

EVANSTON ILLINOIS

Form Based Code

West Evanston Master Plan

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City of
Evanston™

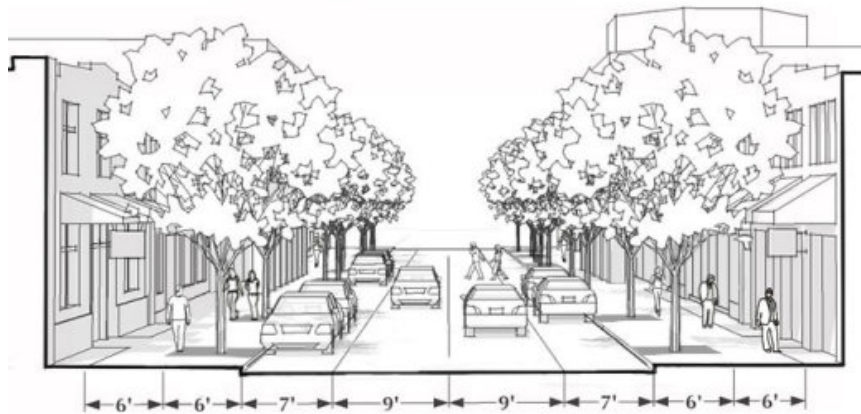
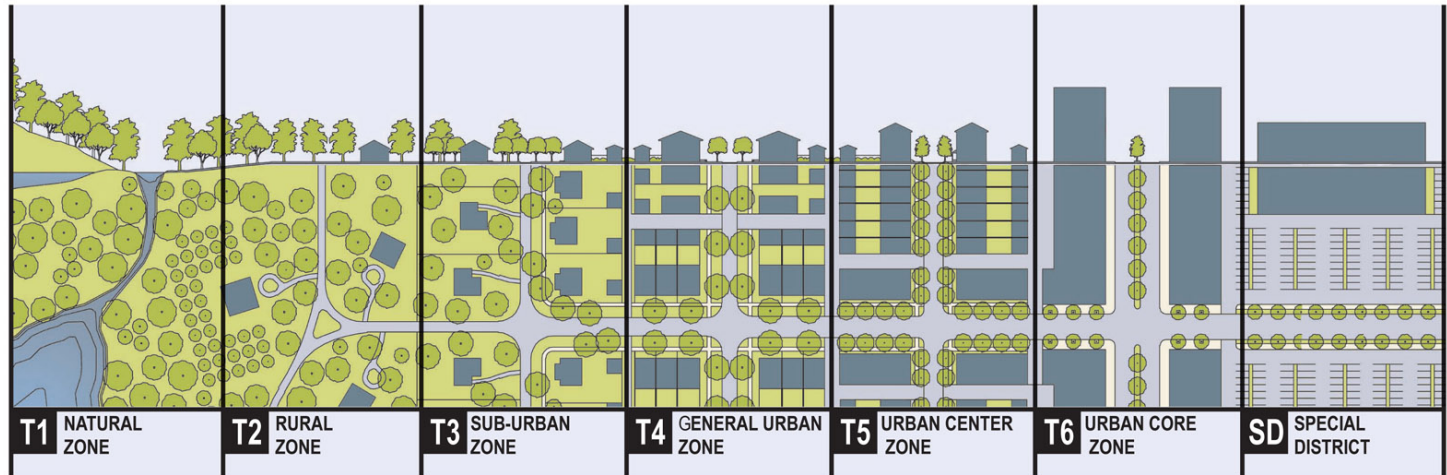
Community Development

WHAT IS FORM-BASED CODE (FBC)

“A form-based code is a land development regulation that fosters predictable built results and a high-quality public realm by using physical form (rather than separation of uses) as the organizing principle for the code. A form-based code is a regulation, not a mere guideline, adopted into city, town, or county law. A form-based code offers a powerful alternative to conventional zoning regulation.”

- Form-Based Codes Institution

WHAT IS FORM-BASED CODE (FBC)



Images Courtesy of Duany Plater-Zyberk via Placemakers

WEST EVANSTON MASTER PLAN

- City Council Adopted Master Plan in 2007 for infill development between Simpson + Church Streets
- Zoning was adopted in January 2009
 - Rezone C2 and I2 to B2 and R4.
 - New WE1 Transitional district
 - Overlay district applied to the entire area that guided building typology, new street development and other urban elements

WEST EVANSTON MASTER PLAN

Guiding Principles

1. Reconnect the Community
2. Maintain Green Character
3. Increase Walkability
4. Provide Lifecycle of Housing
5. Provide Neighborhood-Scale Commercial

