



**THE
LAKOTA
GROUP.**

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1306-1318 WILMETTE AVE

WILMETTE ZONING BOARD OF APPEALS MEETING

MAY 3, 2023

- 
- » **Introductions**
 - » **Neighborhood Context**
 - » **Community Character**
 - » **Proposed Development**
 - » **Discussion**

Neighborhood Context >>



☆ Subject Property: 1306-1318 Wilmette Ave

- » **Zoned R-2: Attached Residence District**
 - 1 dwelling unit per 3,000 sq ft
 - 14.5 units per acre
 - Single-family attached housing (townhomes)
- » **Identified as a “Townhomes” district in the 2000 Comprehensive Plan**
 - Provides a buffer between downtown land uses
- » **4 comparable townhomes within the neighborhood**
 - ① 601-617 Park Avenue
 - ② 1400-1416 Wilmette Avenue
 - ③ 638-644 Prairie/1325-1331 Central
 - ④ 1300-1308 Central/705 Park Avenue

Community Character >>



- » **2.5 story homes**
- » **Wood or masonry exteriors**
- » **Well-articulated facades with unique design elements**
- » **Attached garages**

Community Character >>



» **Comparable Property:** **601-617 Park Avenue**

- Units: 5
- Parking: 6 garages
- Lot size: 16,797 sq ft (.38 acres)
- Density: 1 DU / 3,359 sq ft in lot area

» **Architectural Design Notes:**

- Two-story split-level units
- Painted brick and synthetic siding
- Fit within the context of nearby single-family properties

Community Character >>



- » **Comparable Property:
1400-1416 Wilmette Avenue**
 - Buildings: 2
 - Units: 9
 - Parking: outdoor, off-street
 - Lot size: 29,355 sq ft (.67 acres)
 - Density: 1 DU / 3,262 sq ft in lot area
- » **Architectural Design Notes:**
 - Two-story split-level units
 - Masonry and synthetic siding
 - No variation or articulation of facade

Community Character >>



» **Comparable Property:** **638-644 Prairie /** **1325-1331 Central**

- Units: 8
- Parking: Underground
- Lot size: 28,963 sq ft (.67 acres)
- Density: 1 DU / 3,620 sq ft in lot area

» **Architectural Design Notes:**

- Two-story with basements
- Brick masonry and stucco cladding
- Decorative front entryways
- Fits well with the character of adjacent single-family homes

Community Character >>



» Comparable Property: 1300-1308 Central / 705 Park Avenue

- Units: 6
- Parking: Detached garages
- Lot size: 20,054 sq ft (.46 acres)
- Density: 1 DU / 3,342 sq ft in lot area

» Architectural Design Notes:

- Two-story
- Brick masonry and wood exterior
- Articulated facade

Proposed Development >>



» **1306-1318 Wilmette Avenue**

- Buildings: 3
- Units: 14
- Parking: Attached and detached garages
- Lot size: 48,183 sq ft (1.1 acres)
- Density: 1 DU / 3,442 sq ft in lot area

» **Architectural Design Notes:**

- 2.5 Story
- 33' in height
- Cultured stone and hardi-board exterior
- Consistent with single-family character and other townhomes in the neighborhood

Proposed Development >>





Questions?

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