

**VILLAGE OF CHENEQUA  
ORDINANCE NO. 2023-04-10-[01]**

**AN ORDINANCE TO AMEND  
SECTION 6.5(5) OF THE VILLAGE CODE  
REGARDING MINIMUM LOT WIDTH REQUIREMENTS**

**WHEREAS**, Section 6.5(5) of the Village Code regulates the erection, enlargement and alteration of any structure on a lot within the Village of Chenequa ("Village") by setting forth minimum lot width requirements for lots not abutting and abutting a lake; and

**WHEREAS**, the Village Board desires to amend Section 6.5(5) of the Village Code to regulate minimum lot width requirements on lands within the Village and clarify how minimum lot widths are measured.

**NOW, THEREFORE, BE IT ORDAINED**, that Section 6.5(5) of the Village Code is amended to read as follows:

**6.5(5) "MINIMUM LOT REQUIREMENTS.**

(a) Lot not abutting lake. No lot shall be modified, including but not limited to by way of a lot line adjustment, and no new lot shall be created, which is not abutting any lake unless such lot shall have an average width of not less than two hundred (200) feet and shall contain at least five (5) acres.

(b) Lot abutting lake. No lot shall be modified, including but not limited to by way of a lot line adjustment, and no new lot shall be created, which is abutting any lake unless such lot shall have an average width of not less than one hundred fifty (150) feet for each lake on which the lot abuts and shall meet the minimum requirements as to lake frontage and area set forth in Section 6.6.

(c) Lot width measurements. The purpose of this provision is to set forth the methodology utilized to determine whether a lot meets the lot width requirements set forth in Sections 6.5(a)-(b) hereof. For purposes of determining compliance with Sections 6.5(a)-(b) hereof, as applicable:

A four-sided figure shall be drawn wholly within the lot as indicated on a certified survey map which must meet the following criteria:

1. The envelope must contain at least eighty (80%) percent of the minimum lot area required by this Chapter.
2. The envelope must contain a building envelope within it which meets all requirements in this Chapter for offset and setback from the lot lines;
3. At all points the opposite sides of such figure shall be no closer than the required minimum lot width set forth in Sections 6.5(a)-(b) hereof;
4. If the proposed lot abuts a lake, then the minimum required lake frontage set forth in Section 6.6 hereof must form one of the sides of the figure, but said side need not encompass the entire lake frontage of the lot; and

6. All lines of the four-sided figure shall be straight lines, except the lake side of the figure.”

(d) Examples. The following depictions of lot width measurements serve as limited examples of lot widths that comply and do not comply with the minimum lot requirements of this Section 6.5(5):

### Example 1



This parcel is 3.46 acres and has approximately 600 feet of frontage. Based on minimum frontage requirements set forth in Section 6.6(1), this parcel is required to have a minimum of 2 acres.

1. The envelope must contain at least eighty (80%) percent of the minimum lot area required by this Chapter. **The envelope contains 3 acres which is more than 80% of the minimum lot area, which for this lot is 1.6 acres.**
2. The envelope must contain a building envelope within it which meets all requirements in this Chapter for offset and setback from the lot lines; **A building envelope meeting applicable offset and setbacks will fit within the envelope.**
3. At all points the opposite sides of such figure shall be no closer than the required minimum lot width set forth in Sections 6.5(a)-(b) hereof; **At all points the opposite sides of such figure are no closer than the required minimum width for this lot, which is 150 feet.**
4. If the proposed lot abuts a lake, then the minimum required lake frontage set forth in Section 6.6 hereof must form one of the sides of the figure, but said side need not encompass the entire lake frontage of the lot; and **This lot abuts a lake, and the minimum required lake frontage for this lot of 180 feet forms one side of the figure.**
5. All lines of the four-sided figure shall be straight lines, except the lake side of the figure.” **All lines of the envelope are straight lines, except for the lake side figure.**

This lot **would comply** with proposed lot width measuring formula.

## Example 2



This parcel is 2.2 acres and has approximately 638 feet of frontage. Based on minimum frontage requirements set forth in Section 6.6(1), this parcel is required to have a minimum of 2 acres.

