



Village of Winnetka

Village Council Regular Meeting

March 21, 2024 at 7:00 PM
Village Hall
510 Green Bay Road

AGENDA

1. **Call to Order**
2. **Pledge of Allegiance**
3. **Quorum**
 - a. April 2, 2024 Regular Meeting
 - b. April 9, 2024 Study Session
 - c. April 16, 2024 Regular Meeting
4. **Public Comments**
5. **Reports**
6. **Establishment of Consent Agenda**
7. **Approval of Consent Agenda**
 - a. Approval of Village Council Minutes
 - i. December 12, 2023 Special Meeting as Amended
 - ii. February 13, 2024 Study Session
 - iii. February 20, 2024 Regular Meeting
 - b. Approval of Warrant List Dated February 23, 2024 - March 7, 2024
 - c. Resolution No. R-33-2024: Waiving Bidding Requirements and Extending a Contract with Asplundh Tree Expert LLC for Utility Line Clearance Services (Adoption)
 - d. Resolution No. R-34-2024: Approving the Disposal of a Public Works Tractor Vehicle and Purchase of a Public Works Tractor Vehicle from Brown Equipment Company (Adoption)
8. **Ordinances and Resolutions**
 - a. Crow Island School Special Use Permit & Public Hearing (1112 Willow Road) - Public Hearing to be Continued to April 2, 2024

NOTICE

All agenda materials are available at [villageofwinnetka.org](https://www.villageofwinnetka.org) (Governance > Agendas & Minutes); the Reference Desk at the Winnetka Library; or in the Manager's Office at Village Hall (2nd floor).

The Village of Winnetka, in compliance with the Americans with Disabilities Act, requests that all persons with disabilities who require certain accommodations to allow them to observe and/or participate in this meeting or have questions about the accessibility of the meeting or facilities, contact the Village ADA Coordinator, 510 Green Bay Road, Winnetka, Illinois 60093, 847-716-3543; T.D.D. 847-501-6041.

- b. Ordinance No. M-01-2024: Granting Preliminary Approval of a Planned Development, Zoning Exceptions, a Special Use for Ground Floor Parking, Special Use Findings for Medical and Financial Services Uses, and a Preliminary Plat of Subdivision (511-515 Lincoln Avenue and 714-740 Elm Street) (One Winnetka) (Introduction)
- c. Resolution No. R-35-2024: Approving a Development Agreement (511-515 Lincoln Avenue and 714-740 Elm Street) (One Winnetka) (Introduction)

9. Old Business

10. New Business

- a. Appeal of Landmark Preservation Commission Determination to Issue 270-Day Demolition Delay for 518 Elder (Policy Direction)

11. Appointments

12. Closed Session

13. Adjournment

**MINUTES OF A WINNETKA VILLAGE COUNCIL
SPECIAL MEETING**

December 12, 2023

Approved: December 19, 2023

(Amended: xx)

A record of a legally convened Special Meeting of the Council of the Village of Winnetka, which was held in the Council Chambers on Tuesday, December 12, 2023, at 6:00 PM.

- 1) Call to Order. Village President Chris Rintz called the meeting to order at 6:02 p.m. Present: Trustees Robert Apatoff, Kirk Albinson, Tina Dalman, Kim Handler, Bridget Orsic. Absent: Trustee Robert Dearborn. Also Present: Village Manager Robert M. Bahan, Assistant Village Manager Kristin Kazenas, Village Attorney Peter Friedman, and 0 persons in the audience.
- 2) Public Comment. None.
- 3) Closed Session for the Purpose of Discussing Pending Litigation and Minutes of Closed Session Meetings Pursuant to Section 2(c)(11) and Section 2(c)(21) of the Open Meetings of the Open Meetings Act.
Trustee ~~Albinson Dearborn~~, seconded by Trustee ~~Apatoff Dalman~~, moved to adjourn to Closed Session for the Purpose of Discussing Pending Litigation and Minutes of Closed Session Meetings Pursuant to Section 2(c)(11) and Section 2(c)(21) of the Open Meetings Act and to adjourn the Open Meeting automatically and immediately upon the conclusion of the Closed Session without the conduct of any further business or comments. By roll call vote, the motion carried. Ayes: Trustees Apatoff, Albinson, Dalman, Handler, and Orsic. Nays: None. Absent: Trustee Dearborn.

The Council adjourned into Closed Session at 6:03 PM.
- 4) Adjournment. The Special Closed Session meeting ended at 6:45 p.m.

/s/ Berina Gradjan, Deputy Village Clerk

Recording Secretary

**MINUTES
WINNETKA VILLAGE COUNCIL
STUDY SESSION
February 13, 2024**

(Approved: xx)

A record of a legally convened meeting of the Council of the Village of Winnetka, which was held at the Council Chambers on Tuesday, February 13, 2024 at 7:00 PM.

- 1) Call to Order. President Rintz called the meeting to order at 7:01 PM. Village Manager Bahan called the roll of the Village Council. Present: Trustees Kirk Albinson, Rob Apatoff, Tina Dalman, Bob Dearborn, Kim Handler and Bridget Orsic. Absent: None. Also present: Village Manager Robert Bahan, Assistant Village Manager Kristin Kazenas, Village Attorney Peter Friedman, Deputy Village Clerk Berina Gradjan, and approximately 3 persons in the audience.
- 2) Public Comment.
 - i) Ted Wynnychenko addresses Council on matters related to steep slope, the Bertling-Hill-Woodland pathway vacation, and closed session meeting minutes.

Trustee Albinson enters 7:03 pm.

- 3) Turbine and Steam Generation.

Water & Electric Director Brian Keys briefs Council on the overview of steam generation, specifically regarding turbine #4 and boiler #4. With turbine #4 currently out of service and in need of a repair plan, previous inspections have led staff to identify the root cause of the damage. Mr. Keys provides information related to the turbine and boiler history, functions, required repairs and reassembling, and estimated repair costs.

Additionally, Mr. Keys provides an overview of boiler #4 history regarding manufacturing, primary functions, repair needs, and estimated repair costs and duration of repairs.

Council is provided a summary of repair costs for turbine #4 and boiler #4, cost escalations, budgeting, funding, and CIP, capacity credits from the Illinois Municipal Electric Agency, and historical expenses.

Village staff indicated financial projections based on presented planned, and unplanned repairs, the operation of steam generation facilities, and short term and long term outcomes of turbine #4 and boiler #4.

Council discusses various matters related to the future of the electric distribution system, repairs such as compensation regarding the Northfield transformer, contract extensions, IMEA credits, concerns regarding the future of turbine operations and functions, and replacement of the turbine and diesel.

Furthermore, Council discusses placement of the generators, Winnetka's power use generated by the plant, condition of electric distribution system, impacts on resident utility bills, prioritization of other Water & Electric projects, and matters related to dual fuel usage.

Staff is provided Council consensus to retire turbine #4 in 2024, not retubing boiler #4 in 2025 and retiring the remaining steam generation facilities on December 31, 2026.

- 4) Closed Session for the Purpose of Discussing Probable or Imminent Litigation pursuant to Section 2(c)(11) of the Open Meetings Act.

Trustee Handler, seconded by Trustee Apatoff, moved to adjourn to Closed Session for the purpose of discussing probable or imminent litigation pursuant to Section 2(c)(11) of the Open Meetings Act and to adjourn the Open Meeting automatically and immediately upon the conclusion of the Closed Session without the conduct of any further business or comments. By roll call vote, the motion carried. Ayes: Trustees Albinson, Apatoff, Dalman, Handler, and Orsic. Nays: None. Absent: None.

The Council adjourned into Closed Session at 8:22 p.m.

- 5) Adjournment. The Closed Session meeting ended at 9:27 pm.

Recording Secretary

**MINUTES
WINNETKA VILLAGE COUNCIL
REGULAR MEETING
February 20, 2024**

(Approved: xx)

A record of a legally convened regular meeting of the Council of the Village of Winnetka, which was held at the Council Chambers on Tuesday, February 20, 2024, at 7:00 PM.

