



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**

**Wednesday, September 30, 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 March 2, 2015.

III. Chair Report

IV. Staff Report

V. Local Landmarks Update

1. 810 Forest, The Wischmeyer House
2. 823 15th, The Rau House
3. 1040 Chestnut, The Schager House

VI. Significant Structures Report

1. 347 Oak Circle – National Register Historic District – Approved variation request for second-story addition and new attached garage
2. 1000 Chestnut – For Sale
3. Mid-Century Modern Homes For Sale in Wilmette
 - a. 400 Sheridan
 - b. 416 Sheridan
 - c. 613 Hunter
 - d. 717 3rd

VII. Request for a Certificate of Appropriateness for The Bichl House, 1110 Chestnut Avenue, for construction of a front portico (Case 2015-HPC-01)

VIII. 2015 Historic Preservation Awards Nominations – Awards Ceremony Date



1200 Wilmette Avenue
Wilmette, IL 60091

- IX. Old Business**
- X. New Business**
- XI. Upcoming Preservation Meetings**
- XII. Public Comment**
- XIII. Adjournment**

Jean Olsen, Chair

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.



VILLAGE OF WILMETTE

1200 Wilmette Avenue
WILMETTE, ILLINOIS 60091-0040

HISTORIC PRESERVATION COMMISSION

MONDAY, MARCH 2, 2015

7:00 P.M.

VILLAGE BOARD CONFERENCE ROOM

1200 WILMETTE AVENUE, WILMETTE, ILLINOIS 60091

Members Present: Homa Ghaemi
James Keighley
Melanie Glass
Jean Olsen
Michael St. Peter
Joseph Vitu

Members Absent: Rob FitzGerald

Staff Present: Erika Fabisch, Planner

I. CALL TO ORDER

Chair Olsen called the meeting to order at 7:02 p.m.

II. APPROVAL OF MEETING MINUTES FROM AUGUST 25, 2014

The meeting minutes from September 11, 2014 were approved as submitted.

Motion to approve as revised by Commissioner Glass and seconded by Commissioner Ghaemi and approved unanimously.

III. CHAIR'S REPORT

Chair Olsen handed out an update list of goals for 2015 and prioritized projects for the year. The list of goals include increasing general public awareness of preservation; finishing the historic and architectural surveys; preparing materials to promote preservation to realtors; identify significant structures that have not been landmarked; target individual homeowners with direct mailing; develop materials to specify benefits and limitations of being a landmark; collaborate with the history museum for social media promotion; continue the preservation awards program; and, pursue designation of the Village Center as a National Register District as part of the Village Center Master Plan.

IV. STAFF REPORT

Ms. Fabisch gave a brief update the recent meeting of the Chicago Suburban Preservation

Alliance on Saturday, February 28, 2015 sponsored by Landmarks IL and the Berwyn

Historic Preservation Commission at the Big Hurt Brewhouse in Berwyn. The topic of the meeting was an update of the Berwyn Bungalow District National Register nomination; recipient of a grant from the Chicago Metropolitan Agency for Planning (CMAP) to develop a comprehensive plan and using the historic district as a marking tool (“Why Berwyn” campaign); and, a presentation by Lakota Group on their historic surveys project in Berwyn and public participation.

Ms. Fabisch gave an update on the staff changes to the Illinois Historic Preservation Agency and how it will fold into the Department of Commerce and Economic Opportunity. Ms. Fabisch passed out a copy of the changes to the City of Highland Park’s Historic Preservation Ordinance including changes to the Demolition Delay Ordinance.

V. LOCAL LANDMARK UPDATE

Ms. Fabisch gave a construction update on the projects at 810 Forest—the Wischmeyer House—and 926 Lake—the Samuel Merritt Dingee House. Ms. Fabisch gave an update on the house for sale at 823 15th—The Rau House—which can accommodate an addition off the rear based on the zoning analysis for the property.

VI. SIGNIFICANT STRUCTURES REPORT

Ms. Fabisch gave an update on the John Van Bergen Irving House move to Evanston which is scheduled for Thursday, March 5, 2015 starting at 6:00 a.m. to its new location at 2771 Crawford. The Commissioners discussed the fire damage at the Wilmette Women’s Club at 930 Greenleaf.

Ms. Fabisch passed out a handout on the Lustron home at 2545 Lake that is currently listed for rent. Ms. Fabisch gave an update on the American Legion Hall/Gross Point School at 1925 Wilmette and passed out a handout of the NR- Neighborhood Retail zoning and the use table. Ms. Fabisch gave an update on the pending demolition for 815 Forest, a very rare home designed by popular Chicago architect, Dwight Perkins.

VII. 2014 CLG ANNUAL REPORT AND SINGLE-FAMILY PENDING AND RECENT DEMOLITIONS

Ms. Fabisch is working on the 2014 Certified Local Government (CLG) annual report. Ms. Fabisch passed out the final report of 47 single-family home teardowns in 2014.

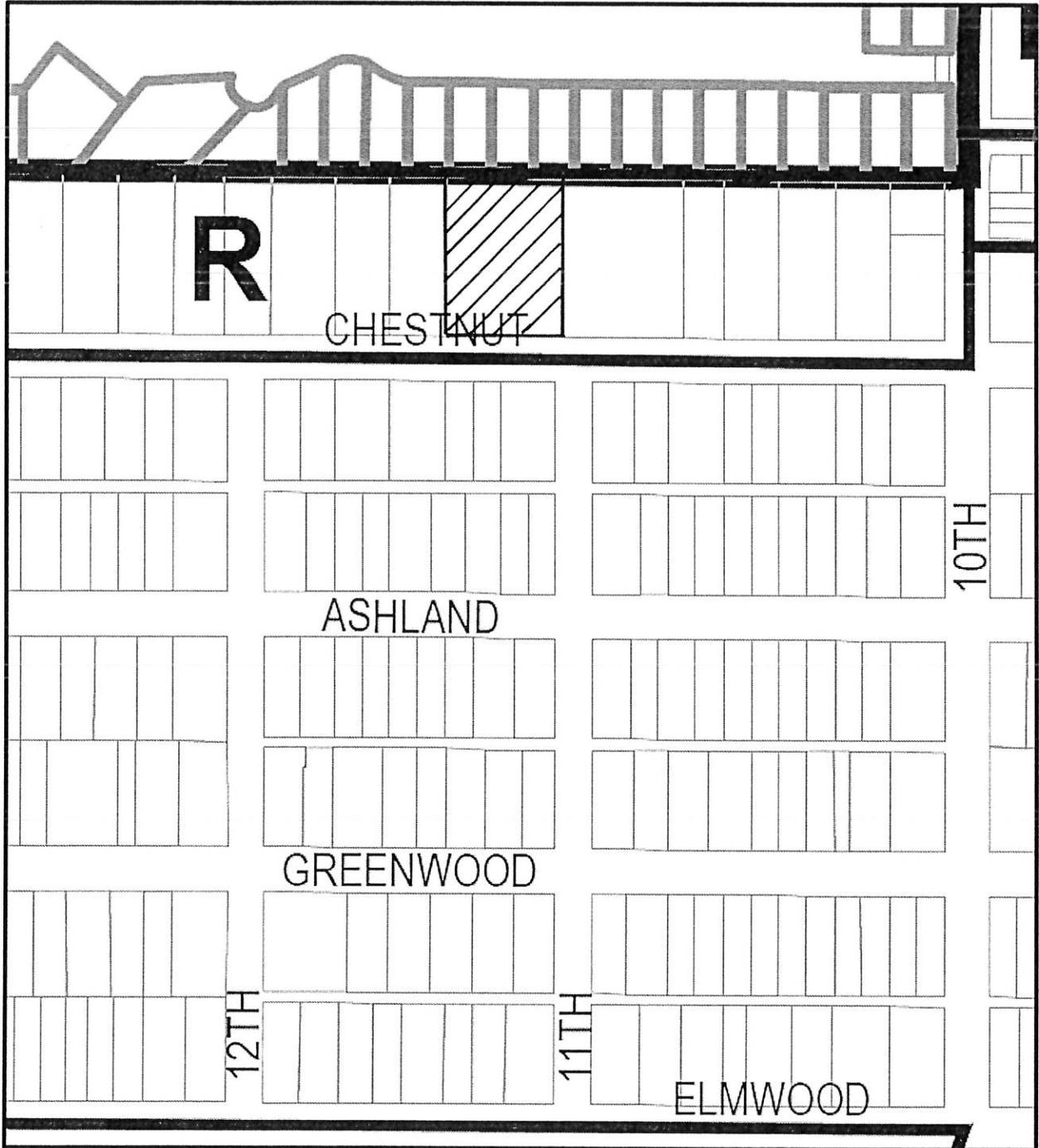
VIII. OTHER BUSINESS

No other business was discussed.

IX. ADJOURNMENT

Motion to adjourn by Commissioner Vitu and seconded by Commissioner St. Peter, and approved. The next meeting will be held on Monday, May 4, 2015 at 7:00 p.m.

