



1200 Wilmette Avenue
Wilmette, IL 60091

COMMUNITY DEVELOPMENT DEPARTMENT

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

**Monday, May 4, 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. Welcome/Introduction of New Commissioner Clara Wineberg

IV. Chair Report

V. Staff Report

1. Wilmette House Walk on Sunday, May 17 – Volunteers Needed
2. Updates on Changes to the Illinois Historic Preservation Agency (IHPA)
3. Landmarks Illinois Most Endangered List: Mid-Century Modern Homes

VI. Local Landmarks Update

1. 810 Forest, The Wischmeyer House – Addition, Window Restoration
2. 823 15th, The Rau House – For Sale – New Realtor
3. 1040 Chestnut, The Schager House – For Sale – Liz Van Horn, Realtor

VII. Significant Structures Report

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



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Wilmette, IL 60091

VIII. Zoning Districts in Wilmette: Defined

- 1. Residential vs. Commercial Districts**
- 2. Completed Surveys in Residential and Commercial Districts**
- 3. Village Center and 4th and Linden and Plaza Del Lago**

IX. List Historic Homes and Neighborhoods Tours in the Chicagoland Area

X. 2015 Historic Preservation Awards Nominations

XI. Old Business

XII. New Business

XIII. Upcoming Preservation Meetings

1. Chicago Suburban Preservation Alliance Meeting

Saturday, May 9
Wheaton, Illinois

2. 2015 Conference on Illinois Main Street and Historic Preservation

June 23-25, 2015
Carbondale, Illinois

XIV. Public Comment

XV. 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 marketing 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

Zoning Districts in the Village of Wilmette

Residential Districts

R Single-Family Detached Residence District
R1 Single-Family Detached Residence District
R2 Attached Residence District
R3 Multi-Family Residence District
R4 Multi-Family Residence District

Commercial Districts

NR Neighborhood Retail Business District
NR-1 Linden Square Neighborhood Business District
VC Village Center Business District
GC-1 General Commercial District
GC-2 General Commercial District
OR Office-Research District

Planned Commercial Development Districts

PCD-1 Planned Commercial Development District – Eden's Plaza
PCD-2 Planned Commercial Development District – Plaza Del Lago
PCD-3 Planned Commercial Development District – West Lake Plaza

R Single-Family Detached Residence District

The R District is established to protect, promote, and maintain the development of single-family detached housing and limited public and institutional uses that are compatible with the surrounding residential neighborhood. The development standards and range of allowable uses for this district are designed to maintain a suitable environment for family living at the low density of development characteristic of the current pattern of development in the district, which consists of large lots with abundant open space. The R District includes one (1) sub-district which allows the same uses but provides bulk provisions that reflect the specific attributes of the development pattern that results in lot width and lot area that are less than that of the R District but still larger than that typically found in any R1 sub-district.

R1 Single-Family Detached Residence District

The R1 District is established to protect, promote, and maintain the development of single-family detached housing and limited public and institutional uses that are compatible with the surrounding residential neighborhood. The development standards and range of allowable uses for this district are designed to maintain a suitable environment for family living at the relatively low density of development characteristic of the current pattern of development in the district.

The R1 District contains nine (9) sub-districts each of which allows the same uses but provides bulk and height provisions that reflect the specific attributes of the development patterns found in those sub-districts. Such attributes are described below:

1. The R1-A Sub-district contains predominantly single story and split-level homes developed since the 1950s.
2. The R1-B Sub-district contains residential development of a relatively low scale character having height and land coverage characteristics smaller than other areas.
3. The R1-C Sub-district contains a set of relatively uniform lots that tend to contain a mostly two (2) story homes located on a majority of lots smaller than found in other parts of the community.
4. The R1-D Sub-district contains predominantly two story homes located on lots that range between fifty (50) and sixty (60) feet in width.
5. The R1-E Sub-district contains one and two story homes located on smaller lots, many less than fifty (50) feet in width, and accommodating smaller footprint buildings scaled to those lots.
6. The R1-F Sub-district contains a mix of homes built after the 1950s and containing primarily less than three (3) stories.
7. The R1-G Sub-district contains height and bulk provisions that typify the large home and lot development pattern found in the area roughly comprising the residential area abutting Chestnut, Ashland, Greenwood and Elmwood Streets east of Green Bay Road.
8. The R1-H Sub-district contains predominantly older homes, many of which are three stories and are located on lots of fifty (50) to sixty (60) feet in width.
9. The R1-I Sub-district contains some of the smallest residential lots in the village and accommodates limited space between buildings. Development in this area fronts on narrow rights of way imparting a specific character to the neighborhood.