- 1) Call to Order. President Rintz called the meeting to order at 7:01 PM. Village Manager Rob Bahan called the roll. Present: Trustees Kirk Albinson, Rob Apatoff, Tina Dalman, Robert Dearborn, Kim Handler, and Bridget Orsic. Absent: None.. Also present: Assistant Village Manager Kristin Kazenas, Deputy Village Clerk Berina Gradjan, Village Attorney Courtney Willits, Community Development Director David Schoon, Engineering Director Jim Bernahl, and approximately 2 persons in the audience.
- 2) Pledge of Allegiance. President Rintz led the group in the Pledge of Allegiance.
- 3) Quorum.
 - a) March 5, 2024 Regular Meeting All of the Council members present said they expect to attend.
 - b) March 12, 2024 Study Session All of the Council members present said they expect to attend.
 - c) Thursday, March 21, 2024 Regular Meeting All of the Council members present said they expect to attend with the exception of Trustee Dalman.
- 4) Public Comment.
 - i. Ted Wynnichenko addresses Council regarding closed session meeting minutes.
- 5) Reports.
 - a) Trustees. No report.
 - b) Attorney. No report.
 - c) Manager. No report.
 - d) Village President.
 - i. President Rintz announces the winner of the Randall the Raptor contest, congratulating Collier Phillips. Collier and his parents will ride alongside Council on the 4th of July parade.

Additionally, President Rintz and Assistant Village Manager Kristin Kazenas met with 6th grade students from Skokie School at Village Hall to explain Village government operations and how local government functions.
- 6) Establishment of the Consent Agenda.

President Rintz states that there was a minor correction to the January 23rd regular meeting minutes regarding the new name for Evanston Hospital. Amended copies have been provided to members of Council. Without objection, the corrected minutes will be included in the consent agenda.

Trustee Albinson seconded by Trustee Dalman moved to approve the Establishment of the Consent Agenda. By voice vote, the motion carried.

7) Approval of the Consent Agenda

- a) Approval of Village Council Minutes
 - i. January 23, 2024 Regular Meeting
- b) Approval of Warrant List Dated January 26, 2024 – February 8, 2024 in the amount of \$1,072,216.91.
- c) Resolution No. R-13-2024: Waiving Bidding and Approving an Agreement with Baxter & Woodman for the 2024 Engineering Contractual Services (Adoption)
- d) Resolution No. R-14-2024: Waiving Bidding and Approving an Agreement with Baxter & Woodman for Surveying and CADD Services for the 2025 Street Rehabilitation and Public Improvement Project (Adoption)
- e) Resolution No. R-15-2024: Approving an Extension Agreement for Professional Services with Strand Associates, Inc. for the Engineering and Other Related Work Related to the Crow Island Stormwater Storage Project (Adoption)
- f) Resolution No. R-16-2024: Approving an Easement Agreement for the Installation and Maintenance of Utilities (275 Fairview Avenue – Greeley School) (Adoption)
- g) Resolution No. R-17-2024: Rejecting all Bids, Waiving Bidding Requirements, and Awarding a Contract to Resco for Five 100 KVA Pad Mount Transformers (Adoption)
- h) Resolution No. R-18-2024: Approving the Purchase of Three Dump Trucks from Lindco Equipment Sales Inc. (Adoption)
- i) Resolution No. R-19-2024: Waiving Bidding Requirements and Awarding a Contract to Illinois Pump, Inc. for the Repair of a Low Lift Pump (Adoption)
- j) Resolution No R-20-2024: Approving an Agreement with Ankura Consulting Group, LLC for Consulting Services (Adoption)

Trustee Dalman seconded by Trustee Orsic, moved to approve the foregoing items on the Consent Agenda by omnibus vote. By roll call vote, the motion carried. Ayes: Trustees Albinson, Apatoff, Dalman, Dearborn, Handler, and Orsic. Nays: None. Absent: None.

8) Ordinances and Resolutions. None.

9) Old Business. None.

10) New Business. None.

11) Appointments:

- a) President Rintz defers the Plan Commission Commissioner appointment to a future Council meeting.

1) Closed Session for the Purpose of Discussing Specific Personnel pursuant to Section 2(c)(1) of the Open Meetings Act.

Trustee Orsic, seconded by Trustee Dalman, moved to adjourn to Closed Session for the purpose of discussing specific personnel pursuant to Section 2(c)(1) of the Open Meetings Act and to adjourn the Open Meeting automatically and immediately upon the conclusion of the Closed Session without the conduct of any further business or comments. By roll call vote, the

motion carried. Ayes: Trustees Albinson, Apatoff, Dalman, Handler, and Orsic. Nays: None.
Absent: None.

12) Adjournment. The closed session adjourned.

Recording Secretary



Agenda Item Executive Summary

TITLE: Approval of Warrant List Dated February 23, 2024 - March 7, 2024

PRESENTER: Robert M. Bahan

AGENDA DATE: March 21, 2024

CONSENT: Yes

ITEM TYPE: Consent Agenda

ITEM HISTORY:

None.

EXECUTIVE SUMMARY:

The Warrant List Dated February 23, 2024 - March 7, 2024.

RECOMMENDATION:

Consider Approving the Warrant List Dated February 23, 2024 - March 7, 2024.

ATTACHMENTS:

None



Agenda Item Executive Summary

TITLE: Resolution No. R-33-2024: Waiving Bidding Requirements and Extending a Contract with Asplundh Tree Expert LLC for Utility Line Clearance Services (Adoption)

PRESENTER: Brian Keys

AGENDA DATE: March 21, 2024

CONSENT: Yes

ITEM TYPE: Consent Agenda

ITEM HISTORY:

At the January 17, 2023, Village Council Regular Meeting, the Council adopted Resolution No. R-06-2023; Rejecting all Bids, Waiving Bidding Requirements, and Awarding a Contract to Asplundh Tree Expert Company for Utility Line Clearance Services. The existing agreement expires on March 31, 2024.

EXECUTIVE SUMMARY:

The Water & Electric Department performs line clearance (tree trimming) work on an annual basis. Asplundh Tree Expert LLC (Asplundh) has performed line clearance services for the utility in a satisfactory manner for the last thirteen years. When the Village issued Request For Bid #022-051 for line clearance services in 2023, Asplundh Tree Expert Co. submitted the only bid response.

Based on their history with the Village and the limited field of contractors in this area that perform line clearance work, staff approached Asplundh about extending the existing agreement for an additional year. The contractor was receptive to using the existing terms and conditions, but was unable to hold the existing unit prices for labor and equipment. Asplundh has provided updated rates for each classification of worker and equipment used on an hourly basis for normal work hours and during after-hours situations (Exhibit A). The 2023 hourly rate for a crew consisting of a crew leader, trimmer and a groundman was \$247.04. The 2024 hourly rate for the same crew will increase to \$256.92, a four percent increase.

Staff is proposing to extend the existing contract from April 1, 2024 through March 31, 2025 at the 2024 rates for labor and equipment. The FY 2024 Electric Fund Budget (account #500.42.30-567) contains \$242,000 for line clearance work. Resolution No. R-33-24; prepared by the Village Attorney, waives bidding requirements and approves a contract extension with Asplundh Tree Expert LLC for utility line clearance services with the 2024 unit pricing.

RECOMMENDATION:

Consider adoption of Resolution No. R-33-2024, waiving bidding requirements and extending a contract with Asplundh Tree Expert LLC for utility line clearance services.

ATTACHMENTS:

1. Resolution No. R-33-2024: Waiving Bidding Requirements and Extending a Contract with Asplundh Tree Expert LLC for Utility Line Clearance Services

RESOLUTION NO. R-33-2024

**A RESOLUTION WAIVING BIDDING REQUIREMENTS AND EXTENDING A
CONTRACT WITH ASPLUNDH TREE EXPERT LLC FOR
UTILITY LINE CLEARANCE SERVICES**

WHEREAS, Article VII, Section 10 of the 1970 Illinois Constitution authorizes the Village of Winnetka ("***Village***") to contract with individuals, associations, and corporations in any manner not prohibited by law or ordinance; and

WHEREAS, on January 20, 2023, the Village entered into a contract with Asplundh Tree Expert LLC ("***Contractor***") for Contractor to provide the Village utility line clearance services ("***Services***"); and

WHEREAS, the Contract is set to expire on March 31, 2024; and

WHEREAS, the Contractor has performed the Services in a satisfactory manner; and

WHEREAS, in the past, the Village has received only one bid for the Services; and

WHEREAS, the Village negotiated favorable rates with the Contractor to extend the Contract for an additional year ("***Extension***"); and

WHEREAS, the Village Council has determined that it is in the best interests of the Village to: (i) waive competitive bidding pursuant to Section 4.12.010.C of the Village Code and Section 1V.3.D of the Village's Purchasing Manual; and (iii) approve the Extension with the Contractor for the Services;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

SECTION 1: RECITALS. The Village Council hereby adopts the foregoing recitals as its findings, as if fully set forth herein.

