, each of which shall not be less than forty feet (40') in width, measured perpendicular to each side lot line. On a corner lot there shall be a front yard on each street side of such lot, except that the buildable width of the lot shall not be reduced to less than fifty five feet (55'). In order to maintain a buildable width of lot no less than fifty five feet (55'), the two (2) side yards shall be reduced in width equally. No swimming pool, tennis court, deck, patio or other accessory building or structure shall be located in the required side yard, except as permitted by section 9-2-6-8 of this title.

C. Rear Yard: There shall be provided a rear yard of not less than fifty feet (50'), measured perpendicular to the rear lot line. No swimming pool, tennis court, deck, patio or other accessory building or structure shall be located in the required rear yard, except as permitted by section 9-2-6-8 of this title. (Ord. 03-7-11, 7-2-2003)

9-2-6-8: YARDS:

A. Permitted Obstruction: For the purposes of this title the following shall not be considered as obstructing when located in the yards indicated:

Available Yards	Accessory Uses
In the front and side yards abutting a street	Bicycle or pedestrian paths not exceeding 8 feet in width
In any front yards	Ornamental light standards and freestanding yard lights, provided that in residential districts such lights comply with the residential outdoor lighting ordinance (title 5, chapter 6 of this code)
	Signs, as regulated by the Riverwoods sign ordinance
In any side yards	Accessory private parking area, provided that open parking spaces are extended from the driveway apron serving the private garage on the lot and are located at least 20 feet from the side lot line
In any rear yards	Playhouses (not exceeding 15 feet in height and 100 square feet in area), children's play equipment, and storage sheds (without a permanent foundation, not exceeding 8 <sup>1</sup> / <sub>2</sub> feet in height and 120 square feet in area), but such structures shall not be closer than 10 feet to the rear lot line
In any front and side yards	Driveways, subject to the limitations contained in section 9-2-6-11 of this chapter relating to a required buffer of 20 feet between driveways and side lot lines
In any side and rear yards	Recreational vehicles, subject to the provisions of section 9-2-6-9 of this chapter
In any required yards	Accessible ramp or lift at the entrance(s) to a disabled individual's residence may, upon application, be classified as an "accessible required structure" by the zoning board of appeals upon verifying the existence of the disability, in order to provide an accessible ramp or lift at the front or rear entrance(s) to the disabled individual's residence. Such a ramp or lift may be provided only while a disabled individual resides in the residence and shall be effectively screened from adjoining residences, if possible
	Arbors, trellises, fountains, sculptures, plant boxes and similar ornamental objects
	Fences as permitted by the fence ordinance
In any yards abutting a discontinued street	A detached accessory building, subject to the provisions of section 9-2-6-6 of this chapter, provided it is no closer to the lot line than the minimum side yard in the district

(Ord. 03-7-11, 7-2-2003; amd. Ord. 06-9-20, 9-19-2006; Ord. 11-11-26, 11-15-2011; Ord. 15-08-14, 8-4-2015)

B. General:

1. The minimum yard space required for one structure shall not again be considered as yard space for other adjoining structures.

2. No lot shall be reduced in area so that the yards or other open spaces become less than required by this title. (Ord. 190, 3-19-1973)