



1200 Wilmette Avenue  
Wilmette, IL 60091

COMMUNITY DEVELOPMENT DEPARTMENT

(847) 853-7500  
Fax (847) 853-7701  
TDD (847) 853-7634

**NOTICE OF MEETING  
of the  
HISTORIC PRESERVATION COMMISSION**

**Monday, March 2, 2015 at 7:00 P.M.  
Village Board Conference Room – First Floor of Wilmette Village Hall  
1200 Wilmette Avenue, Wilmette, Illinois**

**AGENDA**

- I. **Call to Order**
- II. **Approval of Minutes**  
Minutes from the meeting of September 11, 2014.
- III. **Welcome/Introduction of New Commissioner Clara Wineberg**
- IV. **Chair Report**
- V. **Staff Report**
  1. **Report from the Chicago Suburban Preservation Alliance Meeting on Saturday, February 28, 2015**
  2. **Changes to the Illinois Historic Preservation Agency (IHPA)**
    - Folds Historic Preservation Agency into the Department of Commerce and Economic Opportunity.
    - Establishes the Abraham Lincoln Presidential Library and Museum as an independent entity.
    - Merges the Local Tourism Fund, International Tourism Fund, and the Chicago Travel Industry Promotion Fund into the Tourism Promotion Fund (TPF) to reduce the number of state funds.
  3. **Changes to City of Highland Park's Demolition Delay Ordinance**
- VI. **Local Landmarks Update**
  1. **810 Forest, The Wischmeyer House – Rear Addition**
  2. **926 Lake, The Samuel Merritt Dingee House – Front Porch Addition**
  3. **823 15<sup>th</sup>, The Rau House – For Sale**
- VII. **Significant Structures Report**



1200 Wilmette Avenue  
Wilmette, IL 60091

1. 1318 Isabella – House Move Update
2. Wilmette Women’s Club – 930 Greenleaf
3. Lustron Home For Rent – 2545 Lake
4. American Legion Hall/Gross Point School For Sale, Zoned NR-Neighborhood Retail District – 1915 Wilmette
5. Demolition of 815 Forest – Dwight Perkins, Architect

**VIII. 2014 CLG Annual Report and Single-Family Pending and Recent Demolitions**

**IX. New Business**

**X. Upcoming Preservation Meetings**

1. **Society of Architectural Historians Annual Conference, April 15-19, 2015.** The Society of Architectural Historians will hold its 68th annual conference at the Holiday Inn Chicago Mart Plaza in Chicago, IL. The conference theme, “Chicago at the Global Crossroads,” will celebrate the 75th anniversary of SAH’s founding. For more information, visit [www.sah.org](http://www.sah.org).
2. **2015 Conference on Illinois Main Street and Historic Preservation**  
June 23-25,2015  
Carbondale, Illinois

**XI. Public Comment**

**XII. Adjournment**

**Jean Olsen, Chair**

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IF YOU ARE A PERSON WITH A DISABILITY AND NEED SPECIAL ACCOMMODATIONS TO PARTICIPATE IN AND/OR ATTEND A VILLAGE OF WILMETTE PUBLIC MEETING, PLEASE NOTIFY THE VILLAGE MANAGER’S OFFICE AT (847) 853-7509 OR TDD (847) 853-7634 AS SOON AS POSSIBLE.

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**VILLAGE OF WILMETTE**

1200 Wilmette Avenue  
WILMETTE, ILLINOIS 60091-0040

**HISTORIC PRESERVATION COMMISSION**

**THURSDAY, SEPTEMBER 11, 2014**

**7:00 P.M.**

**VILLAGE BOARD CONFERENCE ROOM**

**1200 WILMETTE AVENUE, WILMETTE, ILLINOIS 60091**

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Members Present: Rob FitzGerald  
Homa Ghaemi  
James Keighly  
Melanie Glass  
Jean Olsen  
Christine Norrick  
William Merci  
Michael St. Peter  
Joseph Vitu

Members Absent: Joseph Vitu

Staff Present: Erika Fabisch, Planner

**I. CALL TO ORDER**

Chair Norrick called the meeting to order at 7:04 p.m.

**II. APPROVAL OF MEETING MINUTES FROM AUGUST 25, 2014**

The meeting minutes from August 25, 2014 were approved as revised.

Motion to approve as revised by Commissioner Merci and seconded by Commissioner Olsen and approved unanimously.

**III. CHAIR'S REPORT**

Chair Norrick had no announcements in her Chair Report.

**IV. STAFF REPORT**

Ms. Fabisch gave a brief update on 1318 Isabella. Ms. Fabisch announced that Landmarks Illinois will host a realtor training session in Wilmette in mid-October.

**V. REVIEW OF THE HISTORIC PRESERVATION AWARD NOMINATIONS**

The Commission reviewed the list of nominations for the awards program.

**VI. OTHER BUSINESS**

The Historic Preservation Awards are scheduled for Tuesday, October 28 at 6:45pm in the lobby of Village Hall.

**VII. ADJOURNMENT**

Motion to adjourn by Commissioner FitzGerald and seconded by Commissioner Ghaemi, and approved.

The next meeting will be on Tuesday, October 28, 2014 for the Historic Preservation Awards Ceremony.

Respectfully Submitted,

Erika Fabisch, Planner I

HIGHLAND PARK HISTORIC PRESERVATION COMMISSION  
ORDINANCE REVIEW

The following comments regarding specific areas of the HPC ordinances represent a compilation of suggestions by individual commissioners as well as of observations noted in other communities' codes.

As such, sometimes there will be conflicting suggestions/observations under each area.

These comments are offered to the commission in the hopes that they will spark productive discussion.

## PURPOSE OF ORDINANCE - 24.002

- Ordinance should *explicitly* state that one of the functions of the commission is to educate the residents of the value of living in a community that places a premium on historic preservation.

As a commission, 90% of our time is spent demolition permits. We feel this ignores our more important purpose, i.e. educating the community on the values of historic preservation

## CRITERIA FOR LANDMARK DESIGNATION - 24.015

- Eliminate #1

- In #2, code reads "it is the site of"; Lake Forest code reads, "Its association with". Is this different/better?

- Change #4 to read, "It is a particularly fine or unique example of an architectural and/or landscape style"

- #5 changes:

"It is the work of a notable builder, designer, or landscape architect whose body of work has influenced . . ."

- two criteria here: "notable builder" and "whose work has influenced"
- Remove "notable" as not always able to document the builder
- Lake Forest reads: "whose work is *significant* in the history or development . . ." (different/ better?)

". . . identifiable *either visually or with documentation or both* . . ."

- #6 reads, "It embodies, overall, elements of design, detailing, materials, and/or craftsmanship that renders it architecturally, visually, aesthetically, and/or culturally significant and/or innovative."

-Suggestion: remove "overall" and "renders it"

-Lake Forest's reads, "Its exemplification of an architectural type, style or design distinguished by innovation, rarity, uniqueness, or overall quality of design, detail, materials, or craftsmanship." Is this better/different?

- #9 - "history" seems different from the other factors here. Should it be eliminated?

- Lake Forest reads, "Its location as a site of important archaeological or *natural* significance." Better/different?

- Lake Forest requires that property/district meet "**one** or more criteria." HP requires 3 or more criteria and specifies numbers 2 and 5 are among the three. Issue: are our criteria too stringent? And by noting specific criteria, are we implying that some criteria are more important than others?

- Lake Forest commission can hire an outsider to document the house pedigree and the owner must pay for it

## HISTORIC DISTRICTS - 24.026

### E. Notification and Canvassing

- HP requires residents to vote
  - Lake Forest (51-9) holds public hearings. Within 60 days, commission determines significance. If so, forwards a recommendation to City Council for approval. Residents do not vote.
  
- In HP, lack of response constitutes a “no” vote. Suggest that all households are required to respond.

## APPROVING LANDMARK STATUS OVER OWNER OBJECTION - 24.025G3a

- Requires affirmative vote of 5 members. Was this written when the commission consisted of 9 members?
- If written after commission reduced to 7, why the need for a super majority?
  - Argument: if a property is deemed worthy of landmark with a willing owner by 4 commissioners, how is it not worthy of landmarking with the same vote when owner is unwilling? Issue is property is either deemed worthy of landmark status or it's not.
- Why are the specific criteria (or number of them) different from criteria for landmarking with a willing owner?

Question: can't find in ordinance where it tells how many yeas necessary for landmarking with owner's consent - and is it different from unwilling owner?