Respectfully Submitted,
Erika Fabisch, Planner I

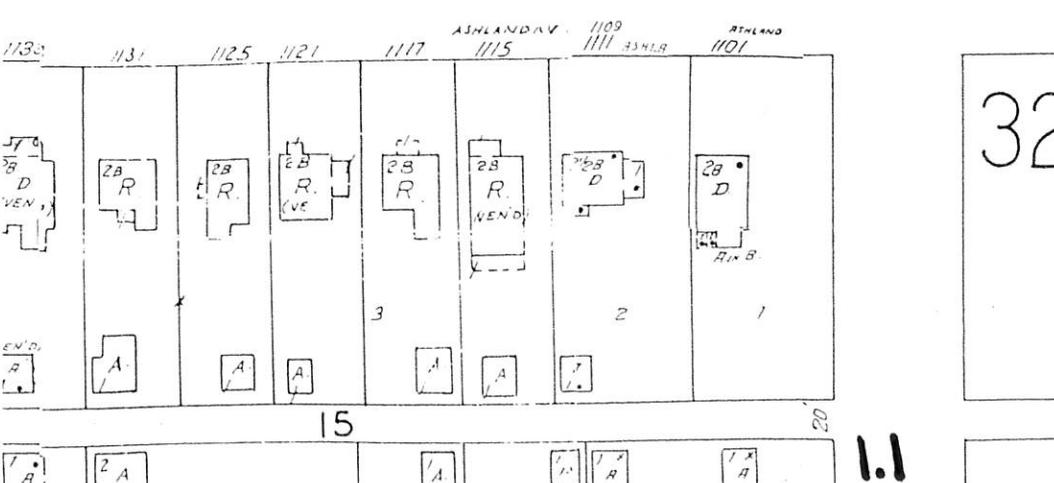
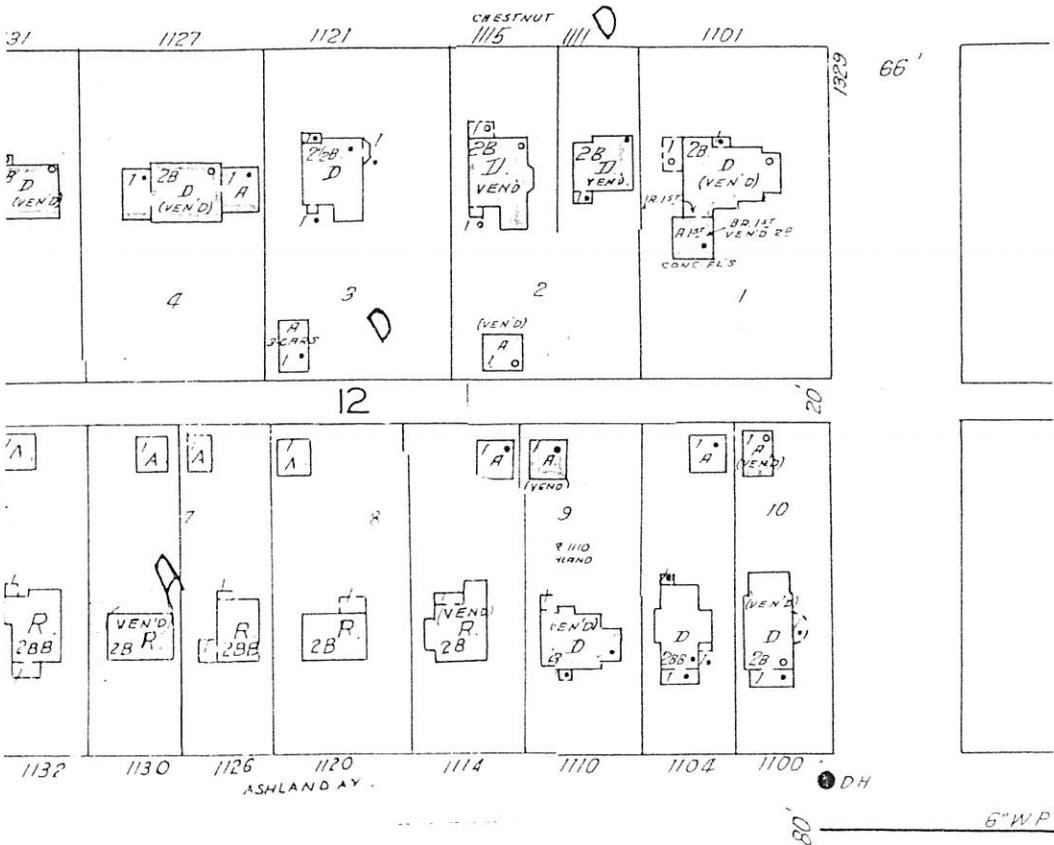
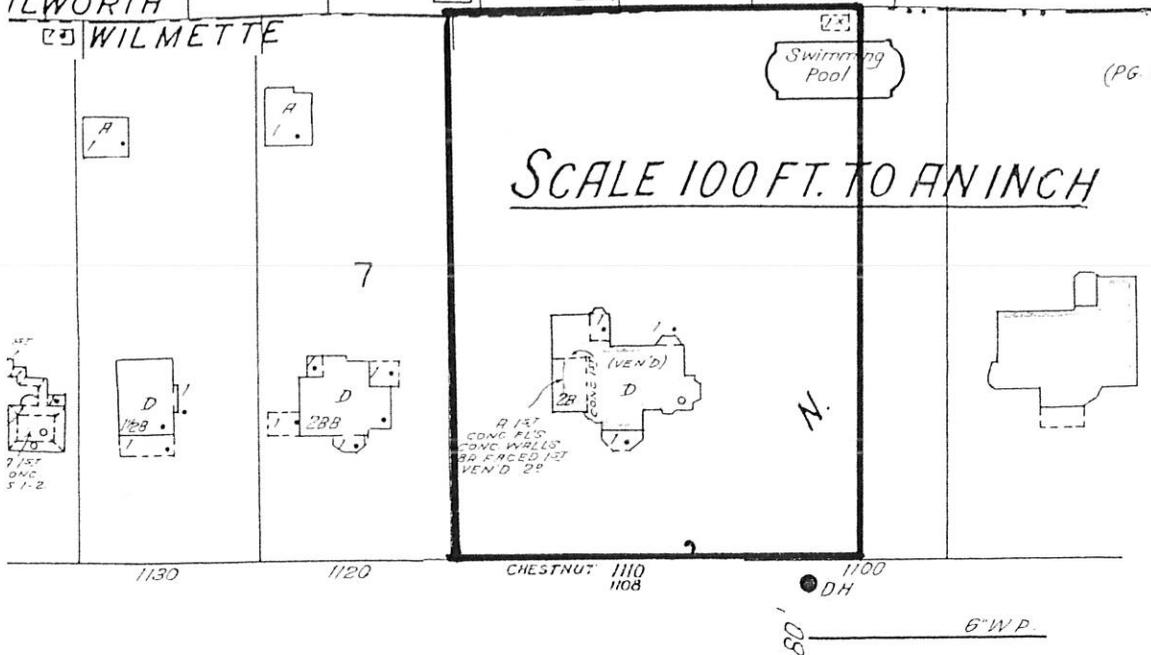