SECTION 2. WAIVER OF COMPETITIVE BIDDING. Pursuant to Section 4.12.010.C of the Village Code, the Village's Purchasing Manual, and the Village's home rule authority, the Village Council waives the requirement of competitive bidding for the procurement of the Services.

SECTION 3: APPROVAL OF EXTENSION. The Village Council hereby approves the Extension substantially in the form attached to this Resolution as **Exhibit A**.

SECTION 4: AUTHORIZATION TO EXECUTE CONTRACT. The Village Council hereby authorizes and directs the Village President and the Village Clerk to execute and attest, respectively, on behalf of the Village, the final Extension after receipt by the Village Manager of two executed copies of the final Extension from Contractor; provided, however, that if the Village Manager does not receive two executed copies of the final Extension from Contractor within 60

days after the date of adoption of this Resolution, then this authority to execute and seal the final Extension will, at the option of the Village Council, be null and void.

SECTION 5: EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval according to law.

ADOPTED this 21st day of March, 2024, pursuant to the following roll call vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

Signed

Village President

Countersigned:

Village Clerk

EXHIBIT A
EXTENSION

EXTENSION TO CONTRACT FOR UTILITY LINE CLEARANCE

This **EXTENSION TO CONTRACT FOR UTILITY LINE CLEARANCE** (“**Extension**”) made this ____ day of March, 2024 (“**Execution Date**”), by and between **VILLAGE OF WINNETKA**, an Illinois home rule municipal corporation (“**Village**”), and the **ASPLUNDH TREE EXPERT LLC** (“**Contractor**”).

WHEREAS, on January 20, 2023, the Village entered into that certain Contract for Utility Line Clearance (“**Contract**”) for Contractor to provide the Village utility line clearance services (“**Work**”); and

WHEREAS, the Contract has a term that expires on March 31, 2024 (“**Term**”); and

WHEREAS, the Village and Contractor desire to extend the Term of the Contract for an additional year to March 31, 2025 (“**Extension**”), subject to the pricing set forth in **Exhibit A** attached hereto;

WHEREAS, the Village and Contractor desire to provide for an extension of the Contract as more particularly set forth in this Extension.

NOW, THEREFORE, in consideration of the mutual agreements herein set forth, the mutual agreements set forth in the Contract, and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, the Village and Contractor have agreed, and hereby agree that the Contract is amended as follows:

1. Recitals Incorporated. The Recitals set forth above are hereby incorporated by this reference and shall be deemed terms and provisions hereof with the same force and effect as if fully set forth in this Section 1.

2. Extension of Contract. The term of the Contract is hereby extended to March 31, 2025 (“**Extension Term**”).

3. Pricing. During the Extension Term (April 1, 2024 to March 31, 2025), the unit pricing for the Work will be as set forth in Exhibit A to this Extension.

4. Conflicts. In the event of a conflict between this Extension and the Contract, the terms of this Extension apply.

5. Entire Agreement. This Extension and the Contract contain the entire agreement between the Village and Contractor with respect to the Work.

[SIGNATURE PAGE FOLLOWS]

IN WITNESS WHEREOF, the Village and Contractor have executed this Extension as of the day and year first above written.

VILLAGE OF WINNETKA

an Illinois home rule municipal corporation

By: _____

Name: Robert M. Bahan

Title: Village Manager

ASPLUNDH TREE EXPERT LLC

By: _____

Its: _____

Exhibit A

2023 & 2024 Unit Prices For Labor And Equipment

Utility Line Clearance - Unit Prices for Normal Work Day (Hourly Rates)

Personnel:	Contract Period: 4/1/2023 - 3/31/2024	Contract Period: 4/1/2024 - 3/31/2025
<i>Crew Leader</i>	\$96.19	\$100.04
<i>Trimmer</i>	\$91.35	\$95.00
<i>Groundman</i>	\$59.50	\$61.88
<i>General Foreman</i>	\$98.99	\$102.95
<i>Crew Composition as noted by vendor:</i>	1 Crew Leader, 1 Trimmer & 1 Groundman	1 Crew Leader, 1 Trimmer & 1 Groundman
Equipment:		
<i>Pick up Truck</i>	\$16.05	\$16.61
<i>Trim Truck with 2 power saws</i>	\$27.68	\$28.65
<i>Chipper</i>	\$8.60	\$8.90
<i>Aerial Device with hydraulic tools and 1 gas power saw</i>	\$40.55	\$41.97

Utility Line Clearance - Unit Prices for AFTER Normal Work Day (Hourly Rates)

Personnel:	Contract Period: 4/1/2023 - 3/31/2024	Contract Period: 4/1/2024 - 3/31/2025
<i>Crew Leader</i>	\$121.75	\$182.63
<i>Trimmer</i>	\$114.81	\$172.22
<i>Groundman</i>	\$73.49	\$110.24
<i>General Foreman</i>	\$123.20	\$184.80
<i>Crew Composition as noted by vendor:</i>	1 Crew Leader, 1 Trimmer & 1 Groundman	1 Crew Leader, 1 Trimmer & 1 Groundman
Equipment:		
<i>Pick-up Truck</i>	\$16.05	\$16.61
<i>Trim Truck with 2 power saws</i>	\$27.68	\$28.65
<i>Chipper</i>	\$8.60	\$8.90
<i>Aerial Device with hydraulic tools and 1 gas power saw</i>	\$40.55	\$41.97



Agenda Item Executive Summary

TITLE: Resolution No. R-34-2024: Approving the Disposal of a Public Works Tractor Vehicle and Purchase of a Public Works Tractor Vehicle from Brown Equipment Company (Adoption)

PRESENTER: Tom Powers

AGENDA DATE: March 21, 2024

CONSENT: Yes

ITEM TYPE: Consent Agenda

ITEM HISTORY:

As part of the Fiscal Year 2024 Budget, funding in the amount of \$140,000 was included for the purchase of a replacement tractor unit for the Public Works Department.

EXECUTIVE SUMMARY:

As part of its ongoing responsibilities, the Public Works Department completes a variety of seasonal tasks and operations, including turf mowing, leaf collection and snow and ice control. To complete these items, staff utilizes a variety of equipment, including multipurpose tractors. These machines utilize a single tractor with multiple attachments which facilitate each task as necessary.

The Public Works Department's five-year capital plan proposes the replacement of an existing tractor unit. Originally, staff had proposed replacing an older Holder unit, but after careful consideration of the capabilities and operational performance of all the tractors as well as their overall condition, staff now proposes replacing a MB unit instead. This MB unit has limited capabilities versus the Holder unit, and, specifically, it cannot be utilized for downtown clearing operations after a snow and ice event. The proposed replacement vehicle is a Multihog CX75 tractor. The Village currently has two of these units in service and has found them to be reliable and flexible enough to meet the Department's needs.

Staff is proposing to utilize pricing available through a Sourcewell (formerly National Joint Powers Alliance) contract. Sourcewell is a joint purchasing consortium that solicits services for state and local governments. The Village has taken advantage of competitive pricing through this program previously for equipment purchases.

Staff was recently notified that Brown Equipment Company of Evansville, IN ("Brown") has an available unit on its lot that can be purchased under an existing Sourcewell agreement (Contract No. 111522-MUL).

Brown submitted a quote under the Agreement for the purchase of a 2024 Multihog CX75 with two needed attachments (a 55-inch snow plow and flail mower) at a price of \$159,340.00. Staff proposes trading in the unit being replaced, which would bring the total cost for purchase down to \$139,340.00. It is important to note that these attachments could be utilized on any Multihog tractor, allowing more

operational flexibility.

Staff confirmed that the equipment proposal meets the requirements of the Village's operational needs and will be equipped with the necessary accessories to support those needs.

The Fiscal Year 2024 Public Works Budget contains funding in the amount of \$140,000 (Account No. 100.30.01-625) for the purchase of this equipment.