## DEMOLITION OF DWELLINGS - 170.40

- E2: Suggest we clarify the purpose of the delay - for possible landmark nomination AND/OR a sensitive buyer
- E6: Commission determines that applicant has made "a bona fide, reasonable, and unsuccessful effort to sell the structure."
  - Suggest that proof be demonstrated - e.g., owner presents to commission examples of marketing materials; show that advertising has run/how often/where; proof that house has been actively shown
    - marketing efforts should be in appropriate venues
- H3 - If structure is purposely neglected, a fine is imposed in the amount of 90% of the value of repairs.
  - How do we determine purposeful neglect? Is there a need to be more specific? Have we ever used this power? Is there a mechanism in place to flag vacant houses? How can we establish a list of "at risk" properties?
  - In LF, owner is sent notice that it is a distressed property. They can write a citation, ultimately putting a lien on the property. They maintain a watch list of troubled properties. Police, neighbors, garbage removers report to commission. If note, for example, an unpaid water bill, it is reported to property development.
  - Suggestion: any applicant who elects to take advantage of the provision that permits a demolition delay to be truncated based on deterioration of the property due to neglect should pay an additional demolition fee equal to 10% of the assessed value of the property
    - Does this send wrong message, i.e., are we just selling demolition at a higher price?
- I1- Affordable Housing Tax
  - Is \$10,000 tax high enough? Should schedule of fines differ depending upon significance?
  - Should HPHPC receive some percentage for educational purposes?

PENALTIES FOR UNDERTAKING A REGULATED ACTIVITY WITHOUT A COA -  
24.040

- Punished by fine of not less than \$50 or more than \$5000

- Suggest that fine is too small to act as deterrent. Change to a percentage of the value of the property (e.g., Becker estate)

## ADDITIONAL THOUGHTS/ISSUES/QUESTIONS

- Why do commercial properties not come under HPHPC jurisdiction?
- Wilmette gives a “stewardship award” which goes to residents who have “kept up” houses and gardens. This is distinct from restoration awards, but is aimed at rewarding keeping up property values.
- Propose we count the number of houses in the survey which have been demolished and publicize them
- Some communities have “landmark status” printed on deeds. Can a mechanism be created which can inform prospective buyers/owners of the status of their homes?
- Lake Forest passes out materials to realtors that have to go to prospective buyers explaining the value of the city’s cultural/architectural history
- Although “prophylactic” tear-downs are not legal (Section 170.040 C&D), the sanctions against them are not being enforced.
- Issue “landmark” plaques to be affixed to the outside of homes