Key	
	WE 1 Townhouse Type I or II or Small-Lot House or Iconic Building on corners
	WE 2 Townhouse Type II or Iconic Building on corners
	WE 3 Townhouse Type III or Iconic Building on corners
	WE 4 Townhouse Type II or Flat Building or Iconic Building on corners
	WE 5 Apartment or Flat Building or Iconic Building on Corners
	WE 6 Flex Building or Iconic Building on Corners
	WE 7 Mixed-Use Building or Iconic Building
	Public Open Space
	Open Space
	Street Terminus
	Public Neighborhood Street
	Public One Way Neighborhood Street
	Public Alley
	Recommended Lot for Special Use Part Lot



WEST EVANSTON MASTER PLAN

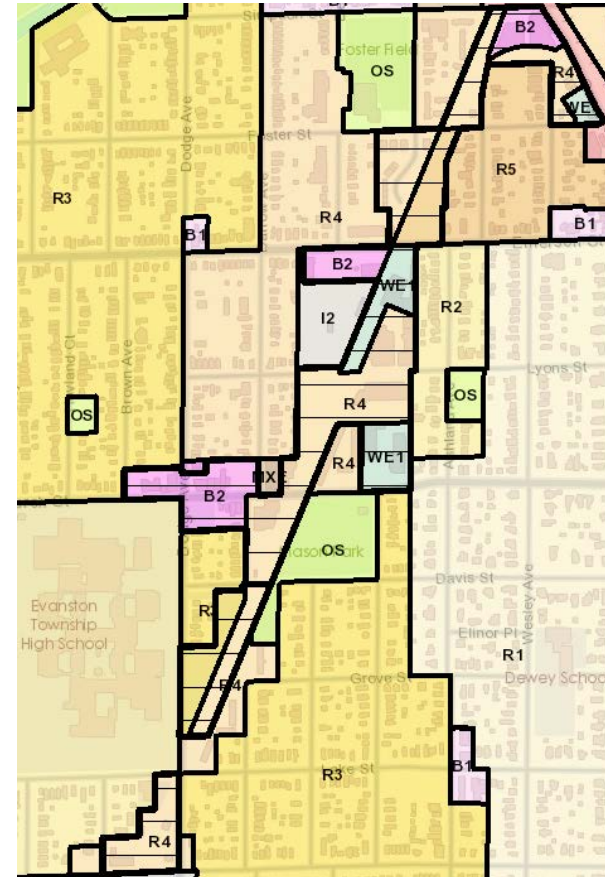
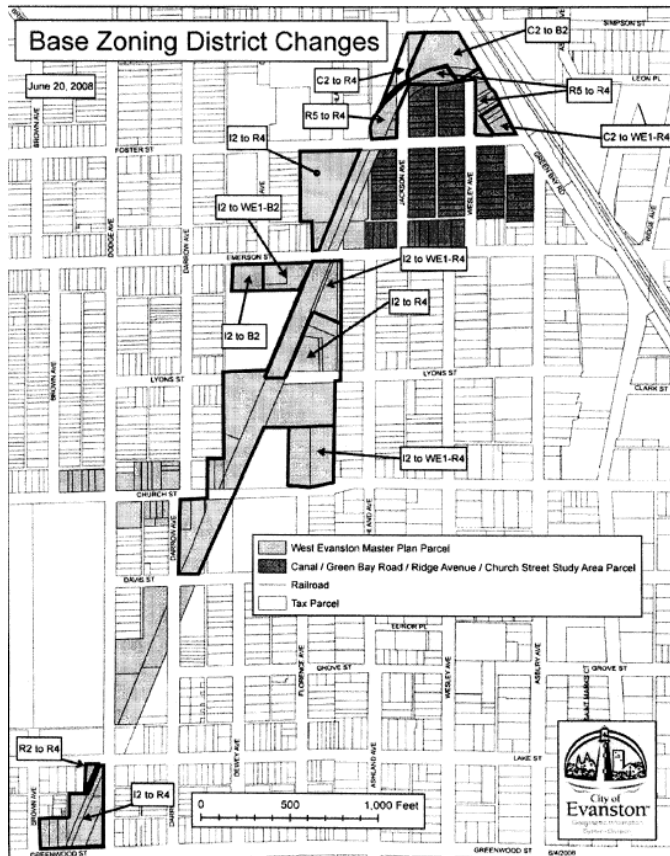
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	Public Open Space
	Open Space
	Street Terminus
	Public Neighborhood Street
	Public One Way Neighborhood Street
	Public Alley
	Recommended Location for Special Use Parking Lot



Figure II-F: Regulating Plan, Lake to Greenwood.

WEST EVANSTON MASTER PLAN – ADOPTED ZONING

128-O-08
EXHIBIT B (1 page)



NEXT STEPS

- Further direction on WE Master Plan Zoning Implementation
- West Evanston TIF