R2 Attached Residence District

The R2 District is established to protect, promote, and maintain the development of single-family detached and attached housing and limited public and institutional uses that are compatible with the surrounding residential neighborhood. The development standards and range of allowable uses for this district are designed to provide for residential living in areas that have a single-family residential character but are transitions between areas of commercial or multi-family uses and areas of predominantly single-family detached dwellings.

R3 Multi-Family Residence District

The R3 District is established to protect, promote, and maintain the development of multi-family housing and limited public and institutional uses that are compatible with the surrounding residential neighborhood. The development standards and range of allowable uses for this district are designed to provide for convenience and affordability in residential living, at densities characteristic of low-rise multi-family residential buildings.

R4 Multi-Family Residence District

The R4 District is established to protect, promote, and maintain the development of multi-family housing and limited public and institutional uses that are compatible with the surrounding residential neighborhood. The development standards and range of allowable uses for this district are designed to provide for convenience and affordability in residential living, at a density characteristic of high-rise multi-family residential buildings.

NR-1 Linden Square Neighborhood Business District

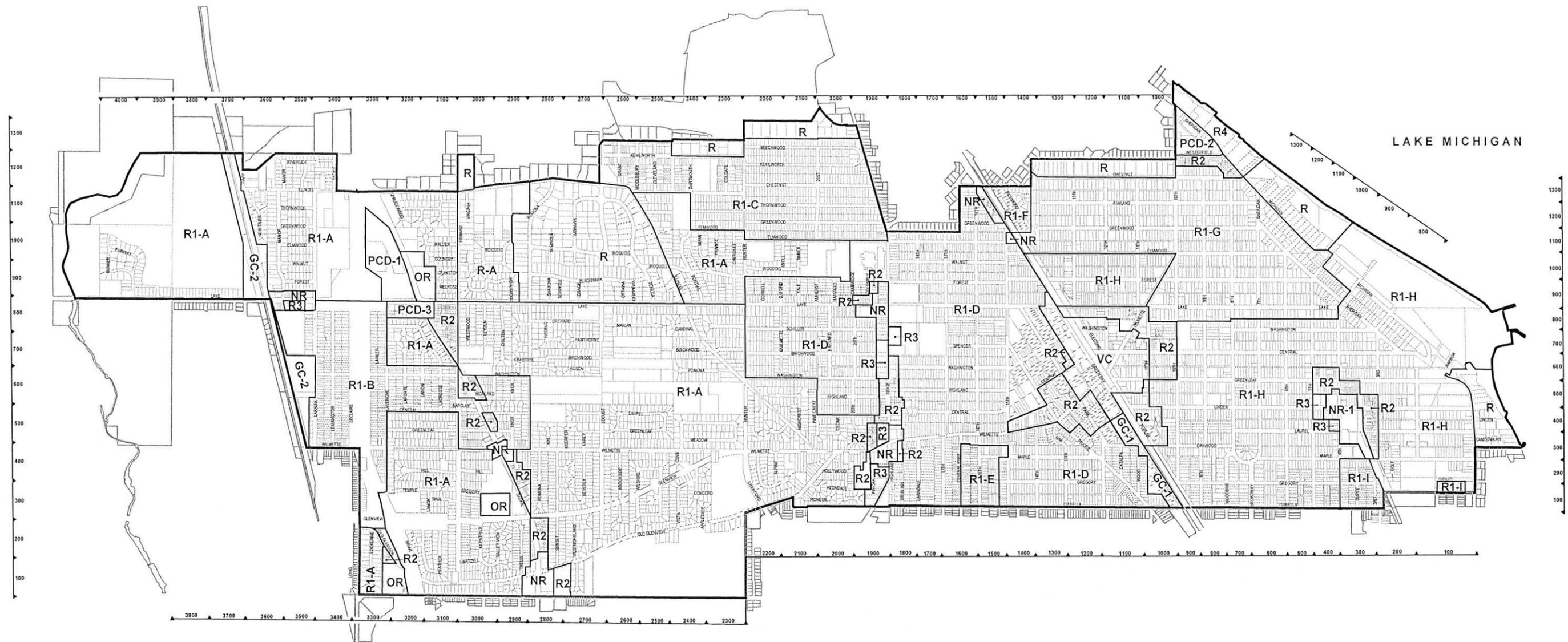
The NR-1 Linden Square District is centered at the intersection of Linden Avenue and 4th Street to promote commercial and multi-family housing primarily for the benefit of district residents and the surrounding neighborhood, in a small-scale, mixed-use neighborhood environment. The development standards 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.