RECOMMENDATION:

Consider adopting Resolution No. R-34-2024, approving the disposal of a Public Works Tractor Vehicle and purchase of a Public Works Tractor Vehicle from Brown Equipment Company

ATTACHMENTS:

1. Resolution No. R-34-2024: Approving the Disposal of a Public Works Tractor Vehicle and Purchase of a Public Works Tractor Vehicle from Brown Equipment
2. Brown Equipment Company Vehicle Quote

RESOLUTION NO. R-34-2024

**A RESOLUTION APPROVING THE DISPOSAL OF A PUBLIC WORKS TRACTOR
VEHICLE AND PURCHASE OF A PUBLIC WORKS TRACTOR VEHICLE FROM
BROWN EQUIPMENT COMPANY**

WHEREAS, the Village of Winnetka ("***Village***") is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Village is a member of Sourcewell ("***Sourcewell***"), a municipal national contracting agency for units of local government, and educational and non-profit organizations; and

WHEREAS, Sourcewell permits units of local governments to purchase commodities and services according to nationally leveraged and competitively solicited purchasing contracts, resulting in significant savings for the Village; and

WHEREAS, the Village Public Works Department has identified the need to replace an existing 2014 MB MSV 3 tractor vehicle ("***Existing Tractor***") with a Mulithog CX75 Multipurpose Tractor and related equipment including a snow plow and deck flail mower ("***New Tractor***"); and

WHEREAS, the Existing Tractor is surplus property, and is therefore no longer necessary or useful to the Village; and

WHEREAS, Sourcewell sought bids for the award of a contract for the purchase of the New Tractor ("***Purchase Contract***"); and

WHEREAS, Sourcewell identified Brown Equipment Company, of Evansville, Indiana ("***BEC***"), as the lowest responsible bidder for the Purchase Contract with a purchase price of \$159,340.00; and

WHEREAS, BEC has offered a total trade-in value of \$20,000.00 for the Existing Tractor to be used toward to purchase of the New Tractor, bringing the final purchase price for the New Tractor to \$139,340.00; and

WHEREAS, the Village President and Board of Trustees have determined that it will serve and be in the best interest of the Village to trade in the Existing Tractor and purchase the New Tractor from BEC, in the amount of \$139,340.00, in accordance with the Purchase Contract;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

SECTION 1. RECITALS. The Village Council adopts the foregoing recitals as its findings, as if fully set forth herein.

SECTION 2: AUTHORIZATION TO DISPOSE OF EXISTING TRACTOR.

Pursuant to the Village's home rule authority, the Village Council hereby authorizes the Village Manager, or the Manager's designee, to dispose of the Existing Tractor by trading it in to BEC for \$20,000.00.

SECTION 3. APPROVAL OF PURCHASE. The Village Council hereby approves the purchase by the Village of the New Tractor from BEC, in the total amount of \$139,340.00, in accordance with the Purchase Contract.

SECTION 4. EXECUTION OF REQUIRED DOCUMENTATION. The Village Council authorizes and directs the Village President, the Village Manager, and the Village Clerk to execute and attest, respectively, on behalf of the Village, all documents approved by the Village Attorney and necessary to trade in the Existing Tractor and purchase the New Tractor from BEC in an amount not to exceed \$139,340.00.

SECTION 5. EFFECTIVE DATE. This Resolution will be in full force and effect from and after its passage and approval as provided by law.

ADOPTED this 21st day of March, 2024, pursuant to the following roll call vote:

AYES:

NAYS:

ABSENT:

ABSTAIN:

Signed

Village President

Countersigned:

Village Clerk



Brown Equipment Company
2501 S Kentucky Ave
Evansville IN 47714
Ph:800-747-2312
www.brownequipment.net

Vehicle Quote

#Q08609
11/2/2023

Bill To WINNETKA, IL, VILLAGE OF 510 GREEN BAY RD. WINNETKA IL 60093 United States	Ship To WINNETKA, IL, VILLAGE OF 510 GREEN BAY RD. WINNETKA IL 60093 United States	TOTAL \$139,340.00 Sales Rep: Dave Dorn
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Expires	PO #	Quote Information	Shipping Method
3/31/2024			

Item	Description	Qty	Price	Extended Price
MUL-CX75	Sourcewell Contract #111522-MUL Winnetka member #30947 MULTIHOG CX75 MULTIPURPOSE TRACTOR YELLOW 75 HP (56 KW), TIER 4F/Stage 5 ENGINE AIR-SUSPENDED DRIVER SEAT AND TOP-MOUNTED ROAD LIGHTS PERMANENT 4 WHEEL DRIVE WITH LOCK & TRACTION CONTROL FRONT 3 POINT LINKAGE 2-AXIS JOYSTICK AND MINIATURE LEVERS 4 BANK HYDRAULIC VALVE WITH PROPORTIONAL CONTROL - FRONT 2 BANK HYDRAULIC VALVE TO REAR 13 PIN SOCKET ON FRONT 3500 KG (7,716 LBS) GROSS VEHICLE WEIGHT MANUALLY ADJUSTABLE HEATED MIRRORS IN-CAB PTO CONTROL Mechanical PTO 1000 rpm 0-26.4 GPM PROPORTIONAL LOAD SENSING PUMP TO FRONT AND REAR VARIABLE PITCH REVERSING COOLING FAN HYDRAULIC TIPPING REAR HYDRAULIC CAB TILT COMBINED CAB HEATING & AIR CONDITIONING HEATED WINDSCREEN CAB DOORS WITH OPENING WINDOWS 2 LED WORKLIGHTS (FRONT) 2 LED WORKLIGHTS (REAR) REVERSING CAMERA LED AMBER FLASHER LIGHTS (SET OF 4) BFG ALL TERRAIN LT245/75/16 TYRES WITH NARROW MUDGUARDS MACHINE WIDTH 1240 MM (48.8")	1	\$135,950.00	\$135,950.00
Trade In Discount Item	MAKE - MB MODEL - MSV 3 YEAR - 2014 VIN - TBT HOURS - 837 ATTACHMENTS INCLUDED: 1 FIXED V-PLOW 1 STRAIGHT PLOW 1 HYDRAULIC V-PLOW 1 SNOWBLOWER	1	(\$20,000.00)	(\$20,000.00)
CX75-SNOWBLADE	55" SNOW PLOW WITH HYDRAULIC ANGLING, AR400 CUTTING EDGE, RUBBER DEFLECTOR W	1	\$8,395.00	\$8,395.00
CX75-FLAIRMOWER	BASIC FRONT DECK FLAIL MOWER, 5'-0" WORKING WIDTH, WITH SIDE TO SIDE SHIFT	1	\$14,995.00	\$14,995.00

Subtotal	\$139,340.00
Tax (0%)	\$0.00
Total	\$139,340.00



Q08609



Brown Equipment Company
2501 S Kentucky Ave
Evansville IN 47714
Ph:800-747-2312
www.brownequipment.net

Vehicle Quote

#Q08609
11/2/2023

Company/Agency:_____

Name(Printed):_____

Title:_____

Signature:_____

Date:_____

FINAL INVOICE AMOUNT MAY BE SUBJECT TO ADDITIONAL MATERIAL AND MANUFACTURING SURCHARGES. THIS ESTIMATE DOES NOT INCLUDE APPLICABLE TAXES. CUSTOMER IS RESPONSIBLE FOR ALL APPLICABLE FEDERAL, STATE AND LOCAL TAXES. WE HEREBY ORDER THE DESCRIBED MATERIAL SUBJECT TO ALL TERMS AND CONDITIONS OF THIS ESTIMATE.

1. ACCEPTANCE. This quotation is an offer to sell products (equipment and/or parts) and/or service to potential customer(s). BUYER'S RIGHT TO ACCEPT THIS OFFER IS LIMITED TO BUYER'S ASSENT TO THE TERMS AND CONDITIONS PRINTED HEREON AND THE ATTACHED OR ACCOMPANYING QUOTE, AND NO TERMS ADDITIONAL TO OR DIFFERENT FROM THOSE IN THIS OFFER ARE BINDING ON SELLER. THERE ARE NO UNDERSTANDINGS, TERMS, CONDITIONS OF WARRANTIES NOT FULLY EXPRESSED HEREIN.