1. The envelope must contain at least eighty (80%) percent of the minimum lot area required by this Chapter. **The envelope contains 2.08 acres which is more than 80% of the minimum lot area, which for this lot is 1.6 acres.**
2. The envelope must contain a building envelope within it which meets all requirements in this Chapter for offset and setback from the lot lines; **A building envelope meeting applicable offset and setbacks will fit within the envelope.**
3. At all points the opposite sides of such figure shall be no closer than the required minimum lot width set forth in Sections 6.5(a)-(b) hereof; **At all points the opposite sides of such figure are no closer than the required minimum width for this lot, which is 150 feet.**
4. If the proposed lot abuts a lake, then the minimum required lake frontage set forth in Section 6.6 hereof must form one of the sides of the figure, but said side need not encompass the entire lake frontage of the lot; and **This lot abuts a lake, and the minimum required lake frontage for this lot of 200 feet forms one side of the figure.**
5. All lines of the four-sided figure shall be straight lines, except the lake side of the figure.” **All lines of the envelope are straight lines, except for the lake side figure.**

This lot would comply with the lot width measuring formula.



### Example 3



This parcel is 2.3 acres and has approximately 85 feet of frontage. Based on minimum frontage requirements set forth in Section 6.6(1), this parcel is required to have a minimum of 4.5 acres.

1. The envelope must contain at least eighty (80%) percent of the minimum lot area required by this Chapter. **The envelope contains 2.25 acres which is less than 80% of the minimum lot area, which for this lot is 3.6 acres.**
2. The envelope must contain a building envelope within it which meets all requirements in this Chapter for offset and setback from the lot lines; **A building envelope meeting applicable offset and setbacks will fit within the envelope.**
3. At all points the opposite sides of such figure shall be no closer than the required minimum lot width set forth in Sections 6.5(a)-(b) hereof; **On side 1, this figure is narrower than the required minimum width for this lot, which is 150 feet.**
4. If the proposed lot abuts a lake, then the minimum required lake frontage set forth in Section 6.6 hereof must form one of the sides of the figure, but said side need not encompass the entire lake frontage of the lot; and **This lot abuts a lake, and does not meet the minimum required lake frontage requirement of 200 feet.**
5. All lines of the four-sided figure shall be straight lines, except the lake side of the figure.” **All lines of the envelope are straight lines, except for the lake side figure.**

This lot does not meet the requirements of 1, 3, and 4. Therefore, it **would not comply** with the lot width measuring formula.

#### Example 4



This parcel is 3 acres and has approximately 180 feet of frontage. Based on minimum frontage requirements set forth in Section 6.6(1), this parcel is required to have a minimum of 3 acres.

1. The envelope must contain at least eighty (80%) percent of the minimum lot area required by this Chapter. **The envelope contains 1.9 acres which is less than 80% of the minimum lot area, which for this lot is 2.4 acres.**
2. The envelope must contain a building envelope within it which meets all requirements in this Chapter for offset and setback from the lot lines; **A building envelope meeting applicable offset and setbacks will fit within the envelope.**
3. At all points the opposite sides of such figure shall be no closer than the required minimum lot width set forth in Sections 6.5(a)-(b) hereof; **At all points the opposite sides of such figure are no closer than the required minimum width for this lot, which is 150 feet.**
4. If the proposed lot abuts a lake, then the minimum required lake frontage set forth in Section 6.6 hereof must form one of the sides of the figure, but said side need not encompass the entire lake frontage of the lot; and **This lot abuts a lake, but the minimum required lake frontage of 180 feet does not form one side of the figure.**
5. All lines of the four-sided figure shall be straight lines, except the lake side of the figure.” **All lines of the envelope are straight lines, except for the lake side figure.**

This lot does not meet the requirements of 1 and 4. Therefore, it **would not** comply with the lot width measuring formula.



### Example 5



This parcel is 4.1 acres and has approximately 184 feet of frontage. Based on minimum frontage requirements set forth in Section 6.6(1), this parcel is required to have a minimum of 3 acres.