810 Forest  
The  
Wischmeyer  
House

Construction photos  
as of 2/27/2015





810 Forest  
The Wischmeyer House





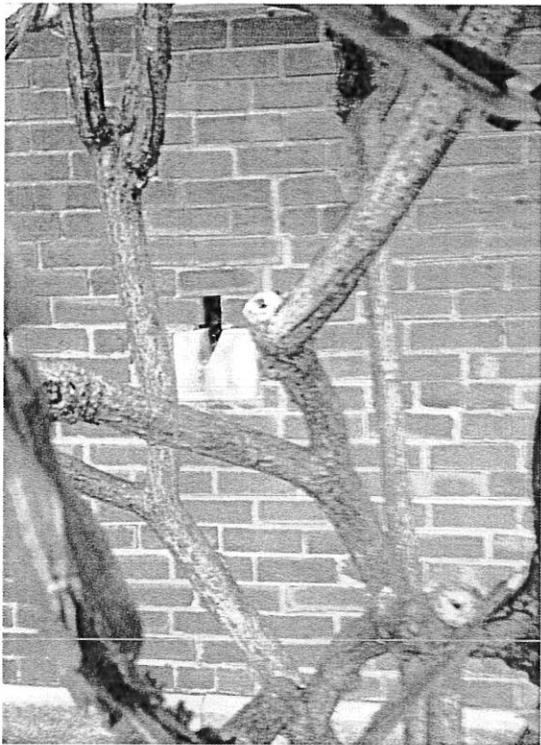
Front, East Corner



Front Porch Brick Detail



Architectural Details of 810 Forest, The Wischmeyer House, east corner façade



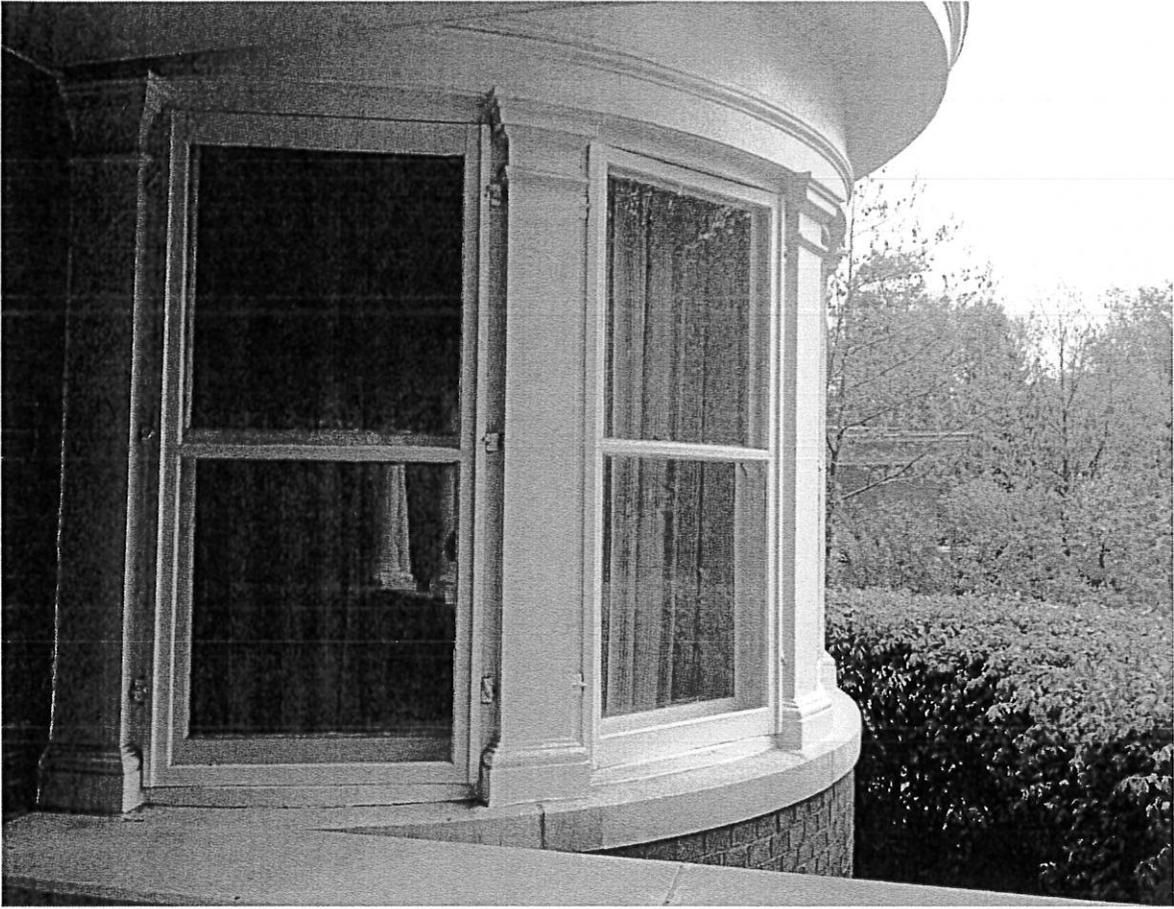
Side Porch Drain



West side façade detail



Porch Drain



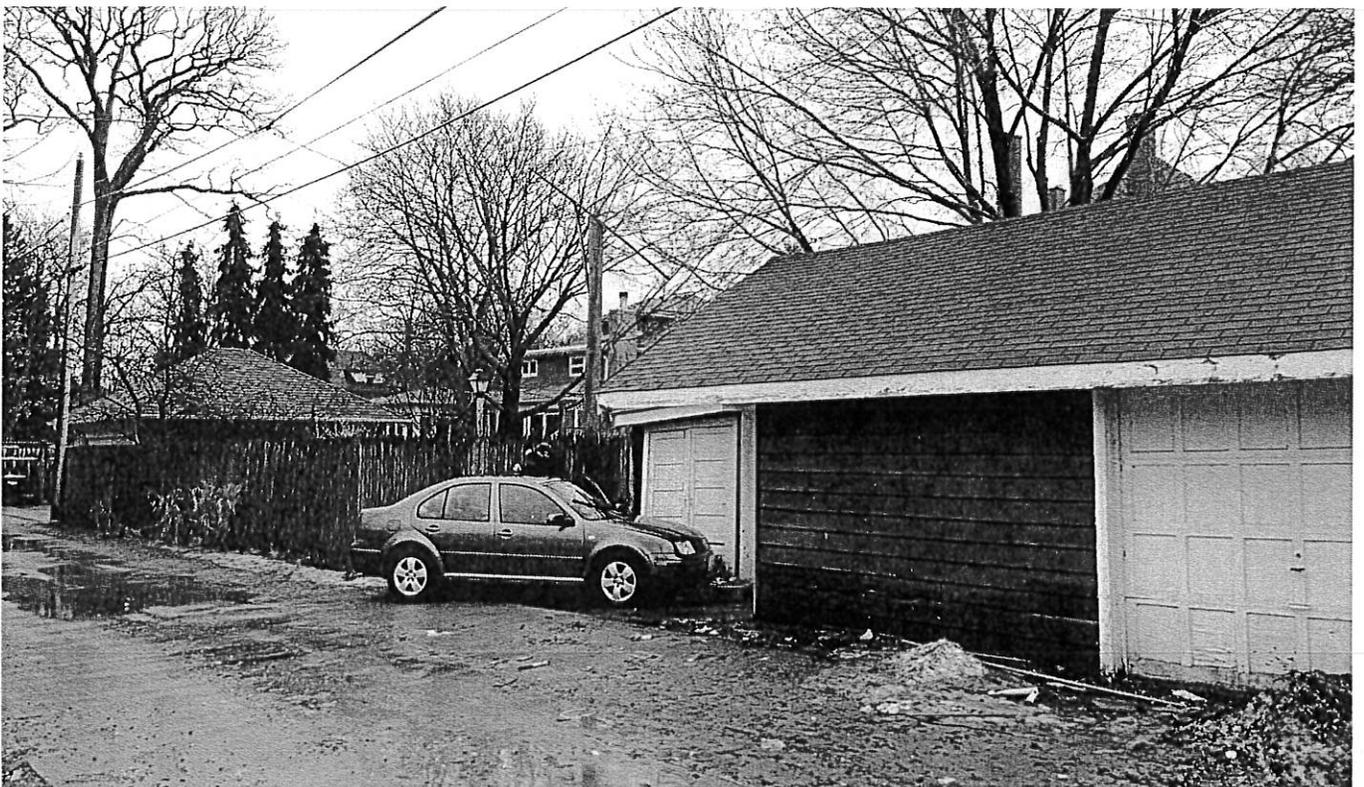
Front Bay Window



East side, Rear Corner

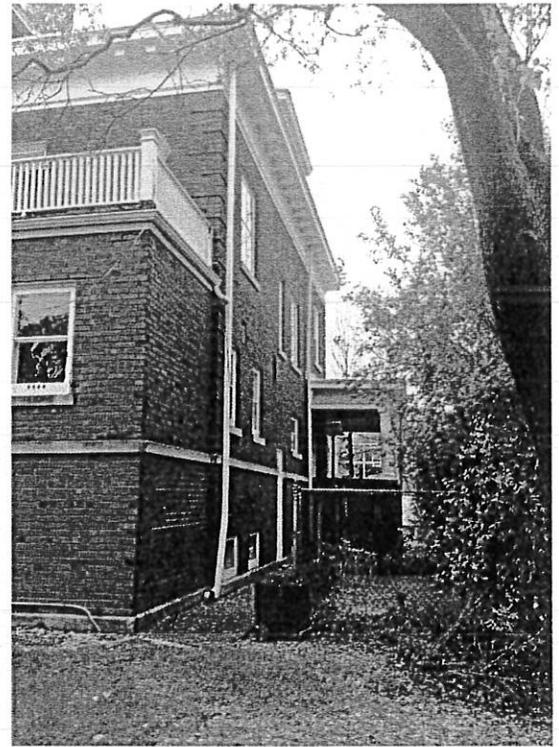


Rear Garage

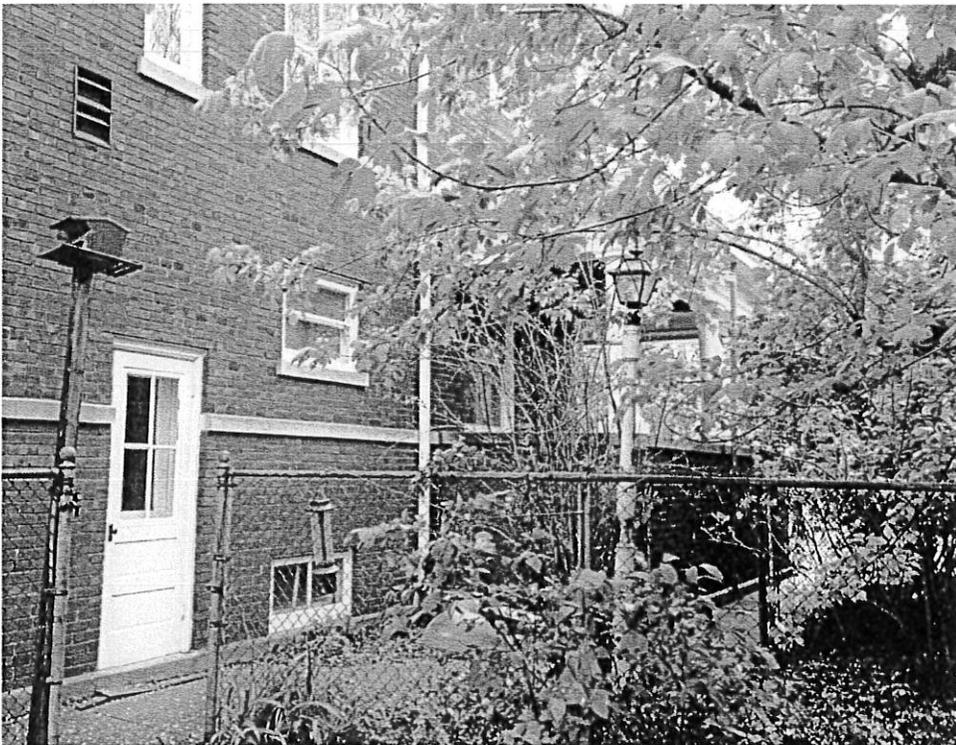




Rear view of house