2. LIMITED WARRANTIES. Seller warrants that it can convey good title to the goods sold under this contract and that they are free of liens and encumbrances. Warranties are per manufacturer's written warranty or unless specified. There are no warranties, express or implied with respect to products sold hereunder which are misused, abused, or used in conjunction with mechanical equipment improperly designed, used or maintained or which are used, supplied for use or made available for use in any nuclear application of which Seller has not been notified in writing by Buyer at the time of order for the products sold hereunder. SELLER MAKES NO OTHER WARRANTY WHATSOEVER, EXPRESS OR IMPLIED. ALL IMPLIED WARRANTIES OF MERCHANTABILITY AND ALL IMPLIED WARRANTIES OF FITNESS FOR ANY PARTICULAR PURPOSE ARE DISCLAIMED BY SELLER AND EXCLUDED FROM THIS CONTRACT.

3. LIMITATION OF BUYER'S REMEDIES AND SELLER'S LIABILITY. Seller's liability hereunder shall be limited to the obligation to repair or replace only those products proven to have been defective in material or workmanship at the time of delivery, or allow credit, at its option. Seller's total cumulative liability in any way arising from or pertaining to any product sold or required to be sold under this contract shall NOT in any case exceed the purchase price paid by Buyer for such products. IN NO EVENT SHALL SELLER HAVE ANY LIABILITY FOR COMMERCIAL LOSS, LOST PROFITS, CLAIMS FOR LABOR, OR CONSEQUENTIAL OR INCIDENTAL DAMAGES OF ANY TYPE, WHETHER BUYER'S CLAIM BE BASED IN CONTRACT, TORT, WARRANTY, STRICT LIABILITY, NEGLIGENCE, OR OTHERWISE. IT IS EXPRESSLY AGREED THAT BUYER'S REMEDIES EXPRESSED IN THIS PARAGRAPH ARE BUYER'S SOLE AND EXCLUSIVE REMEDIES.

4. LIMITATION OF BUYER'S REMEDIES AND SELLER'S LIABILITY FOR FAILURE OR DELAY IN DELIVERY. NO DELIVERY DATES ARE GUARANTEED. BUYER'S SOLE AND EXCLUSIVE REMEDIES AND SELLER'S ONLY LIABILITY FOR ANY DELAY IN DELIVERY SHALL BE LIMITED AS SET FORTH IN PARAGRAPH 3 OF THIS CONTRACT.



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5. **FORCE MAJEURE.** In any event and in addition to all other limitations stated herein, Seller shall not be liable for any act, omission, result or consequence, including but not limited to any delay in delivery or performance, which is (i) due to any act of God, the performance of any government order, any order bearing priority rating or order placed under any allocation program (mandatory or voluntary) established pursuant to law, local labor shortage, fire, flood or other casualty, governmental regulation or requirement, shortage or failure of raw material, supply, fuel, power or transportation, breakdown of equipment, or any cause beyond Seller's reasonable control whether of similar or dissimilar nature to those above enumerated, or (ii) due to any strike, labor dispute, or difference with workers, regardless of whether or not Seller's is capable of settling any such labor problem.

6. **BUYER'S OBLIGATION TO PASS ON LIMITATION OR WARRANTIES AND REMEDIES.** In order to protect Seller against claims by Buyer's buyer, if Buyer resells any of the goods purchased under this agreement, Buyer shall include the language contained in paragraphs 2 and 3 of this agreement, dealing with Seller's limitations of warranties and remedies, in an enforceable agreement with Buyer's buyer, or otherwise include language in an enforceable agreement with its buyer that makes Seller's limitation of warranties and remedies binding on its buyer. Buyer shall also include a provision in its agreement with its buyer applying Indiana law to any claims its buyer might assert against Seller with respect to goods repaired, manufactured or sold by Seller, and requiring its buyer to bring any such action against Seller either in federal district court in Evansville, IN or the common pleas court for Vanderburgh County, Indiana. Buyer shall defend, indemnify and hold Seller harmless from any and all claims, causes of action, damages, losses or expenses (including reasonable attorneys' fees) that Seller incurs by reason of Buyer's failure to comply with this paragraph.

7. **PASSAGE OF TITLE.** Except with respect to title for vehicles that have a certificate of title or for equipment vehicles for which the full purchase price has not been paid, title to the products sold hereunder shall pass upon delivery to the carrier at the point of shipment. Neither Buyer nor the consignee shall have the right to divert or re-consign such shipment to any destination other than specified in the bill of lading without permission of the Seller. Unless otherwise agreed, Seller reserves the right to select the mode of transportation. With respect to title for vehicles that have a certificate of title or vehicles for which the full purchase price has not been paid to the Seller, title will only transfer on the delivery of the certificate of title and payments due from the Buyer to the Seller has been paid in full. After the Buyer takes possession of a piece of equipment from the Seller, the risk of loss passes to the Buyer regardless of whether the legal title is transferred to the Buyer. Buyer will indemnify and save harmless the Buyer with respect to any losses, damages, or claims related to the vehicle(s) after the Buyer receives possession of the vehicle(s), including any attorney's fees or costs associated with the indemnity or the enforcement of the Seller's rights herein.

8. **PAYMENTS AND LATE CHARGES ON PAST DUE ACCOUNTS.** Buyer represents that Buyer is solvent and can and will pay for the products sold to Buyer in accordance with the terms hereof. If Buyer shall fail to comply with any provision or to make payments in accordance with the terms of this contract or any other contract between Buyer and Seller, Seller may at its option defer shipments or, without waiving any other rights it may have, terminate this contract. All deliveries shall be subject to the approval of Seller's Credit Department. Seller reserves the right, before making any delivery, to require payment in cash or security for payment, and if Buyer fails to comply with such requirement, Seller may terminate this contract. A late charge of 1-½% monthly (18% annual rate) or the maximum allowed by state law, if less, will be imposed on all past due accounts.

9. **TRANSPORTATION CHARGES.** Delivered prices or prices involving competitive transportation adjustments shall be subject to appropriate adjustment to reflect changes in transportation charges.

10. **CLAIMS BY BUYER.** Buyer shall thoroughly inspect products sold under this contract immediately upon receipt to verify for itself that they conform to the specifications of the contract. Buyer must notify Seller of claims for failure or delay in delivery within 30 days after the scheduled delivery date. Buyer must notify Seller of any claims for nonconforming or defective goods within 30 days after the nonconformity or defect was or should have been discovered. In addition, Seller must be given an opportunity to investigate the claim before Buyer disposes of the material, or else Buyer's claim will be barred. Seller shall incur no liability for damage, shortages, or other cause alleged to have occurred or existed at or prior to delivery to the carrier unless the Buyer shall have entered full details thereof on its receipt to the carrier.

11. **MECHANICAL PROPERTIES; CHEMICAL ANALYSES.** Data referring to mechanical properties or chemical analysis are the result of tests performed on specimens obtained from specific locations of the product(s) in accordance with prescribed sampling procedures; any warranty thereof is limited to the values obtained at such locations and by such procedures. There is no warranty with respect to values of the materials at other locations.



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12. **PATENTS.** Seller shall indemnify Buyer against attorneys' fees and any damages or costs awarded against Buyer in the event any legal proceeding is brought against Buyer by a third person claiming the material delivered hereunder in itself constitutes an infringement of any U.S. patent, provided Buyer gives Seller prompt notice of any such suit being brought, gives Seller the opportunity to defend any such suit, and cooperates with Seller with respect to any such defense; unless the material is made in accordance with material designs, or specifications required by Buyer, in which case Buyer shall similarly indemnify Seller.

13. **PERMISSIBLE VARIATIONS.** The products sold hereunder shall be subject to Seller's standard manufacturing variations, tolerances and classifications.

14. **TECHNICAL ADVICE.** Buyer represents that it has made its own independent determination that the products it is purchasing under this contract meet the design requirements of Buyer's project and are suitable for Buyer's intended application. Buyer further represents that it has not relied in any respect on any written or oral statements or advice from Seller, other than the standard product specifications set forth in the most recent addition of Seller's published product brochures, in making that determination.

15. **TAXES.** Any applicable sales, excise and/or use taxes, if any, due under the laws of any state, any local government authority, or the federal government of the United States, in connection with the purchase and sale of any equipment, parts, and/or services shall be the responsibility of the Buyer.