W E T K A
ILWORTH
WILMETTE

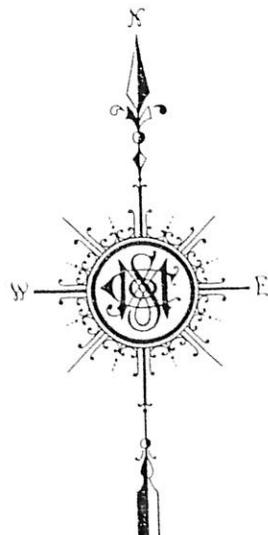
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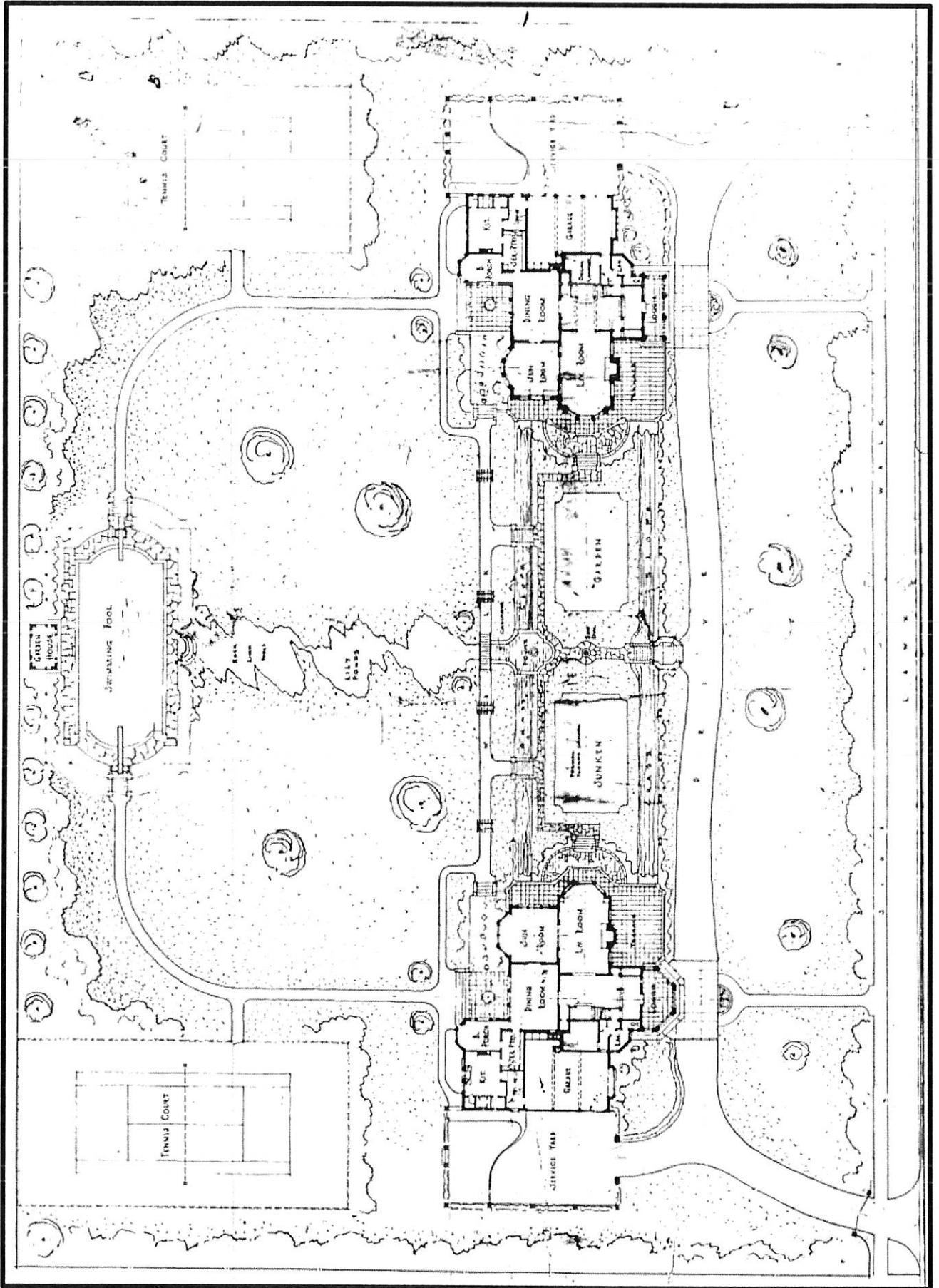
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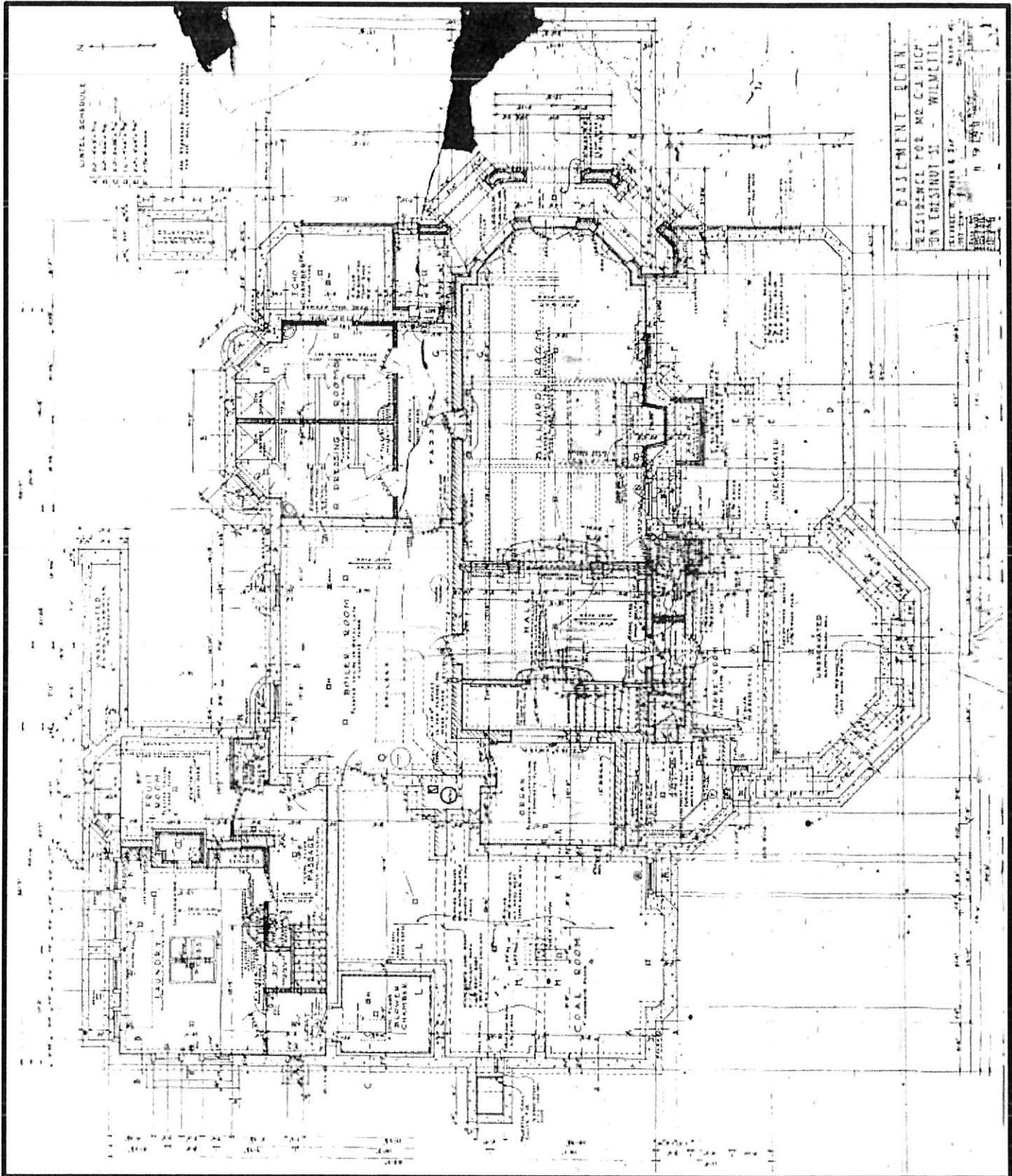
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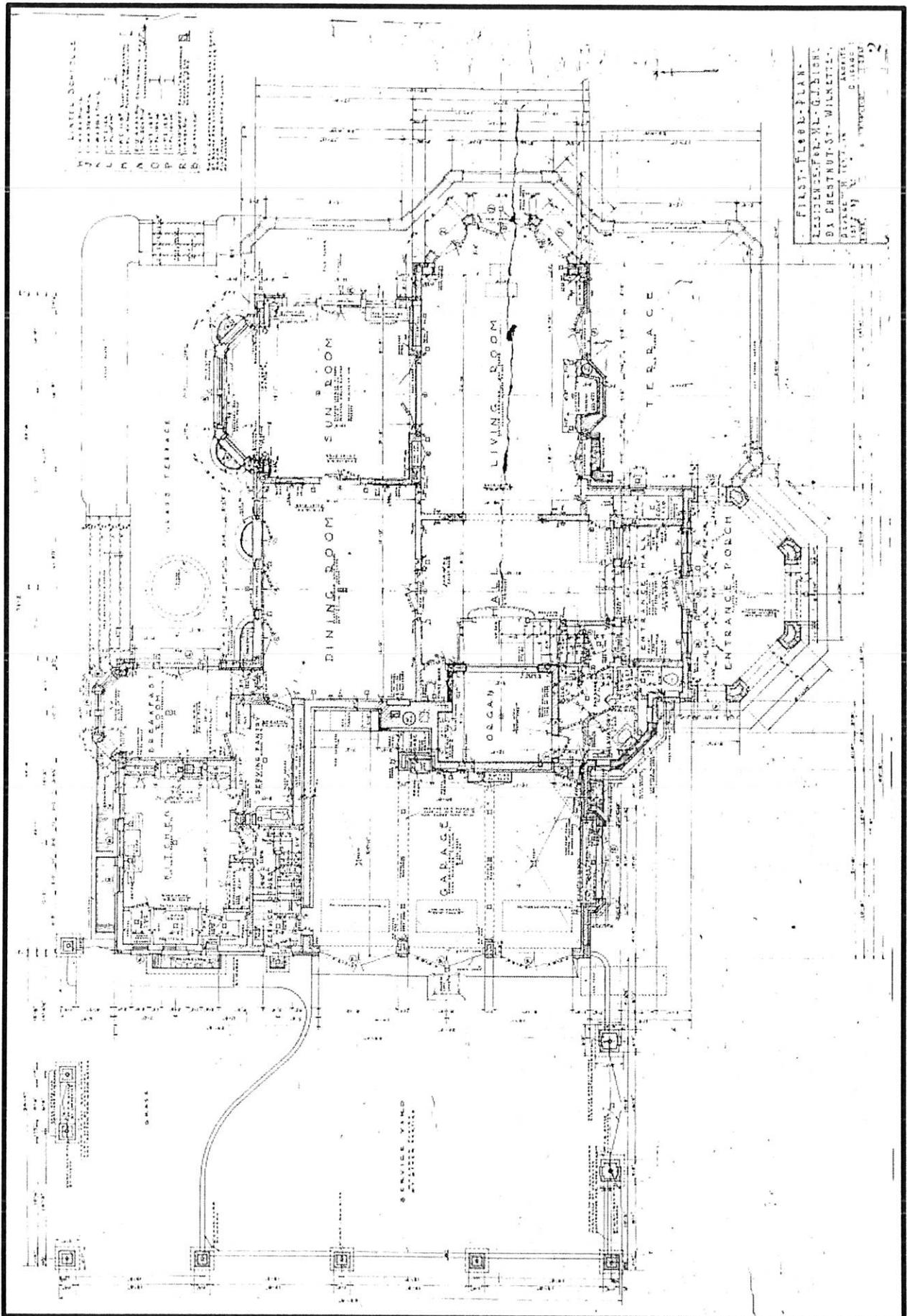
SITE PLAN