West side, rear corner view



West side of house with side entrance



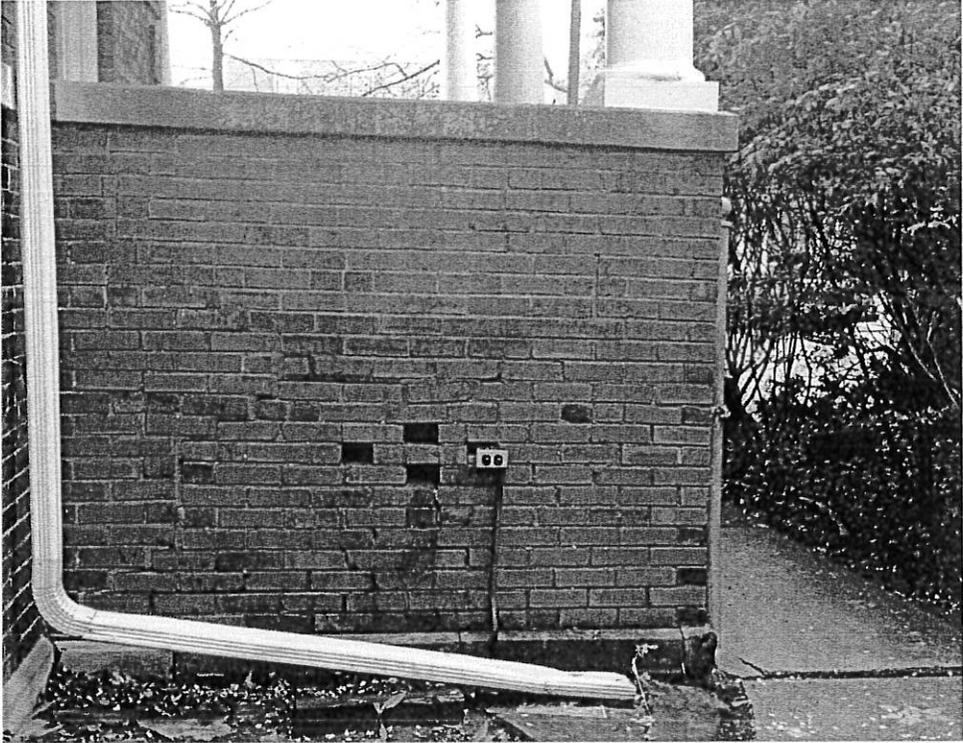
Rear view of west side of house



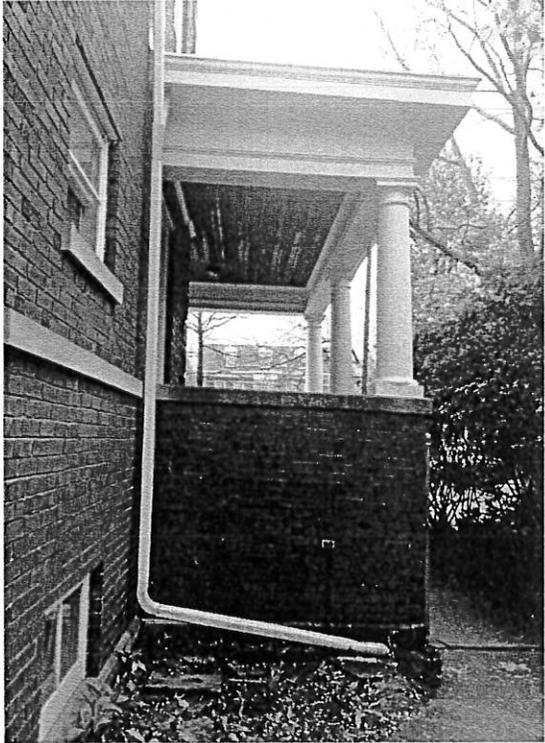
West side of house entrance



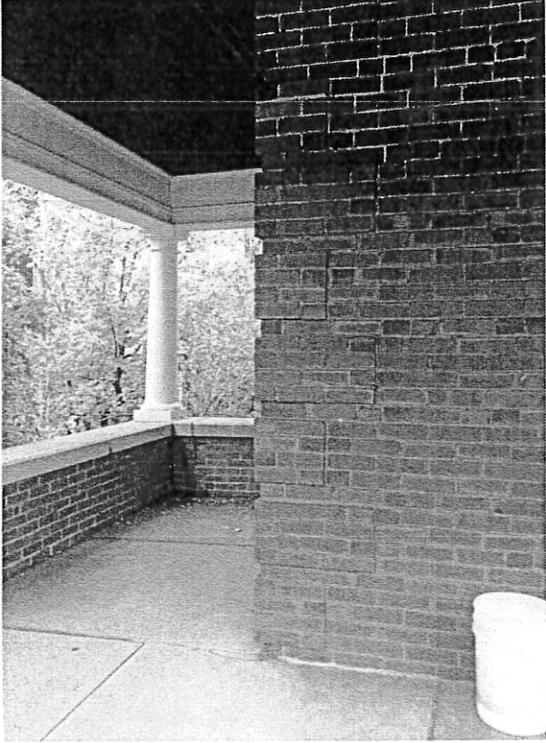
West side view



Porch foundation wall



West side porch wall



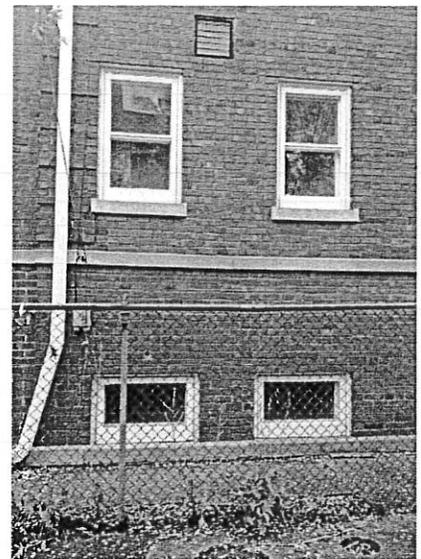
Front porch, west side



Rear window



West façade window

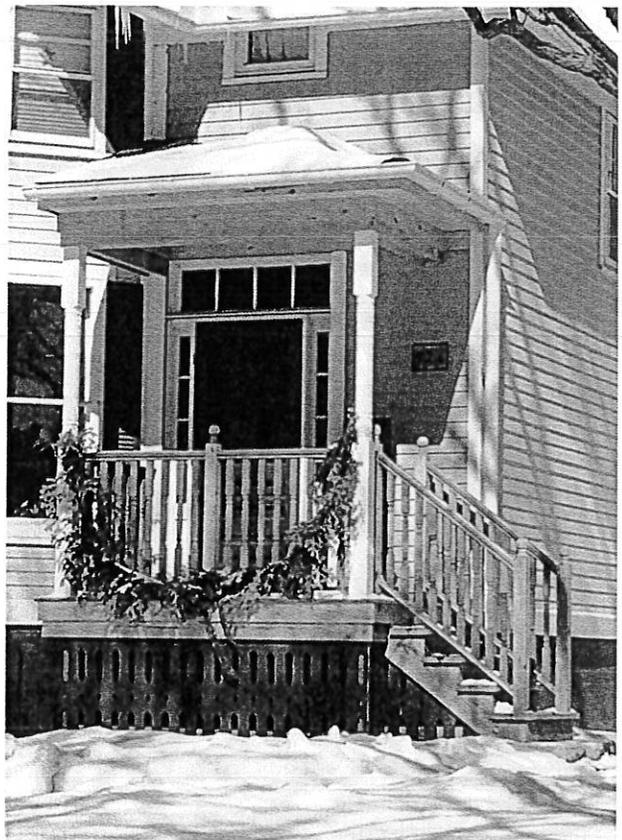
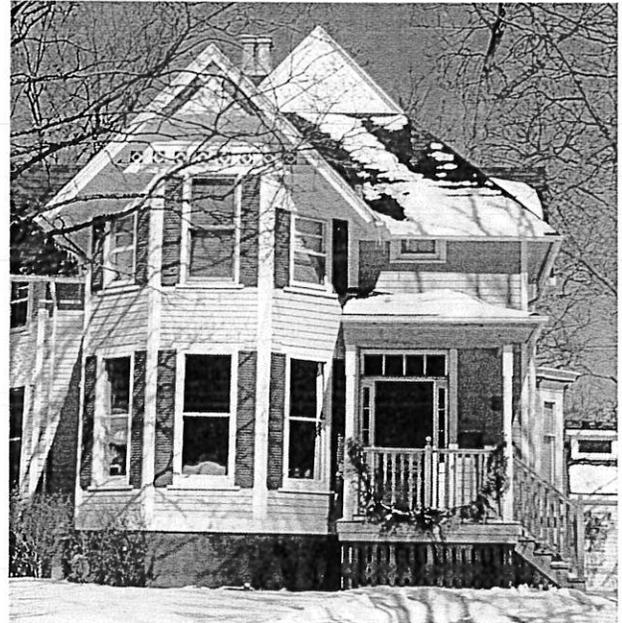


West façade windows

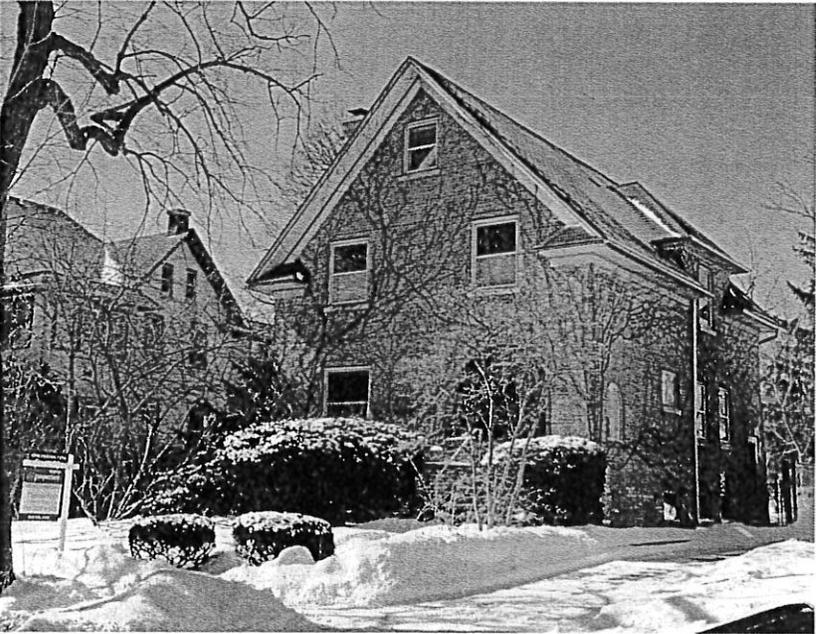
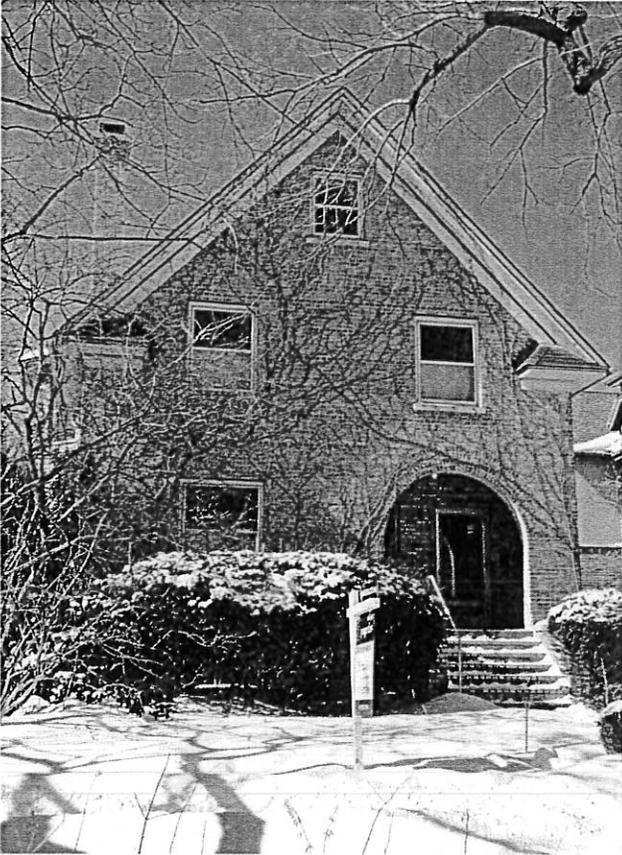