16. **BUYER'S RIGHT OF TERMINATION.** Buyer may terminate this contract in whole or in part upon notice in writing to Seller. Seller shall thereupon cease work and transfer to Buyer title to all completed and partially completed products and to any raw materials or supplies acquired by Seller especially for the purpose of performing this contract, and Buyer shall pay Seller the sum of the following: (1) the contract price for all products which have been completed prior to termination; (2) the cost to Seller of the material or work in process as shown on the books of Seller in accordance with the accounting practice consistently maintained by Seller plus a reasonable profit thereon, but in no event more than the contract price; (3) the cost f.o.b. Seller's plant of materials and supplies acquired especially for the purpose of performing this contract; and (4) reasonable cancellation charges, if any, paid by Seller on account of any commitment(s) made hereunder.

17. **SELLER'S RIGHT OF TERMINATION.** In addition to the other rights of termination provided for in this contract, and if this contract is made pursuant to any governmental rule or regulation, plan, order or other directive, upon the termination thereof, Seller shall have the option of canceling this contract in whole or in part.

18. **WAIVER.** Failure or inability of either party to enforce any right hereunder shall not waive any right in respect to any other or future rights or occurrences.

19. **DELIVERY.** Unless otherwise agreed to in writing by the Seller, the Buyer hereby agrees to take delivery of the materials on this order within the later of five (5) days after the wanted date shown on the face of the order or within five (5) days after notification, oral or written, that the materials are ready for shipment. In the event that the Buyer does not arrange to take delivery of the materials in accordance with this Contract, Seller, at Seller's option, may:

(a) invoice the Buyer for the materials less freight if applicable; store the material in Seller's yard for a period not to exceed sixty (60) days from the date of invoice; charge a storage fee not to exceed 5% per month or fraction thereof of the selling price of the stored materials; add any applicable price increases listed on the face of the order; charge for any repair work to protective coatings harmed by weathering while such material is being stored; and charge applicable freight when shipment to the Buyer is made. Materials remaining in storage after sixty (60) days from the invoice date shall become the property of the Seller for disposition at the Seller's discretion. In that event, Buyer shall not be liable for the invoice price of the materials, but shall be liable for the storage fee and any repair work to protective coatings; or

(b) cancel the order and invoice the Buyer for cancellation charges, which shall be 50% of the selling price of the materials if the materials are standard, in-stock material, or the full selling price if the materials are special or nonstandard in nature and were especially fabricated for the Buyer.

20. **PERIOD OF LIMITATIONS.** Buyer and Seller agree that any action by Buyer against Seller for a breach of this contract, including any action for breach of warranty, or otherwise in connection with the goods sold under this contract, must be commenced by Buyer against Seller within one year after the cause of action therefore accrues.

21. **CONFLICTING PROVISIONS OFFERED BY BUYER.** Any terms and conditions of any purchase order or other instrument issued by the Buyer, in connection with the subject matter of this document, which are in addition to or inconsistent with the terms and conditions expressed herein, will not be binding on Seller in any matter whatsoever unless accepted by Seller in writing.



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22. SEVERABILITY. In case any provision of this contract shall be declared invalid, illegal or unenforceable, the validity, legality and enforceability of the remaining provisions shall not in any way be affected or impaired.

23. APPLICABLE LAW. This contract shall be governed by, and construed and enforced in accordance with, the laws of the State of Indiana. Buyer and Seller specifically agree that any legal action brought relating to this contract will be brought and tried in the federal district court in Evansville, Indiana, or, in the absence of jurisdiction, the Vanderburgh County Court of Common Pleas in Evansville, IN.



Q08609



Agenda Item Executive Summary

TITLE: Crow Island School Special Use Permit & Public Hearing (1112 Willow Road) -
Public Hearing to be Continued to April 2, 2024

PRESENTER:

AGENDA DATE: March 21, 2024

CONSENT: No

ITEM TYPE: Ordinances and Resolutions

ITEM HISTORY:

None

EXECUTIVE SUMMARY:

At the request of the applicant, the Crow Island School Special Use Public Hearing (1112 Willow Road) is being continued to the April 2, 2024, Village Council meeting.

RECOMMENDATION:

Continue the public hearing for the Crow Island School Special Use Permit to the April 2, 2024, Village Council meeting.

ATTACHMENTS:

None



Agenda Item Executive Summary

TITLE: Ordinance No. M-01-2024: Granting Preliminary Approval of a Planned Development, Zoning Exceptions, a Special Use for Ground Floor Parking, Special Use Findings for Medical and Financial Services Uses, and a Preliminary Plat of Subdivision (511-515 Lincoln Avenue and 714-740 Elm Street) (One Winnetka) (Introduction)

PRESENTER: David Schoon

AGENDA DATE: March 21, 2024

CONSENT: No

ITEM TYPE: Ordinances and Resolutions

ITEM HISTORY:

01-17-2023: Village Council review of concept plan for One Winnetka Planned Development.

EXECUTIVE SUMMARY:

On March 21, 2024, the Village Council is scheduled to consider introduction of:

- Ordinance No. M-01-2024, Granting Preliminary Approval of a Planned Development, Zoning Exceptions, a Special Use for Ground Floor Parking, Special Use Findings for Medical and Financial Services Uses, and a Preliminary Plat of Subdivision (511-515 Lincoln Avenue and 714-740 Elm Street - One Winnetka) (Attachment 3); and
- Resolution No. R-35-2024, Approving a Development Agreement Between the Village of Winnetka and RIC (Winnetka Lincoln) LLC (511-515 Lincoln Avenue and 714-740 Elm Street - One Winnetka) (Attachment 4).

The Ordinance and Resolution are in response to **an application** by filed by Murphy Development Group, LLC (the "Applicant"), as the designee of the property owner, RIC (Winnetka Lincoln) LLC (the "Owner"), who owns 714-16 Elm Street, 718-732 Elm Street, 736 Elm Street, 740 Elm Street, 511 Lincoln Avenue, and 515 Lincoln Avenue (the "Subject Property"). (Note: At the start of the preliminary planned development process, the Owner had yet to secure ownership of 736 Elm Street, the former Conney's Pharmacy site; however, the Owner has since acquired the property). The proposed planned development consists of a new **four-story mixed use planned development** on the Subject Property, which continues to be called One Winnetka, and which consists of the following elements:

1. No more than 59 residential rental units,
2. 20,955 square feet of commercial space, and
3. a total of 152 parking spaces consisting of 39 spaces at ground level for the commercial uses and 113 spaces on the lower (underground) level for the residential uses.

The Applicant has filed an application seeking approval of the following subdivision and zoning relief:

1. A Plat of Consolidation to create one lot of record, which consolidation requires an exception to allow a side lot line to abut a rear lot line;
2. Preliminary planned development plan approval with the following zoning exceptions and special use approvals:
 1. An exception from the maximum permitted building height;
 2. An exception from the maximum front yard setback requirement;
 3. An exception from the maximum corner yard setback requirement;
 4. An exception from the minimum rear yard setback requirement;
 5. An exception from the rear yard landscaped area requirement;
 6. An exception from the minimum fourth story setback requirement;
 7. A special use to allow parking on the ground floor level;
 8. A special use to allow medical office uses within the C-2 Commercial Overlay District; and
 9. A special use to allow financial service office uses within the C-2 Commercial Overlay District.

Attachment 5 includes a letter from the Applicant summarizing from their perspective the collaborative planned development process with the Council and the advisory bodies that has led to the project before the Council. The letter also explains how to date the Applicant has represented the project on behalf of the Owner, and that they are in the process of negotiating a purchase and sales agreement with the Owner, which they anticipate finalizing over the next few weeks. The sale and subsequent transfer of the planned development agreement to the Applicant would take place after the final planned development approval is granted, which is allowed for under the approval documents before the Council.

Attached is a staff memorandum summarizing:

- the planned development process,
- the Village Council's concept plan review of the project,
- the proposed plan as reviewed by the Design Review Board and the Planned Development Commission; and
- the DRB and PDC recommendations of the project. (See **Attachment 1**)

Both the Design Review Board and Planned Development Commission have each unanimously recommended approval of the application.

Also attached is a memorandum from the Village Attorney summarizing the contents and structure of the approval documents (**Attachment 2**).

RECOMMENDATION:

Consider introduction of Ordinance No. M-01-2024, Granting Preliminary Approval of a Planned Development, Zoning Exceptions, a Special Use for Ground Floor Parking, Special Use Findings for Medical and Financial Services Uses, and a Preliminary Plat of Subdivision, for the One Winnetka project that consists of the properties with the addresses ranging from 511-515 Lincoln Avenue and 714-740 Elm Street.