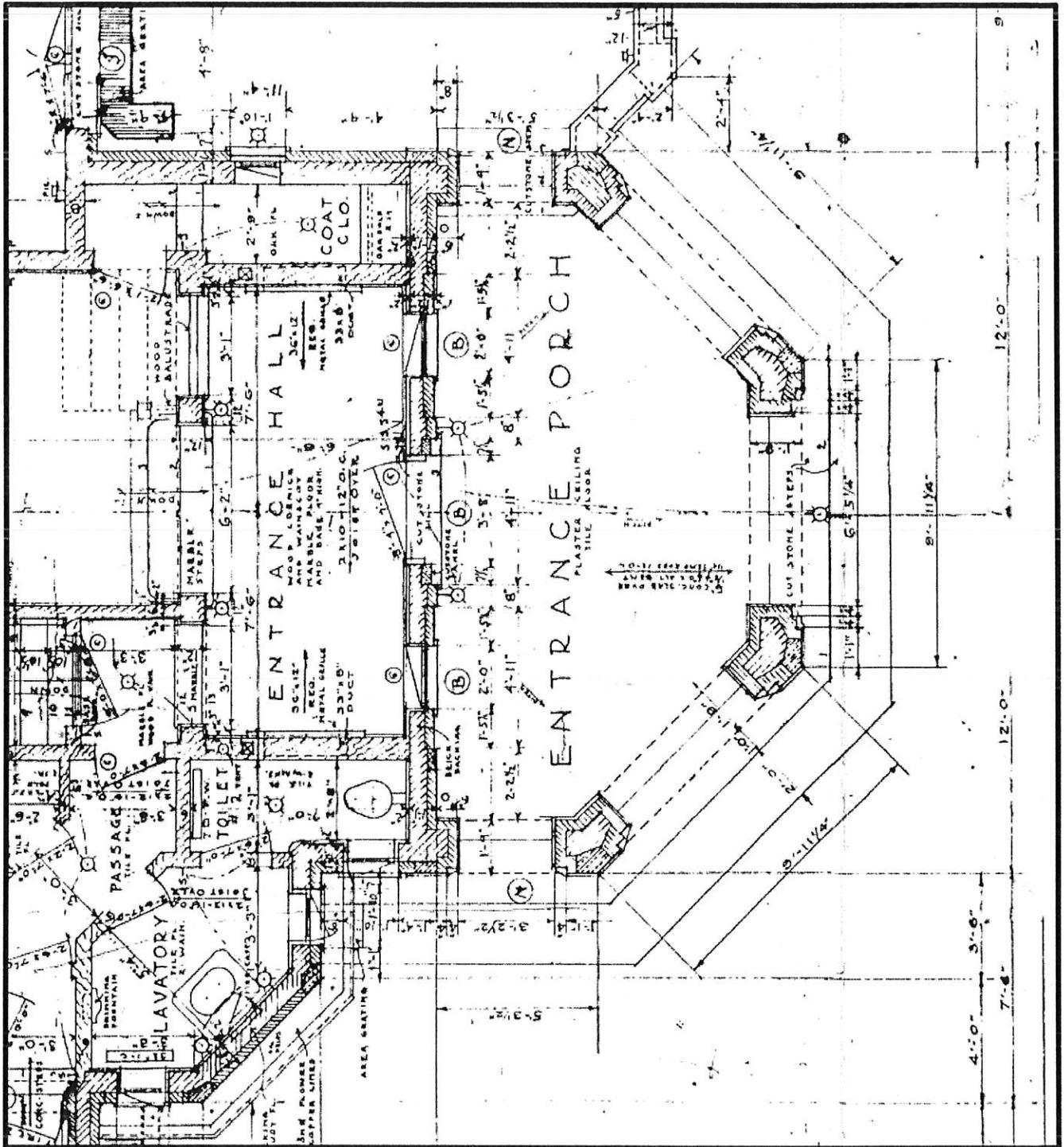
BASEMENT PLAN



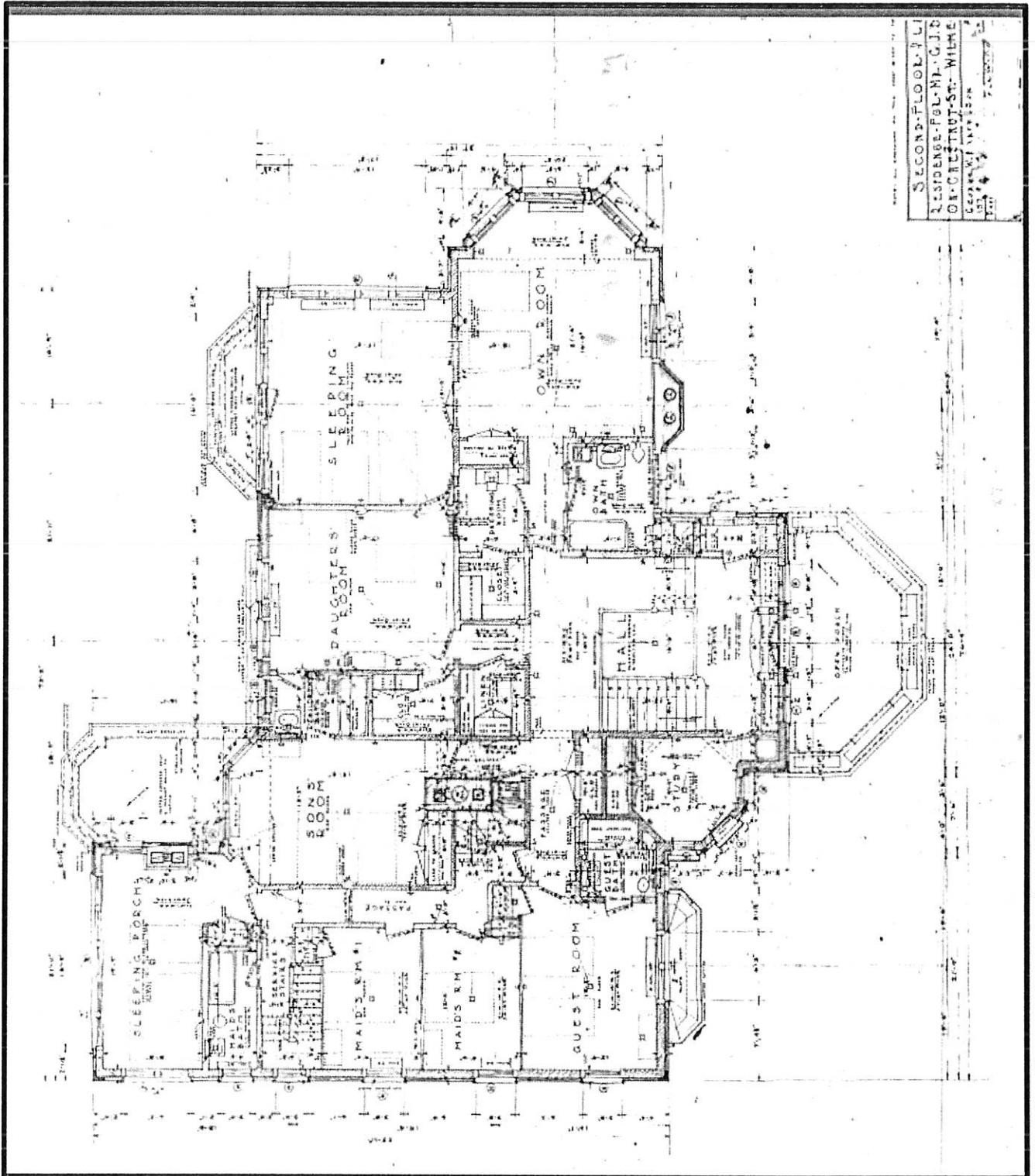
FIRST FLOOR PLAN



FRONT PORCH PLAN

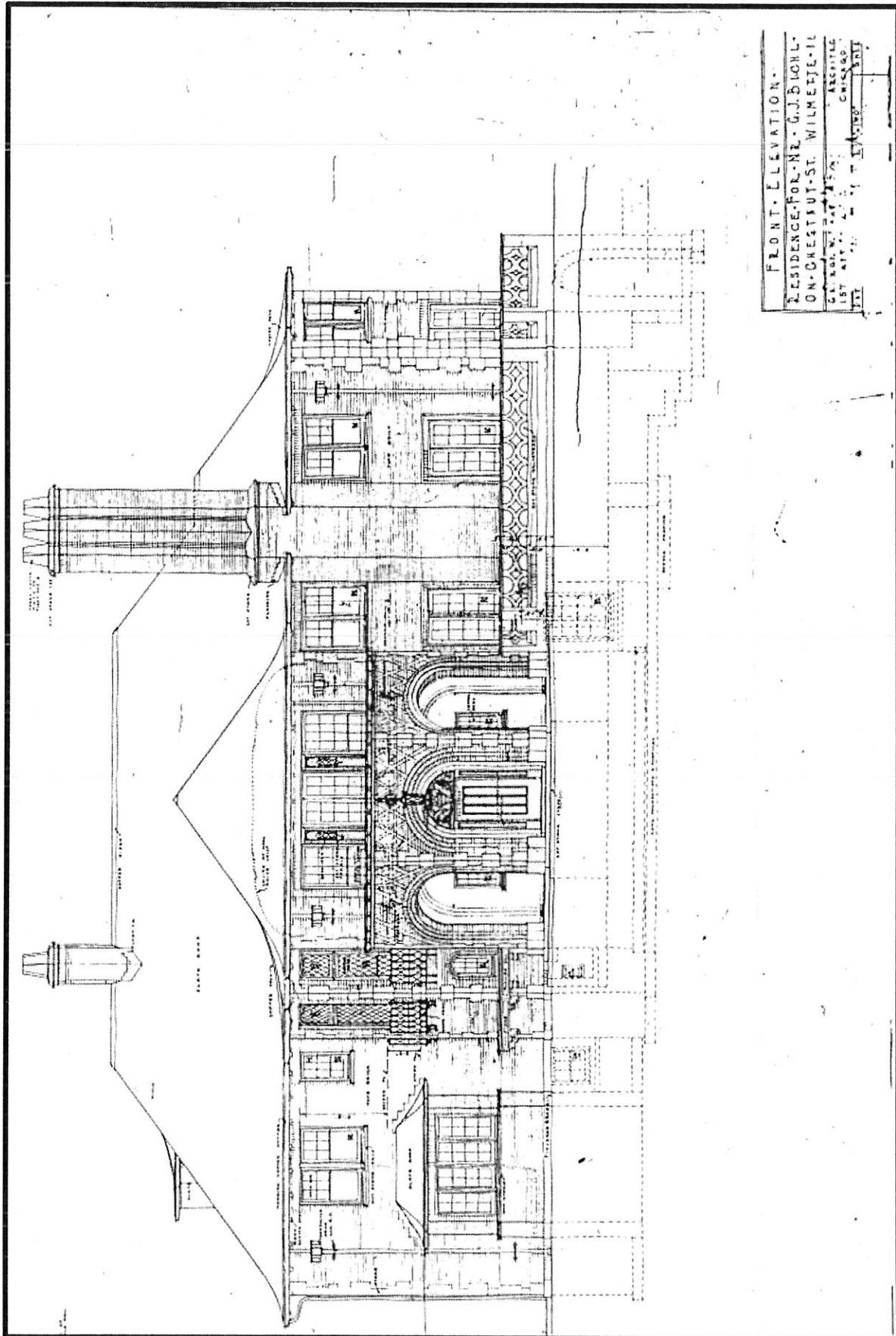


SECOND FLOOR PLAN



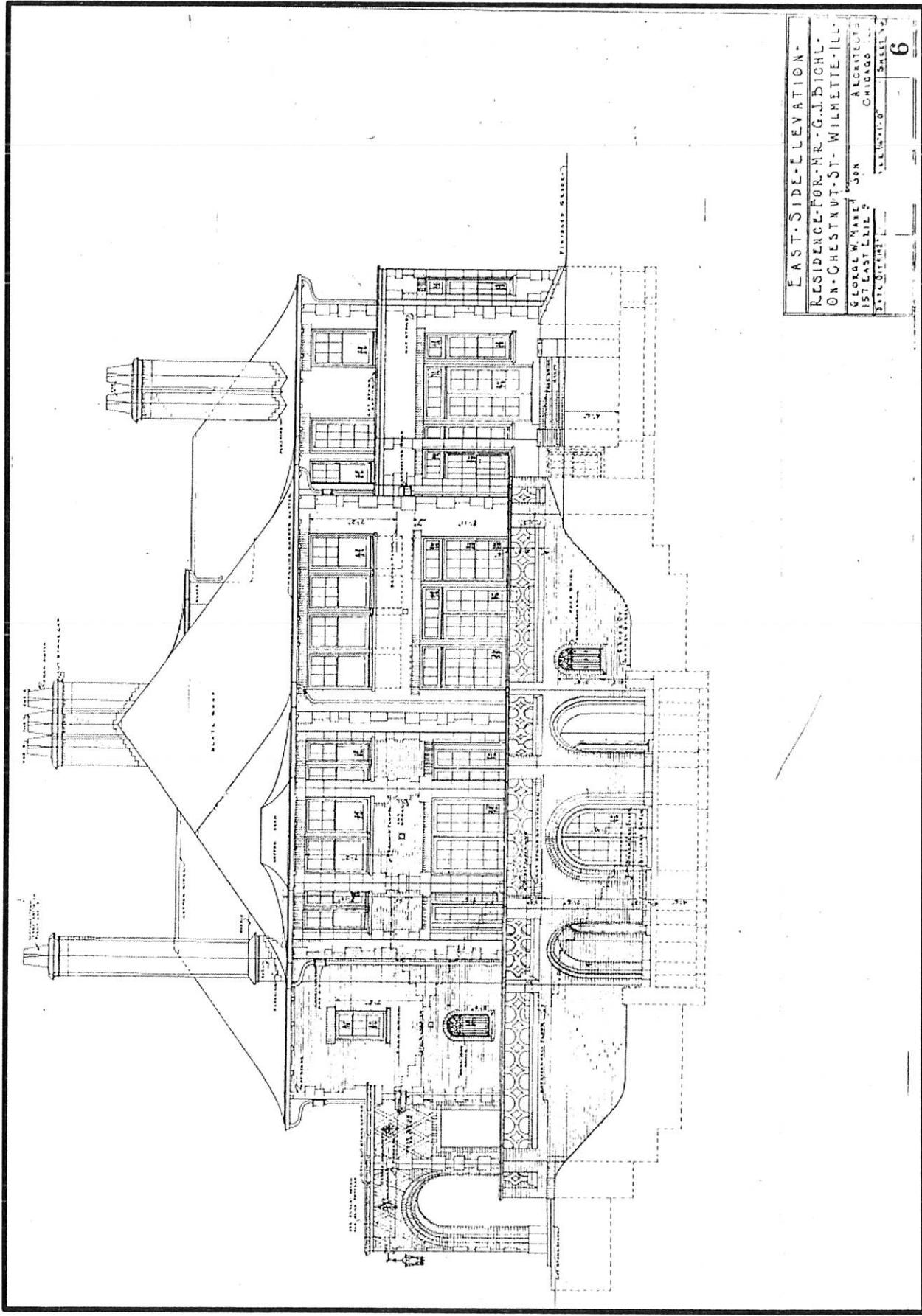
SECOND FLOOR PLAN
RESIDENCE - 101 - 103 - G. I. C.
GEORGETOWN - ST. WILHELM
DESIGNED BY W. H. W. W.
1917

FRONT ELEVATION



FRONT ELEVATION -
RESIDENCE FOR MR. G. J. BLOHL -
ON CHESTNUT ST. WILMETTE, ILL.
G. A. ROE, ARCHT. - CHICAGO, ILL.
187

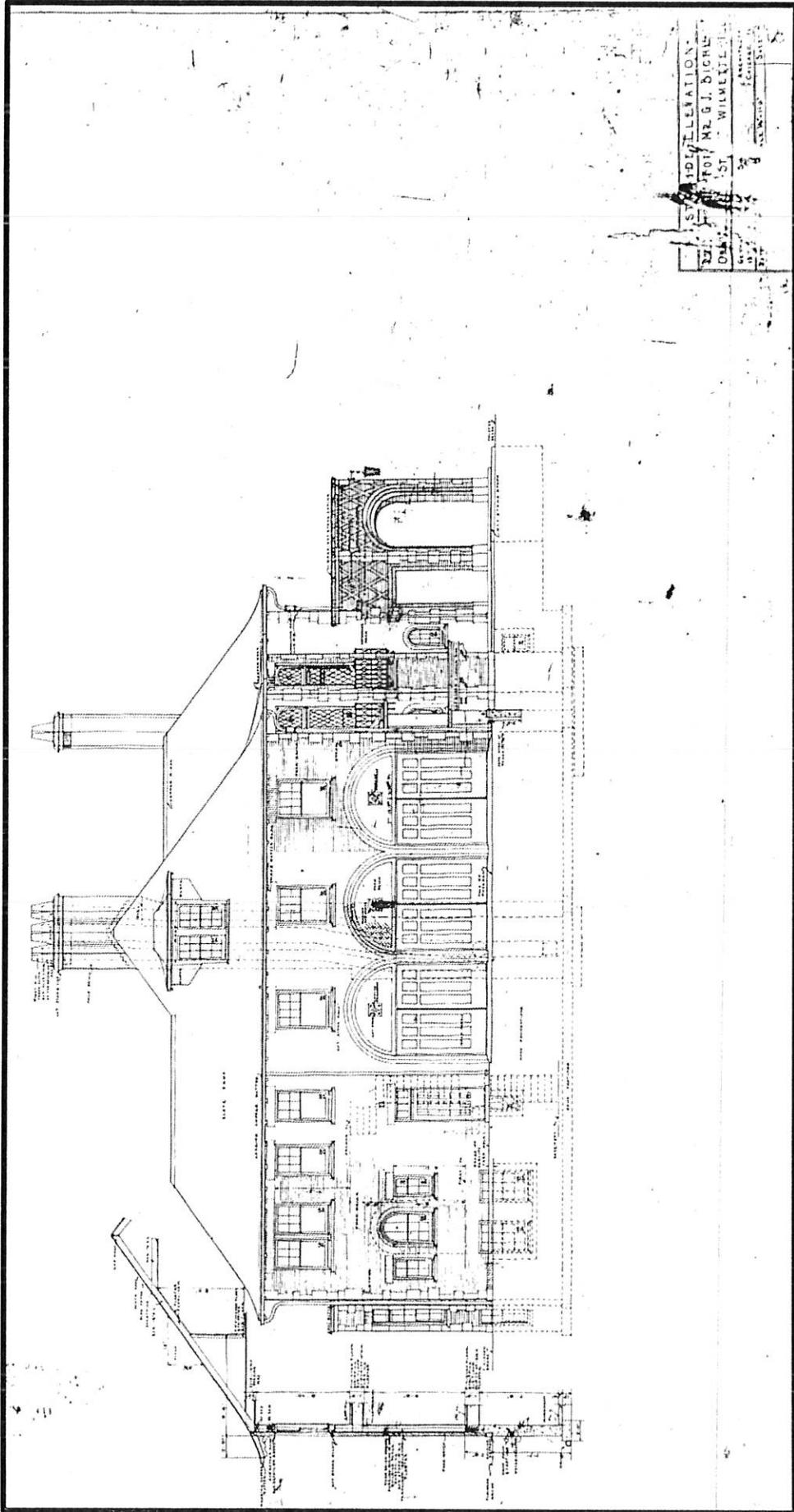
EAST ELEVATION



EAST-SIDE-ELEVATION.
RESIDENCE FOR MR. G. J. BICHL.
ON CHESTNUT ST. WILMETTE, ILL.
GEORGE W. MARY, JUN. ARCHITECT
157 EAST LEXINGTON ST. CHICAGO, ILL.
DATE 1911

6

WEST ELEVATION



VILLAGE OF WILMETTE
LOCALLY DESIGNATED HISTORIC LANDMARKS
Application for Additions or Alterations

Property Address 1110 Chestnut Avenue

Historic Name of Property Bichl House

Common Name Twin Sister Home

Property Owner

Name Greg & Mary Pearlman

Address 1110 Chestnut Ave

Phone Number 847 560 5148 (home) _____ (work)

Architect

Name _____

Address _____

Phone Number _____ (work)

Developer/Contractor

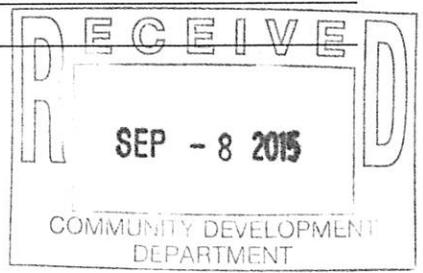
Name Mario Machnicki / Marion Restoration

Address 3504 Kostner
Chicago 60641

Phone Number 773 286 4100 (work)

Please identify all applications (building permit, zoning variations, etc.) pending before the Village of Wilmette.