VC VILLAGE CENTER DISTRICT

The purpose of the VC, Village Center District is to promote a transit oriented, mixed use, walkable village center. The VC District is designed to accommodate pedestrian-oriented development in the Village core as well as development oriented to both pedestrian and motorist along Green Bay Road at the gateways leading into this area. The design regulations of the VC District are of critical importance to the image of the Village and are more specific than those provided elsewhere in this Ordinance.

PCD-2 Planned Commercial Development District

The PCD-2 District is established to provide locations for retail-oriented commercial development that serves residents of the Village of Wilmette and the surrounding area. It is intended that the PCD-2 District be characterized by relatively small-scale mixed-use development that is unified in design and unified in ownership or control. Uses in the District shall include commercial uses and limited residential uses and to provide a degree of flexibility in the mix and scale of uses located in a single development. The development standards and range of allowable uses for the PCD-2 District are designed to make such development compatible with or buffered from nearby residential neighborhoods.



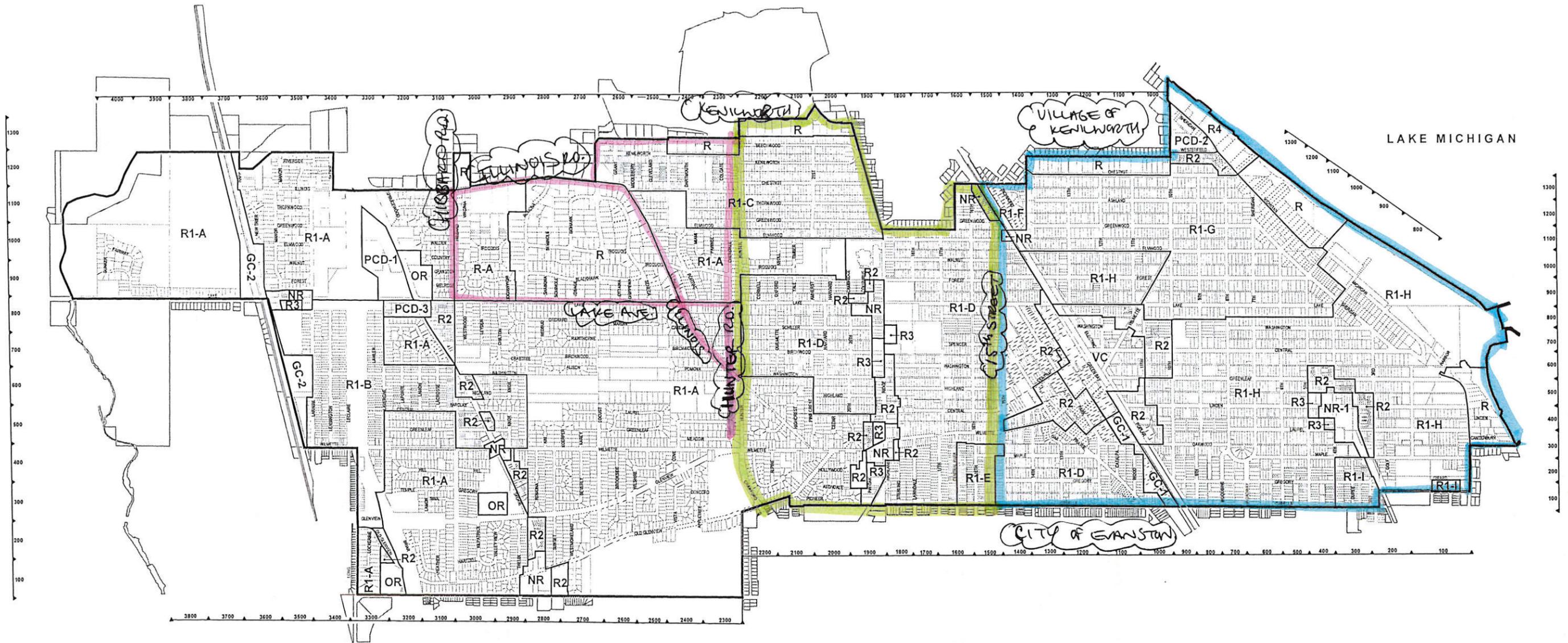
Zoning Map

Village of Wilmette, Illinois

Adopted: April 1, 2014
Amended: November 11, 2014

Legend			
R	Single-Family Detached Residence	R1-D	Residential Sub-district
R-A	Residential Sub-district	R1-E	Residential Sub-district
R1	Single-Family Detached Residence	R1-F	Residential Sub-district
R1-A	Residential Sub-district	R1-G	Residential Sub-district
R1-B	Residential Sub-district	R1-H	Residential Sub-district
R1-C	Residential Sub-district	R1-I	Residential Sub-district
R2	Attached Residence	R2	Attached Residence
R3	Multi-Family Residence	R3	Multi-Family Residence
R4	Multi-Family Residence	R4	Multi-Family Residence
NR	Neighborhood Retail Business	NR	Neighborhood Retail Business