Resolution No. R-35-2024, Approving a Development Agreement Between the Village of Winnetka and RIC (Winnetka Lincoln) LLC for the One Winnetka project, is provided for the Council's review. The resolution should be considered for adoption at a future Council meeting when the Council is ready to consider adoption of Ordinance No. M-01-2024.

ATTACHMENTS:

1. Staff Report Regarding One Winnetka Preliminary Planned Development
2. Village Attorney Memo Summarizing Approval Documents
3. Ordinance No. M-01-2024: Granting Approval of Preliminary Planned Development, Zoning Exceptions, and Special Uses for the One Winnetka Project
4. Resolution No. R-35-2024: Approving a Development Agreement (511-515 Lincoln Avenue and 714-740 Elm Street) (One Winnetka)
5. Letter from Applicant dated March 8, 2024
6. Plan Sheets for the One Winnetka Project, PDC Package, July 12, 2023.
7. DRB Meeting Minutes and PDC Meeting Minutes
8. Written Public Comments Received



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: VILLAGE COUNCIL
FROM: DAVID SCHOON, DIRECTOR
DATE: MARCH 15, 2024
**SUBJECT: 714-740 ELM & 511-515 LINCOLN - ONE WINNETKA
PLANNED DEVELOPMENT - PRELIMINARY PLANNED DEVELOPMENT
(CASE NO. 2022-25-PD)**

INTRODUCTION

On March 21, 2024, the Village Council is scheduled to consider introduction of:

- Ordinance M-01-2024, An Ordinance Granting Preliminary Approval of a Planned Development, Zoning Exceptions, a Special Use for Ground Floor Parking, Special Use Findings for Medical and Financial Services Uses, and a Preliminary Plat of Subdivision (511-515 Lincoln Avenue and 714-740 Elm Street - One Winnetka) (**Attachment 3**); and
- Resolution R-35-2024, A Resolution Approving a Development Agreement Between the Village of Winnetka and RIC (Winnetka Lincoln) LLC (511-515 Lincoln Avenue and 714-740 Elm Street - One Winnetka) (**Attachment 4**).

The ordinance and resolution are in response to **an application** by filed by Murphy Development Group, LLC (the “Applicant”), as the designee of the property owner, RIC (Winnetka Lincoln) LLC (the “Owner”), who owns 714-16 Elm Street, 718-732 Elm Street, 736 Elm Street, 740 Elm Street, 511 Lincoln Avenue, and 515 Lincoln Avenue (the “Subject Property”). (Note: At the start of the preliminary planned development process, the Owner had yet to secure ownership of 736 Elm Street, the former Conney’s Pharmacy site; however, the Owner has since acquired the property). The proposed planned development consists of a new **four-story mixed use planned development** on the Subject Property, which continues to be called One Winnetka, and which consists of the following elements:

- a) No more than 59 residential rental units,
- b) 20,955 square feet of commercial space, and
- c) a total of 152 parking spaces consisting of 39 spaces at ground level for the commercial uses and 113 spaces on the lower (underground) level for the residential uses.

The Applicant has filed an application seeking approval of the following subdivision and zoning relief:

- A. A plat of consolidation to create one lot of record, which consolidation requires an exception to allow a side lot line to abut a rear lot line;
- B. Preliminary planned development plan approval with the following zoning exceptions and special use approvals:
 - a. An exception from the maximum permitted building height;
 - b. An exception from the maximum front yard setback requirement;

- c. An exception from the maximum corner yard setback requirement;
- d. An exception from the minimum rear yard setback requirement;
- e. An exception from the rear yard landscaped area requirement;
- f. An exception from the minimum fourth story setback requirement;
- g. A special use to allow parking on the ground floor level;
- h. A special use to allow medical office uses within the C-2 Commercial Overlay District; and
- i. A special use to allow financial service office uses within the C-2 Commercial Overlay District.

Attachment 5 includes a letter from the Applicant summarizing from their perspective the collaborative planned development process with the Council and the advisory bodies that has led to the project before the Council. The letter has also explains how to date the Applicant has represented the project on behalf of the Owner, and that they are in the process of negotiating a purchase and sales agreement with the Owner, which they anticipate finalizing over the next few weeks. The sale and subsequent transfer of the planned development agreement to the Applicant would take place after the final planned development approval is granted, which is allowed for under the approval documents before the Council.

Attachment 2 includes a memorandum from the Village Attorney summarizing the contents and structure of the approval documents.

Both the Design Review Board and Planned Development Commission have each unanimously recommended approval of the application. Prior to providing a summary of the Board and Commission review of the project, the staff report provides:

- A summary of the planned development process,
- A summary of the Village Council's concept plan review of the project, and
- A summary of the proposed plan as reviewed by the Design Review Board and the Planned Development Commission.

PLANNED DEVELOPMENT PURPOSE AND PROCESS

The Planned Development chapter of the Zoning Ordinance states that the purpose and intent of the planned development process is:

to make available a special use procedure that departs from the strict application of the specific zoning requirements of the district in which the development is located, in an effort to promote progressive development and redevelopment of land in the multi-family and commercial zoning districts by encouraging more creative and imaginative design for land developments than is possible under the zoning regulations that generally apply in those zoning districts.

Process. The new process consists of the following major steps:

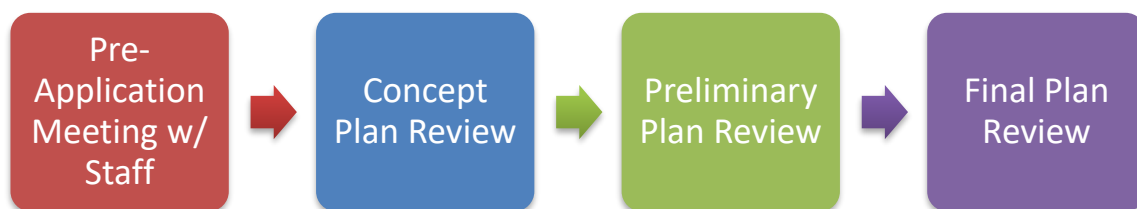


Figure 1 – Planned Development Review Process

Concept Plan Review. The concept plan review step is conducted by the Village Council. The purpose of the concept plan application is to broadly acquaint the Council with the Applicant’s proposal. This step also provides the Applicant with any preliminary concerns members of the Council may have early in the process when adjustments are still possible and prior to the Applicant expending the funds necessary to prepare the complete documentation required for a preliminary plan application.

Preliminary Plan Review. The preliminary plan review includes the following steps:

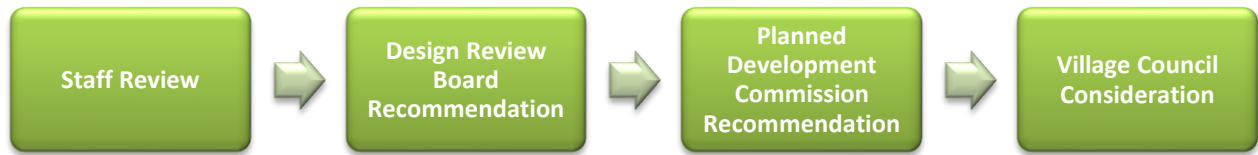


Figure 2 – Preliminary Plan Review

The Design Review Board’s role is to provide a recommendation to the Village Council regarding the design of buildings, structures, signage, and landscaping that are part of a proposed planned development in the context of the requested zoning relief. The Planned Development Commission’s role is to make recommendations regarding the requested zoning and subdivision relief aspect of the planned development.

Final Plan Review. The final plan review step of the planned development process is to ensure the plan to be constructed is consistent with the approved preliminary planned development plan. Final plan review consists of the following steps:



Figure 3 – Final Plan Review

During the final plan review process, the Council *may* choose to return the final application to the Planned Development Commission and/or the Design Review Board for further consideration and recommendations to the Village Council.

VILLAGE COUNCIL CONCEPT PLAN REVIEW

On January 17, 2023, the Village Council conducted the concept plan review of the proposed four-story mixed-use building. Though design elements have changed, the current preliminary planned development before the Village Council is generally consistent with the site layout and building form as presented at the January 17, 2023, concept plan review. Copies of a couple images from the January 2023 concept plan review are below. A complete copy of the materials for the January 17, 2023, Village Council meeting can be found at the following link - <https://winnetkail.portal.civicclerk.com/event/642/overview>.