Building permit



Please discuss how the proposed additions or alterations comply with the Secretary of the Interior's Guidelines for Rehabilitation (where applicable).

Rebuild original front portico

Provide the following information to the Commission:

- Detailed plans of the alterations or additions drawn to scale. Please include elevations.
- Sample board of all materials to be used including paint chips for any proposed color changes and shingle samples.
- Product literature and specifications of new fixtures including doors and windows.

Please be prepared to discuss the following topics:

- Proposed Additions: materials, size, color, scale
- Alterations: if elements are to be removed, indicate product substitution.
- Do plans include the restoration of missing historic elements?
- If the existing structure or elements are to be cleaned, indicate the method and product.
- If repainting, indicate method, material, and intention to match original color and texture.
- Discuss treatment of fenestration: doors, entranceways, windows, porches.

The particular physical conditions, shape, or surroundings of the property would impose upon the owner a practical difficulty or particular hardship, as opposed to a mere inconvenience, if the requirements of the Zoning Ordinance were strictly enforced.

the original patio stoop is still on the property. the owner would like to rebuild the original portico on top of the stoop.

The plight of the property owner was not created by the owner and is due to unique circumstances.

the original portico was falling down and therefore was taken down when the owner bought the property in 1999 for safety reasons.

The difficulty or hardship is peculiar to the property in question and is not generally shared by other properties classified in the same zoning district and/or used for the same purposes. This includes the need to accommodate desirable existing site landscape or reflect unique conditions created by the age and character of the property.

the home is a state recognized historic property and local landmark.

The difficulty or hardship resulting from the application of the Zoning Ordinance would prevent the owner from making a reasonable use of the property. However, the fact the property could be utilized more profitably with the variation than without the variation is not considered as grounds for granting the variation.

the home is a state recognized historic property and local landmark. the state historic preservation society would like the owner to return the home to its original state.

The proposed variation will not impair an adequate supply of light and air to adjacent property or otherwise injure other property or its use, will not substantially increase the danger of fire or otherwise endanger the public health, safety and welfare, and will not substantially diminish or impair property values within the neighborhood.

the home and front portico are situated on a large lot (1.5 acres)

The variation, if granted, will not alter the essential character of the neighborhood and will be consistent with the goals, objectives and policies set forth in the Comprehensive Plan.

the home is a state recognized historic property and local landmark

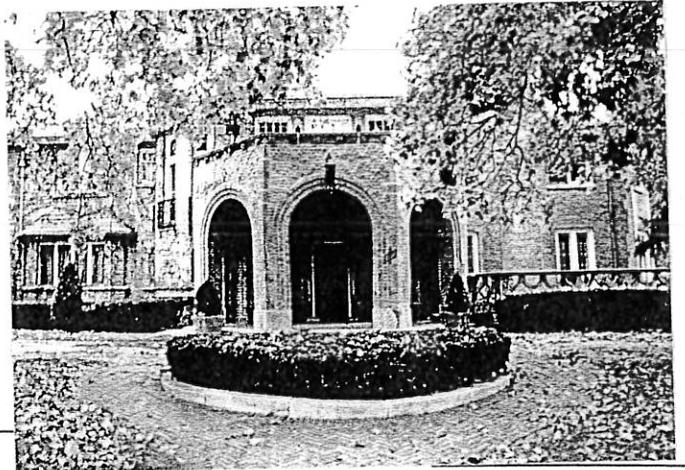
With respect to building materials, unforeseen advances in technology, appearance or quality render a prohibited materials to be suitable and in keeping with the appearance goals of this code when used in the form presented by the applicant.

the majority of the materials needed to rebuild the portico are the original materials from when the portico was taken down in 1999/2000. the owner has saved the original materials for this purpose.

VILLAGE OF WILMETTE

HISTORICAL AND ARCHITECTURAL SURVEY

HISTORIC SITES SURVEY EAST WILMETTE



ADDRESS 1110 Chestnut Avenue
 FILM ROLL NO. 1 FRAME NO. 32

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 <input checked="" type="checkbox"/> Significant <input type="checkbox"/> Contributing <input type="checkbox"/> Non-Contributing	CANDIDATE FOR LOCAL LANDMARK STATUS <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No <input type="checkbox"/> Previously Designated
POTENTIAL NATIONAL REGISTER <input checked="" type="checkbox"/> Yes <input type="checkbox"/> No	
CRITERIA <u>C</u> COMMENTS ON POTENTIAL DESIGNATION <u>1040 and 1110</u> <u>were designed as a pair of homes with a shared landscape</u> <u>design.</u>	

ARCHITECTURAL INFORMATION

ADDRESS 1110 Chestnut Avenue

ARCHITECTURAL STYLE Italian Renaissance

ARCHITECT Phillip Maher BUILDER/OWNER G. J. Bidel

DATE(S) OF CONSTRUCTION 1923

Source Wilmette Historical Museum

MATERIALS DESCRIPTION

Foundation Concrete

Exterior Walls Brick

Window Type (s) Casement

Door Type (s) Panel with 3 lights

Roof Slate

FEATURES Hip roof with decorative brackets at overhang,
angled portico with arched brick piers at entrance, decorative
relief panel over door, stone quoins at corners.

ALTERATIONS/INTEGRITY No major alterations apparent.

ARCHITECTURAL/HISTORICAL INFORMATION Italian Renaissance style
popular from 1890 to 1935.

**EXTERIOR
CONDITION**

- Good
- Fair
- Deteriorated

COMMENTS

Building Permit Records list value at
\$65,000. House shares yard with 1040
Chestnut Avenue. See file at Wilmette
Historical Museum for 1040 Chestnut Ave.

REFERENCES

Wilmette Historical Museum; WILMETTE: A HISTORY; A FIELD GUIDE
TO AMERICAN HOUSES; Wilmette Historical Museum Photo File Nos.
D18, D182

SURVEY TEAM: Michael A. Dixon, AIA DATE: 9-93
Mark D. VanKerkhoff, AIA

cc JA
7/11

**AN ORDINANCE DESIGNATING A WILMETTE
LANDMARK IN THE VILLAGE OF WILMETTE**

WHEREAS, the Village President and Board of Trustees of the Village of Wilmette, Cook County, Illinois, find that Gary Pearlman and Mary Pearlman, owners of certain real property legally described as:

The East 200 feet of Block 7 and the West 13.75 feet of Vacated Street Lying East of and Adjoining said Block 7 in Gage's Addition to Wilmette in Section 27 and Section 28, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, in Illinois;

and commonly known as 1110 Chestnut Avenue, Wilmette Cook County, Illinois, said property being improved with an existing detached dwelling commonly known as "Bichl House," have requested that the Village of Wilmette designate said property as a Wilmette Landmark pursuant to Section 2-16.13, *et seq.*, of the Wilmette Village Code; and,

WHEREAS, the Village President and Board of Trustees further find that the Historic Preservation Commission of the Village of Wilmette, pursuant to notice published on or about March 21, 2000, conducted a public hearing concerning said nomination for Wilmette Landmark status on or about April 5, 2000, as required by said Section 2-16.13, *et seq.*, of the Wilmette Village Code, and thereafter submitted a report and recommendation to the Village President and Board of Trustees recommending said property for Wilmette Landmark Status pursuant to Section 2-16.13, *et seq.*, of the Wilmette Village Code; and,

WHEREAS, the Village President and Board of Trustees further find that the Bichl House and the above-described real property meet the criteria for designation as a Wilmette Landmark, and should be designated as same by Ordinance;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES of the Village of Wilmette, Cook County, Illinois:

SECTION 1: The foregoing recitals, and each of them, are hereby made a part of this Ordinance and are incorporated by reference as if set forth verbatim herein.

SECTION 2: The real property legally described as:

The East 200 feet of Block 7 and the West 13.75 feet of Vacated Street Lying East of and Adjoining said Block 7 in Gage's Addition to Wilmette in Section 27 and Section 28, Township 42 North, Range 13, East of the Third Principal Meridian, in Cook County, in Illinois;

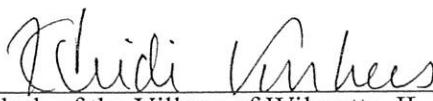
and commonly known as 1110 Chestnut Avenue, Wilmette Cook County, Illinois, and the improvement to same, that being the detached dwelling commonly known as "Bichl House," are hereby designated by the Village of Wilmette as a Wilmette Landmark pursuant to Section 2-16.13, *et seq.*, of the Wilmette Village Code, and said property and improvements shall hereafter be subject to such applicable rules regarding alteration or demolition as provided in Section 2-16.13, *et seq.*, of the Wilmette Village Code, both now and as may be hereafter amended.

SECTION 3: This Ordinance shall be in full force and effect from and after its passage, approval and publication as required by law.