West façade windows

926 Lake – The Samuel Merritt Dingee House



823 15<sup>th</sup> – The Rau House



REPORT TO HISTORIC PRESERVATION COMMISSION FROM THE  
COMMUNITY DEVELOPMENT DEPARTMENT

<b>Case Number:</b>	2004-HPC-04
<b>Property:</b>	823 Fifteenth Street
<b>Historic Name:</b>	The Rau House
<b>Applicant:</b>	Carol and Charles Osgood
<b>Request:</b>	To designate 823 Fifteenth Street as a local landmark.
<b>Hearing Date:</b>	October 6, 2004
<b>Date of Application:</b>	July 2, 2004
<b>Notices mailed to:</b>	Village President and Trustees of the Village Board Village Manager Members of the Historic Preservation Commission Wilmette Historical Society Petitioner All Adjacent Property Owners
<b>Report Prepared By:</b>	Rachael B. Randolph, Planner II

### **Evaluation of Compliance with the Criteria for Designation:**

The Rau House is being nominated as a local landmark under criteria 9, a building, structure, or place that, because of location, has become of historic or cultural value to a neighborhood or community.

### **Historical Background:**

The house at 823 Fifteenth Street was built sometime in the 1890's and early 1900's. This parcel began as part of the Rau family homestead. In 1881 Henry Rau bought seven acres from Joseph Schwall and moved his family to Gross Point from Sistig, Germany. The only structure on the property at that time was a log cabin that he incorporated into a larger house that is now known as 833 Fifteenth Street. As the Rau children grew up and were married the seven acres was subdivided and sold or had houses built on it for the children. What is now 823 Fifteenth is situated between the original Rau farmstead at 833 and their son Joseph's house, a duplex, at 809/821 Fifteenth. Whether this house was built by or for the Rau family is unclear. Another Rau, Herman, lived at 811 Fifteenth.

### **Architectural Background:**

The two story house is of a common cream brick with header bricks creating horizontal bands. The house has a classical front gable with a large pediment and returned eaves. The front façade's main feature is a Romanesque, or semi-circular, arched porch on the north side of the face. The porch also has a window to the north that is also Romanesque. The voussoir of both arches is an order of bricks. The north façade has a two story angled bay.

This seemingly simple design is very notable in its close resemblance to the captain's quarters at that were designed by Holabird and Roche in the late 1880's. (see 3.1 for pictures of captain's quarters.) The following is an excerpt from an architectural history of the fort.

The architects generally brought with them the prevailing eclectic design styles of the day as well as popular site planning principles. Examples of preferred styles included Italianate, Queen Anne, and Romanesque Revival... They are predominantly Richardsonian Romanesque in style, constructed of brick and monumental in stature. At Fort Sheridan, this style is characterized by monumental masonry construction and round-headed arched openings as seen in the Captains' Quarters and Stables. There is a cohesiveness of design shared by the building designed by Holabird & Roche. All of the masonry buildings were constructed of cream-colored brick made on the post, and most share a similar Richardsonian Romanesque vocabulary.

There is no evidence that this house was designed by Holabird and Roche, but the similar design is obvious. The estimated building date of 823 Fifteenth also lends itself to an ape of the Holabird and Roche design. It clearly lacks the monumental scale of the Captains' Quarters, but the Romanesque arched porch opening and side porch window, brick color and the two story bay all point to the incorporation of their design in this residence.

823 Fifteenth Street has had an addition entirely to the rear of the building in the 1992 that is not visible from the street. This house is included on the Illinois Historic Structure Survey and is designated as Significant in the Village of Wilmette Historical and Architectural Surveys.

*Chimney has been  
Reconstructed*

**Description of Proposed Designation:**

The applicant is proposing to nominate 823 Fifteenth Street as a local landmark in the Village of Wilmette.

**Action by the Commission**

The Historic Preservation Commission should make a recommendation to the Village Board on whether or not to recommend 823 Fifteenth Street as a local landmark in the Village of Wilmette. The recommendation must be presented by a Historic Preservation Commission member to the Village Board of Trustees.

**INDEX TO DOCUMENTS**

<u>Doc. No.</u>	<u>Documents</u>
<b>Location Maps and Plans</b>	
1.0	Plat of Survey
1.1	Sidwell Map
1.2	Sanborn Map
<b>Written Correspondence and Documentation</b>	
2.0	Notice of Public Hearing Published
2.1	Application for Designating a Local Landmark
2.2	Historic Preservation Commission Ordinance
2.3	Criteria for Local Landmark Designation
<b>Photography</b>	
3.0	Pictures of 823 Fifteenth Street
3.1	Pictures of Captain's Quarters at Fort Sheridan

F. Holman

# VILLAGE OF WILMETTE

## HISTORICAL AND ARCHITECTURAL SURVEY

### GROSS POINT AREA



ADDRESS 823 - 15th Street  
FILM ROLL NO. 22 FRAME NO. 24

#### GENERAL INFORMATION

CLASSIFICATION	USE	INTEGRITY	SECONDARY STRUCTURES
<input checked="" type="checkbox"/> Building	<input checked="" type="checkbox"/> Single Family	<input checked="" type="checkbox"/> Unaltered	<input checked="" type="checkbox"/> Detached Garage
<input type="checkbox"/> Site	<input type="checkbox"/> Multi-Family	<input type="checkbox"/> Altered	<input type="checkbox"/> _____
<input type="checkbox"/> _____	<input type="checkbox"/> Retail	<input type="checkbox"/> _____	
	<input type="checkbox"/> Office		
	<input type="checkbox"/> _____		

#### SIGNIFICANCE

LOCAL SIGNIFICANCE RATING	CANDIDATE FOR LOCAL LANDMARK STATUS
<input checked="" type="checkbox"/> Significant	<input checked="" type="checkbox"/> Yes
<input type="checkbox"/> Contributing	<input type="checkbox"/> No
<input type="checkbox"/> Non-Contributing	<input type="checkbox"/> Previously Designated
POTENTIAL NATIONAL REGISTER <input type="checkbox"/> Yes	<input checked="" type="checkbox"/> No
CRITERIA _____ COMMENTS ON POTENTIAL DESIGNATION _____	
_____	
_____	

**ARCHITECTURAL INFORMATION**

ADDRESS 823 - 15th Street

ARCHITECTURAL STYLE Richardsonian Romanesque

ARCHITECT \_\_\_\_\_ BUILDER \_\_\_\_\_

DATE(S) OF CONSTRUCTION 1890's

Source Field observation

**MATERIALS DESCRIPTION**

Foundation Brick masonry

Exterior Walls Brick masonry

Window Type (s) Double hung

Door Type (s) Panel with three lites

Roof Asphalt shingles

FEATURES Steep pitch gable roof, common brick masonry with header courses creating horizontal bands, large Romanesque arch at partial width recessed porch, angled two-story bay at south side.

ALTERATIONS/INTEGRITY No major alterations apparent other than addition of aluminum storm windows.

ARCHITECTURAL/HISTORICAL INFORMATION Richardsonian Romanesque  
Style popular from 1880 to 1900.