NR-1	Linden Square Neighborhood Retail Business	NR-1	Linden Square Neighborhood Retail Business
NR-3		NR-3	
VC	Village Center Business	VC	Village Center Business
GC-1	General Commercial Business	GC-1	General Commercial Business
GC-2	General Commercial Business	GC-2	General Commercial Business
OR	Office Research	OR	Office Research
PCD-1	Planned Commercial Development Business	PCD-1	Planned Commercial Development Business
PCD-2	Planned Commercial Development Business	PCD-2	Planned Commercial Development Business
PCD-3	Planned Commercial Development Business	PCD-3	Planned Commercial Development Business





- = EAST WILMETTE
- = GROSS POINT
- = INDIAN HILL ESTATES AND ENVIRONS

Legend			
R	Single-Family Detached Residence	R1-D	Residential Sub-district
R-A	Residential Sub-district	R1-E	Residential Sub-district
R1	Single-Family Detached Residence	R1-F	Residential Sub-district
R1-A	Residential Sub-district	R1-G	Residential Sub-district
R1-B	Residential Sub-district	R1-H	Residential Sub-district
R1-C	Residential Sub-district	R1-I	Residential Sub-district
R2	Attached Residence	R2	Attached Residence
R3	Multi-Family Residence	R3	Multi-Family Residence
R4	Multi-Family Residence	R4	Multi-Family Residence
NR	Neighborhood Retail Business	NR	Neighborhood Retail Business
NR-1	Linden Square Neighborhood Retail Business	NR-1	Linden Square Neighborhood Retail Business
VC	Village Center Business	VC	Village Center Business
GC-1	General Commercial Business	GC-1	General Commercial Business
GC-2	General Commercial Business	GC-2	General Commercial Business
OR	Office Research	OR	Office Research
PCD-1	Planned Commercial Development Business	PCD-1	Planned Commercial Development Business
PCD-2	Planned Commercial Development Business	PCD-2	Planned Commercial Development Business
PCD-3	Planned Commercial Development Business	PCD-3	Planned Commercial Development Business

Zoning Map

Village of Wilmette, Illinois

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