PASSED by the President and Board of Trustees of the Village of Wilmette, Illinois, on the 27th day of **June**, 2000.

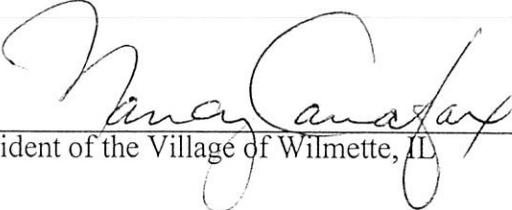
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NAY: 0



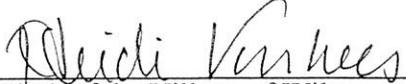
Clerk of the Village of Wilmette, IL

APPROVED by the President of the Village of Wilmette, Illinois, this 27th day of June, 2000.



President of the Village of Wilmette, IL

ATTEST:



Clerk of the Village of Wilmette, IL

Guidelines for Alterations and Additions
Secretary of the Interior's Standards for Rehabilitation

The following Secretary of the Interior's Standards for Rehabilitation shall be used by the Wilmette Historic Preservation Commission when determining if an application for a building permit to alter a Wilmette Local Landmark merits approval. These guidelines provide property owners the freedom to return a property to a state of utility, through repair or alteration, which makes possible an efficient contemporary use while preserving those portions and features of the property which are significant to its historic, architectural, and cultural values.

The Standards for Rehabilitation are as follows:

1. Every reasonable effort shall be made to provide a compatible use for a property which requires minimal alteration of the building, structure, or site and its environment, or to use a property for its originally intended purpose.
2. The distinguishing original qualities or character of a building, structure, or site and its environment shall not be destroyed. The removal or alteration of any historic material or distinctive architectural features shall be avoided when possible.
3. All buildings, structures, and sites shall be recognized as products of their own time. Alterations that have no historical basis and which seek to create an earlier appearance shall be discouraged.
4. Changes which may have taken place in the course of time are evidence of the history and development of a building, structure, or site and its environment. These changes may have acquired significance in their own right, and this significance shall be recognized and respected.
5. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building, structure, or site shall be treated with sensitivity.
6. Deteriorated architectural features shall be repaired rather than replaced, wherever possible. In the event replacement is necessary, the new material should match the material being replaced in position, design, color, texture, and other visual qualities. Repair or replacement of missing architectural features should be based on accurate duplications of features, substantiated by historic, physical, or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.
7. The surface cleaning of structures shall be undertaken with the gentlest means possible. Sandblasting and other cleaning methods that will damage the historic building materials shall not be undertaken.
8. Every reasonable effort shall be made to protect and preserve archeological resources affected by, or adjacent to any project.
9. Contemporary design for alterations and additions to existing properties shall not be discouraged when such alterations and additions do not destroy significant historical, architectural or cultural material, and such design is compatible with the size, scale, color, material and character of the property, neighborhood or environment.
10. Wherever possible, new additions or alterations to structures shall be done in such a manner that if such additions or alterations were to be removed in the future, the essential form and integrity of the structure would be unimpaired.

Rules Pertaining to Review of Applications to Alter or Demolish Landmarks

- 3.1 Commission and Commission Member Responsibility: Prior to engaging in review of applications to alter or demolish designated landmarks (“applications”), the Commission shall, in each case, advise the applicants and owners that the Village of Wilmette and the Commission shall not, by reviewing such applications, assume any liability for its comments, suggestions, or recommendation, or for the completeness or quality of the work of any contractor or the safety of contractor methods, means of operations, or the safety of conditions on the work site, or for any act or omission by any contractor, subcontractor, materials supplier or worker.
- 3.2 Submission of Applications: Prior to alteration or demolition of a Landmark, an application must be submitted to the Commission in the form required by the Commission.
- 3.3 Hearings on Applications: Within 30 days of receiving a completed application, the Commission shall announce a public hearing on the application, which hearing shall be held within a reasonable time. At that time, the Preservation Commission will review the application to determine its compliance with the guidelines set forth in Appendix C.
- 3.4 Notice of Hearings on Applications to Alter or Demolish: At least fifteen days in advance of commencing a hearing on an application, the Commission shall post a public notice of the hearing and shall deliver a written notice of the hearing to the applicant, the owner, the Village Board, the Village Manager, the Wilmette Historical Society, and any persons who have informed the Commission in writing that they have an interest in the application.
- 3.5 Testimony:
- a. Any interested person may submit testimony or other evidence to the Commission by oral testimony at a hearing or by submitting written comments.
 - b. Persons wishing to testify at the hearing on an application should notify the Commission of that fact by no later than two business days before the hearing. The Commission may, in its discretion, have more than one session of a hearing on an application.
 - c. The record may be kept open for at least five days after the conclusion of a hearing on an application to permit any interested person to submit additional written comments.
- 3.6 Report and Recommendation on Report on Applications: After the hearing, the Commission shall prepare a Report and Recommendation that shall include:
- a. Identification of the building, structure, or place;
 - b. Name and address of the applicant and owner;

- c. Record of compliance with the requirements of these rules regarding notice and hearings;
- d. Summary of the applicant's position;
- e. Summary of the Record;
- f. The Commission's recommendation on the application; and
- g. Date and record of the Commission's vote.

A copy of a Report and Recommendation on an application shall be delivered to the Village Board and the Village Manager and mailed to the applicant, the owner, and the Wilmette Historical Society.

- 3.7 Presentation of Report and Recommendation: One or more representatives of the Commission shall attend the Village Board meeting where the Commission's Report and Recommendation on an application is presented for the purpose of answering or providing other information.

Additional Procedures: In addition to these procedures, the Commission may undertake such further actions as it sees fit in connection with recommendations relating to applications

CERTIFICATE OF PUBLICATION

LEGAL NOTICE

**Village of Wilmette
HPC 9/30/15**

22nd Century Media
does hereby certify that it is the publisher of
The Wilmette Beacon,
that said **The Wilmette Beacon** is
a secular newspaper that has been published
weekly in the City of Wilmette, County of Cook,
State of Illinois, continuously for more than one
year prior to the first date of publication of the
notice, appended, that it is of general circulation
throughout said County and State, that it is a
newspaper as defined in "An Act to revise the
law in relation to notices." as amended. Illinois
Compiled Statutes (715 ILCS 5/1 & 5/5), and
that the notice appended was published in the
said **The Wilmette Beacon** on
September 10, 2015

First publication date:
September 10, 2015
Final publication date:
September 10, 2015

In witness thereof, the undersigned has caused
this certificate to be signed and its corporate
seal affixed at Orland Park, Illinois. -

Authorized Agent:

Dated:

[Signature]

9/11/15

NOTICE OF PUBLIC HEARING
Notice is hereby given that on
Wednesday, September 30, 2015 at
7:00 P.M., the Historic Preserva-
tion Commission of the Village of
Wilmette will conduct a public
hearing in the Village Board Con-
ference Room of Village Hall,
1200 Wilmette Avenue, Wilmette,
Illinois when matters listed below
will be considered:
2015-HPC-01 1110 Chest-
nut Avenue
A request by Mary Pearlman for a
Certificate of Appropriateness for
construction of a front portico to
the local landmark structure (The
Bichl House) on the property iden-
tified as Property Index Number
05-27-300-088-0000.
Jean Olsen, Chairman
Homa Ghaemi
Rob FitzGerald
Melanie Glass
Joseph Vitu
Michael St. Peter
Clara Wineberg
(Constituting the Historic Preserva-
tion Commission of the Village of
Wilmette, Illinois)
If you are a person with a disability
and need special accommodations
to participate in and/or attend a
Village of Wilmette public meet-
ing, please notify the Management
Services Department at (847)
853-7510 (TDD# (847) 853-7634)
as soon as possible.

OFFICIAL SEAL
SARAH COSTANZO
NOTARY PUBLIC - STATE OF ILLINOIS
MY COMMISSION EXPIRES 01/22/16

[Signature]



VILLAGE OF WILMETTE

1200 WILMETTE AVENUE
WILMETTE, ILLINOIS 60091-0040

COMMUNITY DEVELOPMENT
DEPARTMENT

(847) 853-7550
FAX (847) 853-7701
TDD (847) 853-7634
EMAIL comdev@wilmette.com

Affidavit of Notice Posted

Community Development Department

This certifies that on this date, I, ERIKA BLOCK, have
posted public notice on the property located at 1110 CHESTNUT,
for the following case: 2015-4110-01.