**EXTERIOR CONDITION**

- Good
- Fair
- Deteriorated

**COMMENTS**

Use of common brick for all details implies that this is a "poor man's" Richardsonian Romanesque Style house.  
Included on IL State Structure Survey

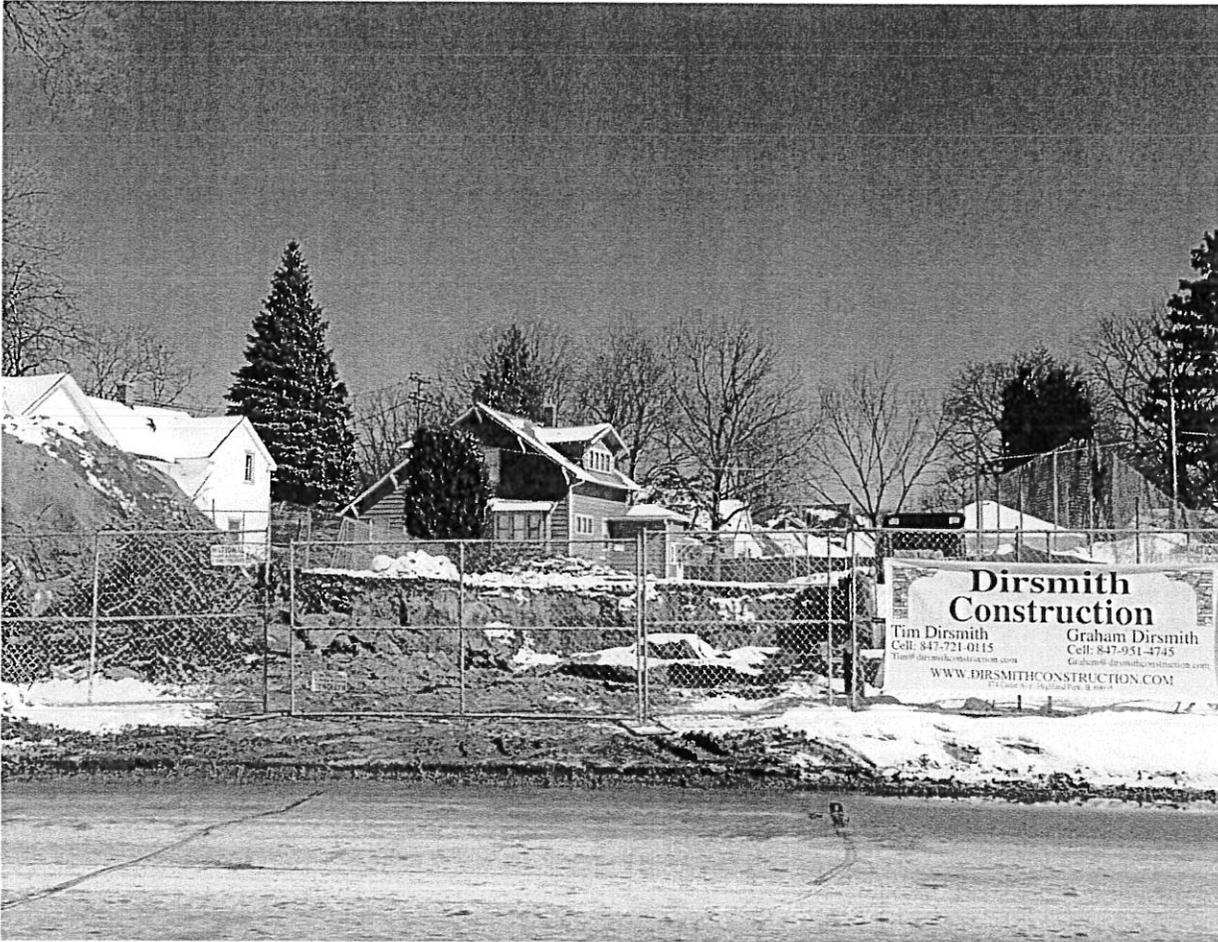
**REFERENCES**

Wilmette Historical Museum; WILMETTE: A HISTORY; A FIELD GUIDE TO AMERICAN HOUSES

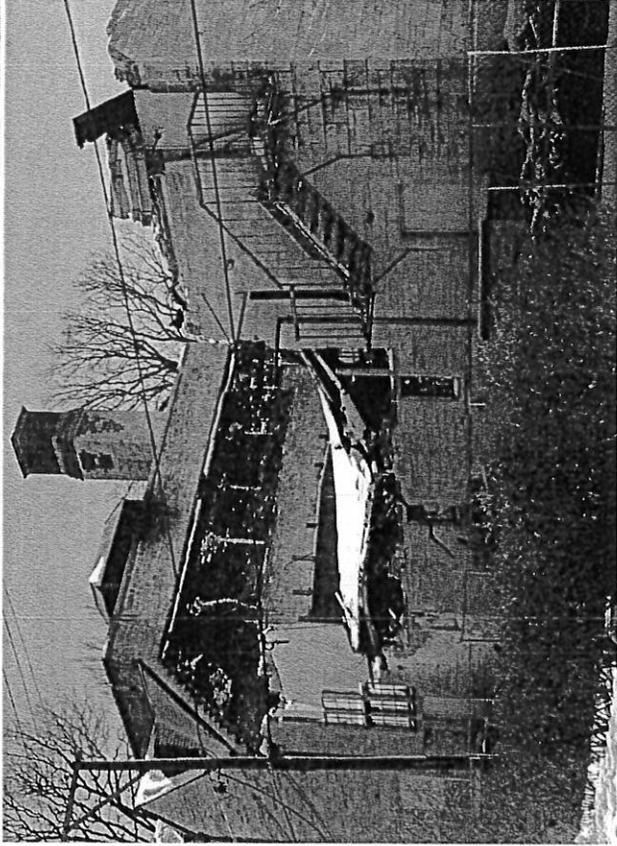
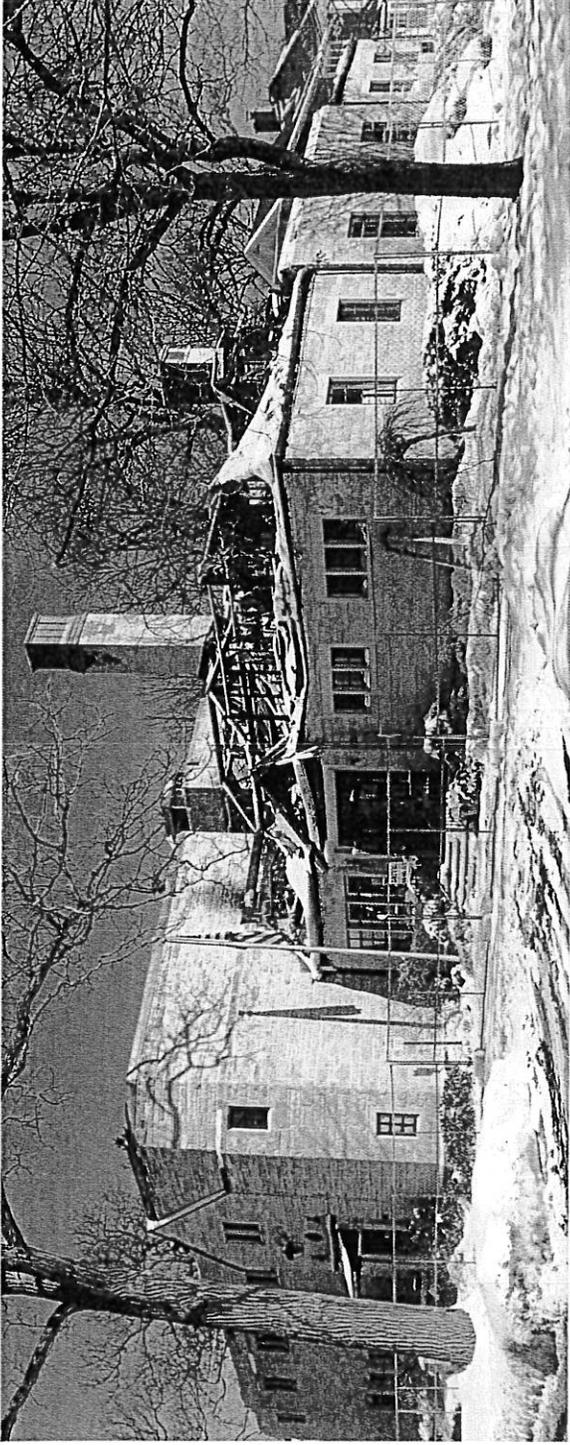
SURVEY TEAM: Michael A. Dixon, AIA      DATE: 9-18-91  
Mark D. VanKerkhoff, AIA



The John Van Bergen designed house from 1318 Isabella will move to 2771 Crawford, Evanston, on Thursday, March 5, 2015



