EVANSTON
ILLINOIS

Form Based Code

West Evanston Master Plan

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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
  – 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
WEST EVANSTON MASTER PLAN

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 Location for Special Use Parking Lot

Figure II-F: Regulating Plan, Lake to Greenwood.
WEST EVANSTON MASTER PLAN – ADOPTED ZONING
NEXT STEPS

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