Erika Block
Affiant Signature

9/15/2015
Date

ORDINANCE NO. 2005-O-123

**AN ORDINANCE AMENDING THE WILMETTE VILLAGE CODE, 1993,
AS AMENDED, AMENDING CHAPTER 2, "ADMINISTRATION,"
SECTION 2-16, "BOARDS AND COMMISSIONS," SUBSECTION 2-16.13,
"HISTORIC PRESERVATION COMMISSION," IN FURTHER
SUBSECTION 2-16.13.4, "DEFINITIONS," FURTHER SUBSECTION 2-
16.13.5, "ACTIONS AFFECTING A WILMETTE LANDMARK OR
WITHIN A WILMETTE HISTORIC DISTRICT," AND FURTHER
SUBSECTION 2-16.13.5.4, "CONSIDERATION BY THE VILLAGE BOARD
OF TRUSTEES," CONCERNING LANDMARK STATUS FOR PLACES OF
WORSHIP AND PRESERVATION OF FREEDOM OF RELIGIOUS
EXPRESSION FOR PLACES OF WORSHIP**

WHEREAS, the President and Board of Trustees of the Village of Wilmette, Cook County, Illinois find that the Village of Wilmette has adopted Ordinances from time to time creating an Historic Preservation Commission and providing for the landmarking of properties and structures in the Village and approval of alteration or demolition of such landmarks, such Ordinances having been codified in the Wilmette Village Code, 1993, as amended, in Chapter 2, "Administration," Section 2-16, "Boards and Commissions," Subsection 2-16.13, "Historic Preservation Commission," with further subsections thereof, as amended; and,

WHEREAS, the President and Board of Trustees further find that under Chapter 20, "Zoning Ordinance," of the Wilmette Village Code, as amended, places of worship are not subject to appearance review as otherwise required by the provisions of said Chapter 20 concerning the Appearance Review Commission, its procedures and jurisdiction; and,

WHEREAS, the President and Board of Trustees further find that requiring places of worship that are local landmarks as designated under the provisions of Chapter 2 of the Wilmette Village Code aforesaid, to obtain Certificates of Appropriateness as provided therein, prior to the alteration

or demolition of a place of worship, or the construction of a new house of worship in a Historic District, unnecessarily places the Village and its Boards and Commissions in the position of regulating matters that are of religious significance to the members of such places of worship, and that public interest would be served by the Village not regulating matters of potential religious significance; and,

WHEREAS, the President and Board of Trustees further find that it is the intention of the Village that places of worship may voluntarily elect to be, and remain encouraged to become, local landmarks, but that the application of "landmark" status to a place of worship should be an honorary title that does not result in the Village regulating matters of potential religious significance, and that such practice would respect the freedom of religious expression protected by the First Amendment to the Constitution of the United States of America and Article I, Section III, of the 1970 Constitution of the State of Illinois; and,

WHEREAS, the President and Board of Trustees further find that it is the intention of the Village that places of worship may continue to choose, and are encouraged to choose, to meet with and consult with the Village's Historic Preservation Commission on a voluntary basis prior to the demolition, alteration, or construction of a place of worship, in order to foster a cooperative process through which the expertise and advice of the Historic Preservation Commission may be utilized to the benefit of the community and the place of worship, thereby furthering the shared goal of the entire community to preserve and enhance its architectural and historic landmarks;

NOW, THEREFORE, BE IT ORDAINED BY THE PRESIDENT AND BOARD OF TRUSTEES of the Village of Wilmette, Cook County, Illinois:

SECTION 1: The foregoing recitals and findings, and each of them, are hereby adopted as Section 1 of this Ordinance and are incorporated by reference as if set forth verbatim herein.

SECTION 2: The Wilmette Village Code, 1993, as amended, is further amended in Chapter 2, Administration, Section 2-16, "Boards and Commissions," Subsection 2-16.13, "Historic Preservation Commission," further Subsection 2-16.13.4, "Definitions," by deleting the text of said further Subsection 2-16.13.4 and all its further subsections in the manner shown in strikethrough type below and inserting therein and therefor such new text as shown in underlined bold type below, so that said further Subsection 2-16.13.4 shall hereafter provide as follows:

2-16.13.4 DEFINITIONS.

For purposes of this Section 2-16.13, the following shall apply:

(a) **Alteration:** as used in this section, shall mean a change in the exterior appearance of a Wilmette Landmark that requires a permit or as specified in the designation ordinance.

(b) **Certificate of Appropriateness:** a certificate recommended by the Commission indicating review and authorization of plans for alteration, construction, demolition or relocation of a Wilmette Landmark, or property, structure or site within a Wilmette Historic District.

(c) **Certificate of Economic Hardship:** a certificate issued by the Village Board after a determination by the Commission that the previous denial of a Certificate of Appropriateness has resulted in a denial of all reasonable use or return from the property.

(d) **Contributing:** a classification, by the Commission, applied to an area, property, structure or site within a Wilmette Historic District signifying that it contributes generally to the qualities that give the Wilmette Historic District historic, cultural, architectural or archaeological significance as embodied in the criteria for designating a Wilmette Historic District. The classification also includes a property, structure or site designated "significant" or "contributing" in the Wilmette Historical and Architectural Surveys.

(e) **Demolition:** as used in this section, shall mean the destruction or removal of a Wilmette Landmark that requires a permit.

(f) **Exterior architectural appearance:** the architectural character and general composition of the exterior of a property or structure visible from a public street, including but not limited to the kind and textures of the building material and the type,

design and character of all architectural details and elements, including, but not limited to, windows, doors, light fixtures, trim and signs.

(g) Geographic feature: a land formation, whether naturally occurring or man made.

(h) Non-contributing: any property, structure or site which has not been classified as "contributing" or "significant" by the Commission.

(i) **"Place of worship" means a church, synagogue, mosque, temple, or other building, structure, or place used primarily for religious worship and includes the grounds of a place of worship and accessory structures located thereon.**

(i) Relocation: any reposition of a structure on its site or to another site.

(j k) Rules and procedures: the rules and procedures of the Wilmette Historic Preservation Commission.

(k-l) Site: as used in this section, shall mean any geographic location associated with an event, person or structure.

(l-m) Structure: as used in this section, shall mean any improvement to real property.

(m n) Wilmette Historic District: an identifiable area with definable boundaries designated as a "Wilmette Historic District" by the Village Board of Trustees and in which a significant number of the properties, structures or sites have a high degree of historic, cultural, architectural, or archaeological significance and integrity. Many of the properties, structures or sites included in the Wilmette Historic District may qualify as "Wilmette Landmarks" or be contributing and may or may not be contiguous. For purposes of this chapter and unless otherwise expressly provided by the Village Board of Trustees in the ordinance for designation, all designations shall presumptively include the lot(s) of record associated with structures located in the District.

(n o) Wilmette Landmark: an artifact, structure, site, geographic feature or tree that has been designated, by village ordinance, as being a paragon for the cultural, social, economic, political or architectural values of the nation, state or village.

SECTION 3: The Wilmette Village Code, 1993, as amended, is further amended in Chapter 2, Administration, Section 2-16, "Boards and Commissions," Subsection 2-16.13, "Historic Preservation Commission," further Subsection 2-16.13.5, "Actions Affecting a Wilmette Landmark

or Within a Wilmette Historic District,” by deleting the text of said further Subsection 2-16.13.5 and all its further subsections in the manner shown in strikethrough type below and inserting therein and therefor such new text as shown in underlined bold type below, so that said further Subsection 2-16.13.5 shall hereafter provide as follows:

2-16.13.5 ACTIONS AFFECTING A WILMETTE LANDMARK OR WITHIN A WILMETTE HISTORIC DISTRICT.

(a) No designated Wilmette Landmark or “contributing” structure within a Wilmette Historic District, other than a place of worship, shall be altered or demolished and no new construction on a vacant lot in a Wilmette Historic District may be undertaken, except in accordance with the provisions of this Section 2-16.13.5.

(b) The requirements of this Section 2-16.13.5, and all its further subsections, shall not be applicable to, and no Certificate of Appropriateness shall be required for, the alteration, demolition or construction of a place of worship or the property on which a place of worship is, or will be, situated.

(c) Owners of places of worship may, on a voluntary basis, request to meet with and consult with the Historic Preservation Commission prior to the alteration, demolition, or construction of a place of worship, so that Historic Preservation Commission may provide the owners of the place of worship with the benefit of its expertise and advice regarding the project under consideration.

SECTION 4: The Wilmette Village Code, 1993, as amended, is further amended in Chapter 2, Administration, Section 2-16, “Boards and Commissions,” Subsection 2-16.13, “Historic Preservation Commission,” further Subsection 2-16.13.5, “Actions Affecting a Wilmette Landmark or Within a Wilmette Historic District,” further Subsection 2-16.13.5.4, “Consideration by the Village Board of Trustees,” by deleting the text of said further Subsection 2-16.13.5.4 and all its further subsections in the manner shown in strikethrough type below and inserting therein and therefor such new text as shown in underlined bold type below, so that said further Subsection 2-

16.13.5.4 shall hereafter provide as follows:

2-16.13.5.4 CONSIDERATION BY THE VILLAGE BOARD OF TRUSTEES.

(a) Upon receipt of the Historic Preservation Commission's recommendation for designation of a Wilmette Landmark or action on an application for a Certificate of Appropriateness, the Village Board of Trustees shall approve or disapprove the recommendation by majority vote. Upon the receipt of the Commission's recommendation for designation of a Wilmette Historic District and which designation is accompanied by the written consent of 75% or more of the owners of record of those properties within the proposed district, the Village Board of Trustees shall approve or disapprove the proposed Wilmette Historic District by a majority vote. If alteration or demolition is approved, the village shall issue, upon proper application and satisfaction of all other requirements of the Village Code, the appropriate Building Permit or Demolition Permit.

(b) Notice of the Village Board of Trustee's approval of the designation shall be provided by regular mail to the nominator and all property owners of record of the landmark or properties within the district.

(c) Notwithstanding the foregoing, no place of worship or property on which a place of worship is located shall be designated as a Wilmette Landmark without the written consent of the religious entity that is the owner of such place of worship.

SECTION 5: This Ordinance shall be in full force and effect from and after its passage and approval as required by law.

PASSED by the President and Board of Trustees of the Village of Wilmette, Illinois, on the 10th day of **January**, 2006.

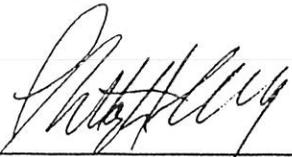
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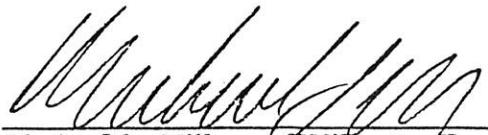
Clerk of the Village of Wilmette, IL

APPROVED by the President of the Village of Wilmette, Illinois, this **10th** day of **January**,
2006.



President of the Village of Wilmette, IL

ATTEST:



Clerk of the Village of Wilmette, IL

Photographs of The Bichl House, 1110 Chestnut Avenue