Post-Fire Damage Photos of the Wilmette Women's Club, 930 Greenleaf



# “Lustron” home for rent at 2545 Lake



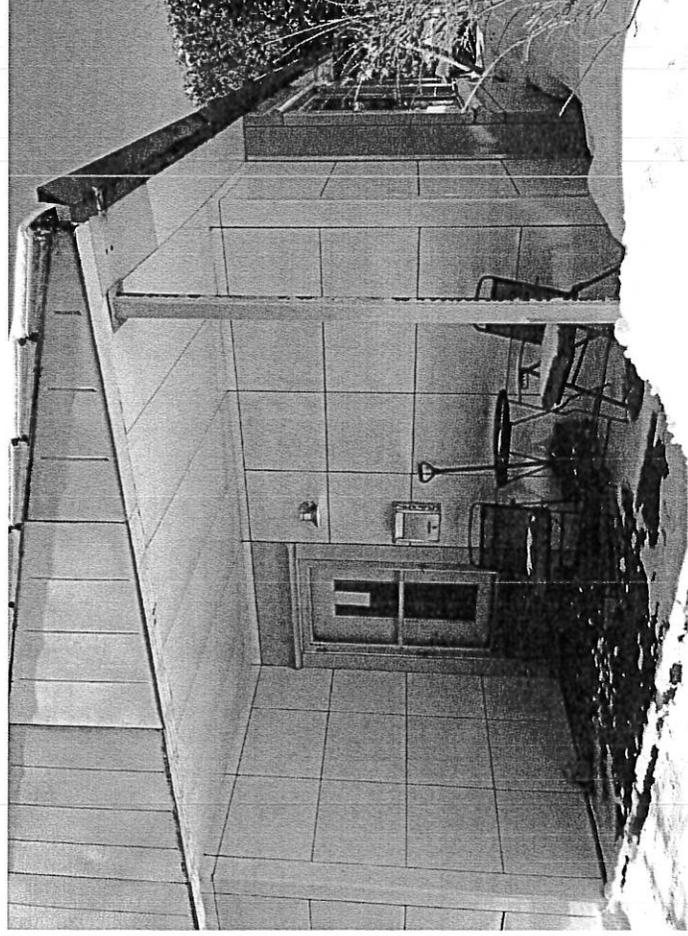
The Lustron House was an innovative solution to the post-WWII housing crisis. Many thought the porcelain enamel clad wonder would be the General Motors of the housing industry. Production began in 1948, but by 1950 production problems and a corruption scandal brought it to a halt. The factory was closed and the equipment sold or scrapped. All in all, only about 2,680 of these unique homes

were built. Sadly, it is estimated that only 1,500 of these unique homes survive today. Each year, dozens more are lost to demolition, neglect, and unsympathetic changes and alterations.

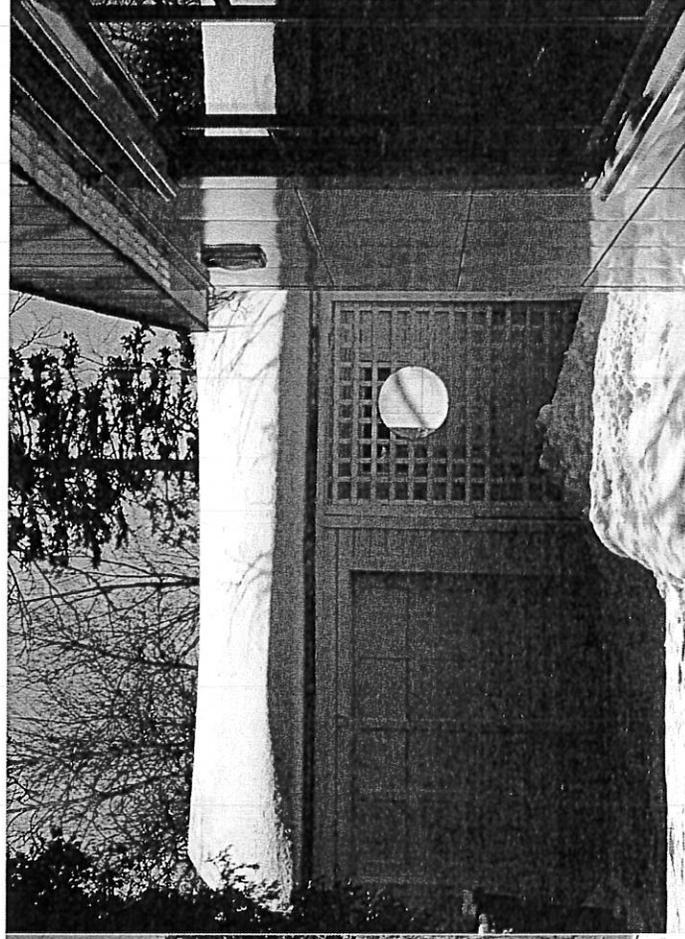
The Lustron home was designed by the Chicago area architectural firm of Beckman and Blass. Morris Beckham, was a graduate of the Massachusetts Institute of Technology and a former draftsman for Skidmore, Owings and Merrill. Roy Burton Blass met Carl Strandlund through work that he had done with Chicago Vitrolite on the remodeling of several Chicago area movie theaters which used porcelain enamel panels as part of the redesign.

Early conceptual drawings of the house show much more “modern” styles—flat roofs, jaunty overhanging eaves and even a curved wall and more open floor plans. Ultimately, these early designs were scrapped. In order to sell the number of houses Lustron planned to produce, it had to appeal to the mass market and the general public wanted a more conventional design. Innovation would be in the materials and manufacture and not in the exterior design. A company publication explained that the “general lines” of the Lustron house “follow the one-story modified ranch style architecture which has proved so popular in the past few years.” The design may have been popular with the public, but not with architectural critics. Because Lustron was on the cutting edge when it came to materials, production, and distribution, many critics felt that the design should have been equally innovative as well-and the” modified ranch style” was anything but.

The first “complete unit” prototype was erected in Hinsdale, Illinois in the fall of 1946. The simple one floor plan, five-room home was designed to be easily replicated. The Lustron Corporation was just beginning to expand its model selection when it met its untimely end. The model that was by far the most produced was the Westchester, which had the advantage of being manufactured from the start. The 2 bedroom version was the most popular. The economical Newport model, which appeared towards the end of 1949, came in a distant second thanks to its short production run.



Entrance



Rear detached one car garage

For Sale: American Legion Hall, 1925 Wilmette

NR – Neighborhood Retail Zoning



BOARD OF EDUCATION  
PAUL NANZIG Pres.

J. SCHILDGEN,  
J. SCHAEFER,  
A. ENGELS,

P. BORRE,  
H. HOTH,  
P.J. SCHAEFER.

F.P. EDWARDS

Co. ARCHT.  
J. HEINZEN

CONT.

# Huerters Pub

Will be closing its'  
doors for good, on or  
around Feb. 28<sup>th</sup>!!!

It is with a sad heart that we are  
announcing this, We have been  
fortunate enough to have had our  
doors open for 92 years, We have had  
great times, we have had bad times.  
And now the worst of times has come.

We would like to thank all of our  
Members and Patrons for everything.  
The Pub will be open for as long as  
our supplies last, If we are out of your  
brand then we will remain out,  
Thank you for your understanding...

## **ARTICLE 9. COMMERCIAL ZONING DISTRICTS**

### **9.1 COMMERCIAL ZONING DISTRICTS PURPOSE STATEMENTS**

#### **A. Purpose of the NR Neighborhood Retail Business District**

The NR District is established to promote the continuation of existing commercial centers that provide goods and services primarily for the convenience of the residents of the surrounding neighborhood. In addition, the district is designed to accommodate limited multi-family housing opportunities in a small-scale, mixed-use neighborhood environment. The development standards and range of allowable uses for the NR District are designed to maintain a relatively small-scale, pedestrian-oriented environment with the character of neighborhood commercial districts.

#### **B. Purpose of the NR-1 Linden Square Neighborhood Business District**

The NR-1 Linden Square District is centered at the intersection of Linden Avenue and 4th Street to promote commercial and multi-family housing primarily for the benefit of district residents and the surrounding neighborhood, in a small-scale, mixed-use neighborhood environment. The development standards and range of allowable uses are designed to maintain a relatively small-scale, pedestrian-oriented environment that capitalizes on the synergies with the public transportation and tourist activities afforded by the Linden CTA Station, Baha'i House of Worship, and Wilmette Harbor.

#### **C. Purpose of the GC-1 General Commercial District**

The GC-1 District is established to provide a location for higher-volume and higher intensity commercial uses which provide employment and revenues for the Village. Due to the higher volume of such establishments, and the traffic they typically generate, the GC-1 District is intended to be located along arterial streets and rail lines, and generally confined to existing commercial areas to ensure that the traffic generated by such uses does not impact nearby residential neighborhoods and that the uses themselves create less of an impact on residential areas than they would in other locations in the Village. The development standards for the GC-1 District are designed to buffer the GC-1 District from nearby residential properties and to maintain the general appearance of major thoroughfares through the Village.

#### **D. Purpose of the GC-2 Heavy Commercial District**

The GC-2 District is established to provide a location for commercial uses which do not involve a high level of retail customer traffic or a large number of employees, but represent relatively intensive use of land, such as establishments involving manufacturing, heavy equipment, and the processing, distribution, and storage of goods and equipment. The GC-2 District is intended to be located only on properties which abut the rail road right-of-way and which are not well suited for other

commercial or residential uses, in order to provide a buffer between the rail road right-of-way and nearby residential areas. The development standards for the GC-2 District are designed to buffer the GC-2 District from nearby residential properties and to maintain and improve the general appearance of such areas.

**E. Purpose of the OR Office-Research District**

The OR District is established to promote and accommodate unified development projects for offices, research facilities, and related uses. The development standards for the OR District are designed to maintain a low-intensity environment that is compatible with nearby residential areas.