1. The envelope must contain at least eighty (80%) percent of the minimum lot area required by this Chapter. **The envelope contains 2.09 acres which is less than 80% of the minimum lot area, which for this lot is 2.4 acres.**
2. The envelope must contain a building envelope within it which meets all requirements in this Chapter for offset and setback from the lot lines; **A building envelope meeting applicable offset and setbacks will fit within the envelope.**
3. At all points the opposite sides of such figure shall be no closer than the required minimum lot width set forth in Sections 6.5(a)-(b) hereof; **Because of the distance between Sides 2 and 4 at Side 3, this figure does not meet the required minimum width, which is 150 feet.**
4. If the proposed lot abuts a lake, then the minimum required lake frontage set forth in Section 6.6 hereof must form one of the sides of the figure, but said side need not encompass the entire lake frontage of the lot; and **This lot abuts a lake, and the minimum required lake frontage for this lot of 160' forms one side of the figure.**
5. All lines of the four-sided figure shall be straight lines, except the lake side of the figure." **All lines of the envelope are straight lines, except for the lake side figure.**

This lot does not meet the requirements of 1 and 3. Therefore, it would not comply with the lot width measuring formula.

## Example 6



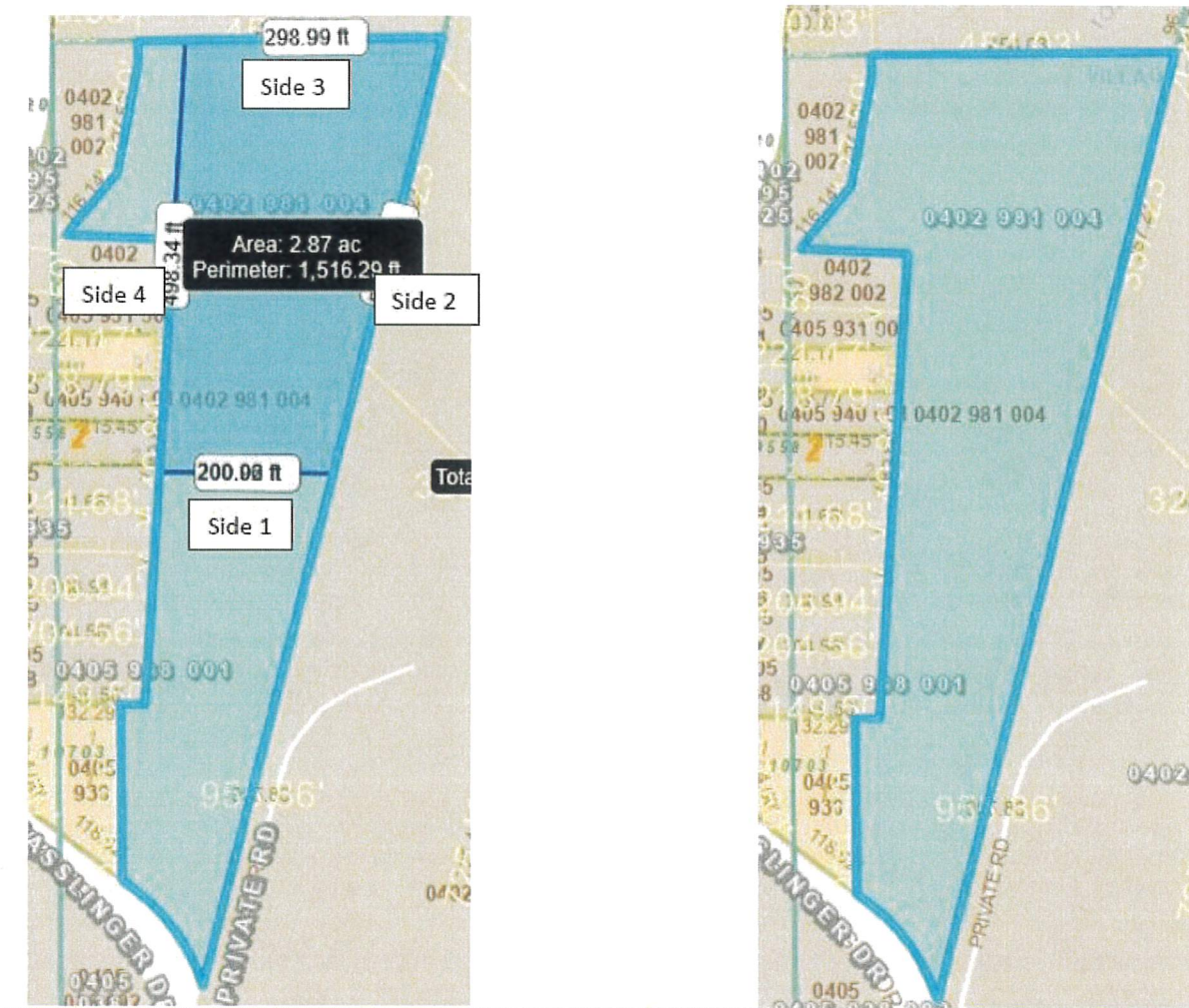
This parcel is 7.9 acres and does not abut a lake. Based on minimum lot requirements set forth in Section 6.5(5)(a), this parcel is required to have a minimum of 5 acres.

1. The envelope must contain at least eighty (80%) percent of the minimum lot area required by this Chapter. **The envelope contains 5 acres which is more than 80% of the minimum lot area, which for this lot is 4 acres.**
2. The envelope must contain a building envelope within it which meets all requirements in this Chapter for offset and setback from the lot lines; **A building envelope meeting applicable offset and setbacks will fit within the envelope.**
3. At all points the opposite sides of such figure shall be no closer than the required minimum lot width set forth in Sections 6.5(a)-(b) hereof; **At all points the opposite sides of such figure are no closer than the required minimum width for this lot, which is 200 feet.**
4. If the proposed lot abuts a lake, then the minimum required lake frontage set forth in Section 6.6 hereof must form one of the sides of the figure, but said side need not encompass the entire lake frontage of the lot; and **This lot does not abut a lake**
5. All lines of the four-sided figure shall be straight lines, except the lake side of the figure.” **All lines of the envelope are straight lines.**

This lot **would comply** using the lot width measuring formula.



### Example 7



This parcel is 5.1 acres and does not abut a lake. Based on minimum lot requirements set forth in Section 6.5(5)(a), this parcel is required to have a minimum of 5 acres.

1. The envelope must contain at least eighty (80%) percent of the minimum lot area required by this Chapter. **The envelope only contains 2.87 acres which is less than 80% of the minimum lot area, which for this lot is 4 acres.**
2. The envelope must contain a building envelope within it which meets all requirements in this Chapter for offset and setback from the lot lines; **A building envelope meeting applicable offset and setbacks will fit within the envelope.**
3. At all points the opposite sides of such figure shall be no closer than the required minimum lot width set forth in Sections 6.5(a)-(b) hereof; **At all points the opposite sides of such figure are no closer than the required minimum width for this lot, which is 200 feet.**
4. If the proposed lot abuts a lake, then the minimum required lake frontage set forth in Section 6.6 hereof must form one of the sides of the figure, but said side need not encompass the entire lake frontage of the lot; and **This lot does not abut a lake.**



5. All lines of the four-sided figure shall be straight lines, except the lake side of the figure.” **All lines of the envelope are straight lines.**
- 6.

This lot does not meet the requirements of 1. Therefore, it **would not comply** with the lot width measuring formula.

## SECTION 2. SEVERABILITY

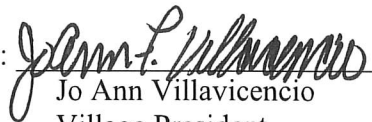
The several sections of this Ordinance are declared to be severable. If any section or portion thereof shall be declared by a court of competent jurisdiction to be invalid, unlawful or unenforceable, such decision shall apply only to the specific section or portion thereof directly specified in the decision, and shall not affect the validity of any other provisions, sections or portions thereof of the Ordinance. The remainder of the Ordinance shall remain in full force and effect. Any other Ordinances whose terms are in conflict with the provisions of this Ordinance are hereby repealed as to those terms that conflict.

## SECTION 3. EFFECTIVE DATE

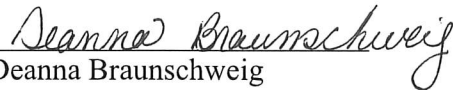
This Ordinance shall take effect and be in force from and after its passage and publication as provided by law.

Dated: April 10, 2023.

VILLAGE OF CHENEQUA

By:   
Jo Ann Villavicencio  
Village President

ATTEST:

By:   
Deanna Braunschweig  
Village Clerk – Treasurer

Date Adopted: April 10, 2023

Date Published: April 11, 2023

Effective Date: April 11, 2023

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