**9.2 PERMITTED AND SPECIAL USES**

Table 9-1: Commercial Zoning Districts Permitted and Special Uses lists permitted and special uses for the commercial districts. A “P” indicates that a use is permitted within that district. An “S” indicates that a use is a special use in that district and must obtain a special use permit as required in Section 5.3 (Special Use). No letter (i.e., a blank space), or the absence of the use from the table, indicates that use is not permitted within that district.

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Village of Wilmette Zoning Ordinance

VILLAGE OF WILMETTE, ILLINOIS						
TABLE 9-1: COMMERCIAL ZONING DISTRICTS PERMITTED & SPECIAL USES						
P = Permitted Use // S = Special Use						
USE	DISTRICT					USE STANDARDS
	NR	NR-1	GC-1	GC-2	OR	
<b>RESIDENTIAL USES</b>						
Dwelling, Above the Ground Floor	P	P	P			Sec. 12.3.G
Residential Care Facility	S					Sec. 12.3.V
<b>INSTITUTIONAL USES</b>						
Cultural Facility	S	S	S			Sec. 12.3.C
Day Care Center, Adult or Child	S	S	S		S	Sec. 12.3.D
Educational Facility, Vocational	S	S	P	S	S	Sec. 12.3.I
Government Facility	P	P	P	P	P	
Park/Playground	P	P	P	P	P	
Place of Worship	S	S	S			Sec. 12.3.U
Public Safety Facility	S	S	S	S	S	
Public Works Facility				S		
Recreation Center	S	S	S	S	S	
Social Club or Lodge	S	S	S			Sec. 12.3.X
<b>COMMERCIAL USES</b>						
Animal Hospital	S	S	P			
Art Gallery	P	P	P			
Art Studio	P	P	P			
Broadcasting Studio			S	S		
Brew Pub	S	S	S			
Car Wash				S		Sec. 12.3.B
Convenience Mart	S	S	S			
Craft Brewery/Distillery	S	S	S			
Drive-Through Facility	S		S			Sec. 12.3.F
Financial Institution	P	P	P		P	
Garden Center				S		
Gas Station			S	S		Sec. 12.3.J
Health Club	S	S	S			
Heavy Retail, Rental and Service				S		
Hotel/Motel					S	
Indoor Amusement Facility	S	S	S			
Kennel				S		Sec. 12.3.M
Live Performance Venue	S	S	S			
Manufacturing, General				S		
Medical/Dental Clinic, Small	P	P	P		P	
Medical/Dental Clinic, Large	S	S	P		P	
Medical Cannabis Cultivation Center				S		
Medical Cannabis Dispensing Organization			S			
Motor Vehicle Dealership			S	S		Sec. 12.3.N
Motor Vehicle Operations Facility				S		
Motor Vehicle Rental Establishment			S	S		Sec. 12.3.N
Motor Vehicle Service and Repair, Minor	S	S	S	S		Sec. 12.3.P
Motor Vehicle Service and Repair, Major				S		Sec. 12.3.P
Office, Above the Ground Floor	P	P	P		P	
Office, Less than ten percent (10%) linear street frontage of the district (1)	P	P	P		P	
Office, ten percent (10%) or greater of linear street frontage of the district (2)	S	S	P		P	

Village of Wilmette Zoning Ordinance

VILLAGE OF WILMETTE, ILLINOIS						
TABLE 9-1: COMMERCIAL ZONING DISTRICTS PERMITTED & SPECIAL USES						
P = Permitted Use // S = Special Use						
USE	DISTRICT					USE STANDARDS
	NR	NR-1	GC-1	GC-2	OR	
Outdoor Dining	P	P	P			Sec. 12.3.S
Outdoor Storage				S		Sec. 12.3.T
Pawn Shop	S	S	S	S		
Personal Services Establishment	S	S	S			
Pet Day Care Facility	S	S	S			Sec. 12.3.M
Printing and Photocopying Establishment	S	S	S			
Research and Development Facility				S	S	
Restaurant, Carry-Out/Delivery	S	S	S			Sec. 12.3.W
Restaurant, Full Service	P	P	P			
Restaurant, Limited Service	S	S	S			
Restaurant, Specialty	P	P	P			
Retail Goods Establishment	P	P	P			
Twenty-Four Hour Business Use	S	S	S	S	S	Sec. 12.3.Y
Warehouse/Distribution				S		
<b>OTHER</b>						
Parking Lot (Principal Use)	S	S	S			Sec. 12.3.R
Parking Structure (Principal Use)	S	S	S			Sec. 12.3.R
Planned Unit Development	S	S	S	S	S	Article 6
Utility	S	S	S	S	S	Sec. 12.3.Z
Wind Turbines	S	S	S	S	S	Sec. 13.4.Y
Wireless Telecommunications Equipment	S	S	S	S	S	Sec. 12.3.AA

**NOTES**

- (1) Offices located at grade or up to eight (8) feet above or below grade, which occupy less than ten percent (10%) of frontage in the district where it is located.
- (2) Offices located at grade or up to eight (8) feet above or below grade, which occupy ten percent (10%) or more of frontage in the district where it is located.

**9.3 BULK AND YARD REGULATIONS**

Table 9-2: Commercial Zoning Districts Bulk and Yard Regulations establishes bulk and yard regulations for the commercial zoning districts.

VILLAGE OF WILMETTE, ILLINOIS TABLE 9-2: COMMERCIAL ZONING DISTRICTS BULK & YARD REGULATIONS					
	DISTRICT				
	NR	NR-1	GC-1	GC-2	OR
<b>BULK REGULATIONS</b>					
MINIMUM LOT AREA	None	None	None	None	1 acre
MINIMUM LOT WIDTH	30'	30'	30'	30'	200'
MAXIMUM BUILDING HEIGHT	30' and 2½ stories	35' and 3 stories	30' and 2½ stories	30'	48' and 4 stories
MAXIMUM FAR	1.0	1.0	1.0	0.5	1.0
<b>MINIMUM YARDS</b>					
FRONT YARD	None	Build-to line: 0'	None	None	30'
REAR YARD	25'	25'	25'	25'	50'
INTERIOR SIDE YARD	None, but if provided a min. of 5' (1)	None, but if provided a min. of 5' (1)	None, but if provided a min. of 5' (1)	None, but if provided a min. of 5' (1)	50'
SIDE YARD ADJOINING A STREET	None	Build-to line: 0'	None	None	30'

**NOTES**

(1) Where the side lot line is adjacent to a residential zoning district, then the side yard requirement of the adjacent residential district shall apply along that side lot line; if an alley or a street intervenes between the property and the adjacent residential district, then the side yard shall be a minimum of 50% of the side yard requirement of the adjacent residential district.

**9.4 GENERAL STANDARDS OF APPLICABILITY**

**A. Accessory Structures and Uses**

See Section 13.4 (Accessory Structures and Uses) for standards covering accessory structures and uses.

**B. Permitted Encroachments**

See Section 13.5 (Permitted Encroachments) for standards governing encroachments.

**C. Temporary Uses and Structures**

See Section 13.6 (Temporary Uses and Structures) for standards governing temporary uses.

**D. Off-Street Parking and Loading**

See Article 14 (Off-Street Parking and Loading) for standards governing off-street parking and loading.

**E. Landscaping and Screening**

See Article 15 (Landscaping and Screening) for standards governing landscaping and screening.

**F. Signs**

See Article 16 (Signs) for standards governing signs.

For the time period January 1, 2014 to December 31, 2014:

1. 1 Crescent Place
2. 226 9<sup>th</sup>
3. 242 Hollywood
4. 248 Sunset
5. 325 Beverly
6. 402 Maple
7. 419 Gregory
8. 500 Karey (pending)
9. 520 Meadow
10. 716 Central
11. 721 Prairie
12. 818 Park
13. 831 Michigan
14. 834 17<sup>TH</sup>
15. 921 Oakwood
16. 935 Yale
17. 1000 Michigan
18. 1019 Linden
19. 1022 Pawnee
20. 1024 11<sup>th</sup>
21. 1024 Greenleaf
22. 1047 Linden
23. 1212 Isabella (pending)
24. 1224 Washington
25. 1225 Middlebury
26. 1317 Maple
27. 1318 Isabella (house moved, garage demolished)
28. 1414 Maple
29. 1518 Forest
30. 1627 Walnut
31. 1628 Highland
32. 1801 Elmwood
33. 1815 Walnut
34. 1819 Elmwood
35. 1939 Birchwood (pending)
36. 2025 Old Glenview (pending)
37. 2108 Birchwood
38. 2127 Wilmette
39. 2145 Wilmette
40. 2147 Wilmette
41. 2222 Washington (pending)
42. 2244 Schiller
43. 2417 Pomona
44. 2433 Kenilworth
45. 2600 Marian
46. 2810 Orchard (pending)
47. 2822 Birchwood