Figure 2 - Concept Plan - Site Plan Presented to Council on January 17, 2023



Figure 3 - Concept Plan – Elm Street Elevation Presented to Council January 17, 2023

During the concept plan review, Council members expressed that they were generally open to the proposed development and the design of the building; however, **individual Council members** stated that the following issues should be carefully considered during the preliminary planned development process:

- a) In general, Council members liked the direction the architectural design was taking, while a few thought a little more work could be done, such as:
 - a. While a couple of trustees indicated that they liked the appearance of the gray stucco material; others expressed reservations about its use, specifically in terms of its appearance and its ability to withstand the elements, in particular the western sun.
 - b. Council members were generally open to the proposed heights and setbacks; however, one asked that the Applicant continue be mindful in terms of how the design impacts the appearance of the building height.
 - c. Particular attention should be paid to the design of the proposed covered pedestrian walkway between Elm Street and the commercial parking area to make sure it is more inviting, such as the addition of windows or displays along the corridor. (Note: The walkway has since been removed from the plans.)
 - d. One Council member expressed that additional consideration should be given to the design of the building at the corner of Lincoln and Elm as it should have a stronger presence that anchors the building.

- e. Regarding proposed balconies, a couple of Council members asked that the Applicant consider placing limitations on what tenants can place on the balconies.
- f. Given the size of the building it is important that there is sufficient articulation in the building design.
- g. A Council member expressed the opinion that the residential entry needed additional work.
- h. Council members expressed an interest in hearing the Design Review Board members' thoughts regarding the project.
- b) Regarding the streetscape design, one Council member asked that they consider a larger bumpout at Elm and Lincoln.
- c) Regarding the ground floor commercial space
 - a. All Council members expressed an openness to consider medical office uses and financial office uses, which require special use approval, for the commercial space. Some members indicated that they would consider approving such uses as part of the planned development, while others had reservations and stated that each should individually apply to the Village for special use approval.
 - b. One Council member encouraged the Applicant to reconsider the amount of commercial space that they were including as well as to reconsider the depth of the space as the proposed depths appear too deep for traditional retail.

Council members also asked the Applicant to continue to communicate with the neighbors to hear their comments regarding the proposed development.

DESCRIPTION OF PROPERTY

The Subject Property is generally located on the southeast corner of Lincoln Avenue and Elm Street and is approximately 1.21 acres (Figure 6). The Subject Property contains six vacant commercial buildings. In the center of the buildings is a small surface parking lot that accommodates approximately 14 vehicles. The Village parking lot immediately east of the Subject Property (the "Village Parcel") is not part of the Applicant's redevelopment plans. The 63 parking spaces on the Village Parcel would continue to be available for use by customers and employees of businesses in the Elm Street Business District.



Figure 6 – Aerial Map

The Subject Property is zoned C-2 General Retail Commercial District (“C-2 District”), and a portion is in the C-2 Commercial Overlay District (“C-2 Overlay District”) as shown in Figure 7.

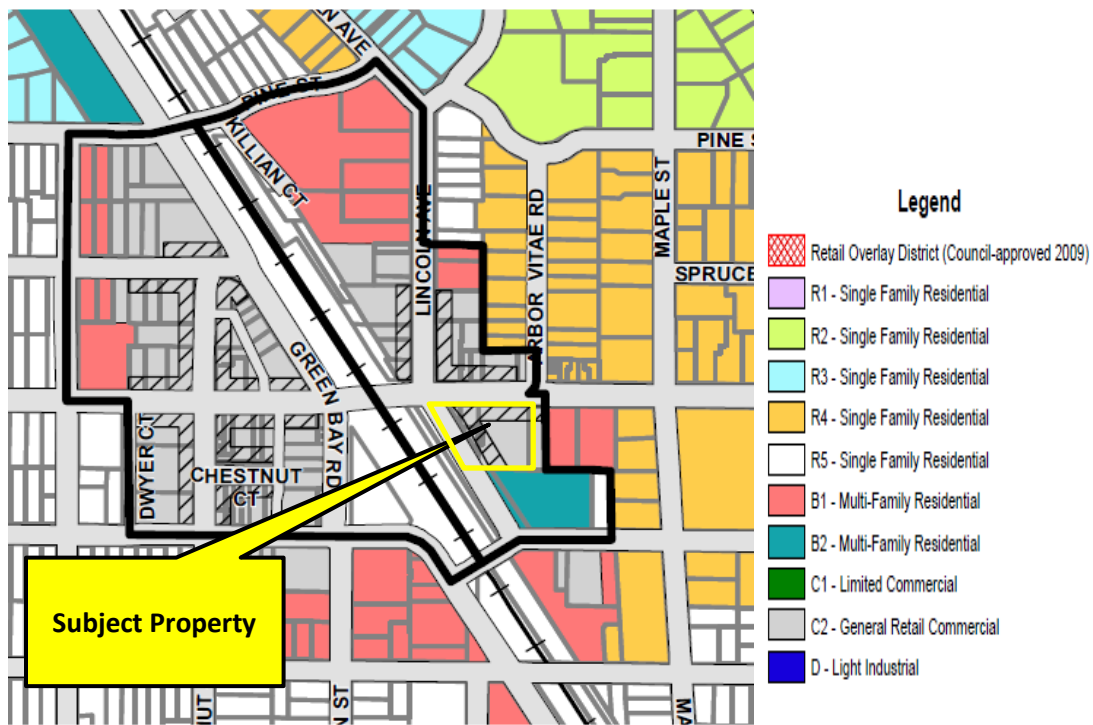


Figure 7 – Zoning Map

On Tuesday, April 18, 2023, the Village Council adopted the Winnetka Futures 2040 Plan as the new comprehensive plan for the community. The Village’s previous Comprehensive Plan Future Land Use Map and the new Comprehensive Plan Future Land Use Map (see Figure 8) both designate the Subject Property as appropriate for commercial and mixed-use development.



Figure 8 – Comprehensive Plan Land Use Plan – Winnetka Futures 2040 Plan

In addition to the Comprehensive Plan Future Land Use Map, the Winnetka Futures 2040 Plan contains vision statements and goals that are relevant to the proposed application, including the following.

Quality Livable Neighborhoods Vision Statement: A community of connected neighborhoods with safe, pedestrian-oriented streets, tree-lined parkways, and a variety of well-maintained housing offerings to meet the needs of all its residents and create a unique and powerful sense of place.

Goal 1.2: The Village will continue to explore housing diversity and address the housing gap to provide a supply that supports changing demographic needs and ensures a variety of product types, options, and costs available to seniors, empty nesters, families, and young residents.

Goal 1.6: The Village will encourage multi-family unit development in and near the downtown commercial districts.

Vibrant Business Districts Vision Statement: A community with a strong commitment to supporting and enhancing its unique, walkable, mixed-use business districts, which serve both as the community's commercial and social centers.

Goal 2.3: The Village will continue to encourage the highest-quality design, materials, and maintenance for building exteriors, landscaping, and signage in the commercial districts and along the Green Bay Road corridor.

Goal 2.4: The Village will provide a business environment focused on retaining successful existing businesses, attracting businesses to the community that meet a market need, and assisting start-up business through local permitting and licensing processes.

Mobility and Connectivity Vision Statement: A progressive community with forethought in developing safe and efficient local and regional mobility connections for all through public transportation, regional trails and pedestrian and bike friendly neighborhood street networks.

Goal 8.4: The Village will continue to support quality transit service and encourage increased ridership.

Goal 8.5: The Village will manage its parking assets to support the success of its business districts while balancing parking location and supply with the needs of the distinctive walkable and transit-oriented character that is uniquely Winnetka.

CURRENT PROPOSED PLAN

As previously stated, the Applicant has submitted a preliminary planned development plan for a four-story mixed-use building which consists of the following:

- 59 residential rental units consisting of 1, 2 and 3 bedrooms on levels 2-4 (some units have dens),
- 20,955 square feet of commercial space, and
- 152 parking spaces consisting of 39 spaces at ground level for commercial uses and 113 spaces on the lower (underground) level for residential uses. Twelve of the residential parking spaces would be installed with EV charging stations with the ability to add additional chargers.

Attachment 6 contains a complete set of the plan sheet documents for the development.

Site Design & Building Layout

The bulk of the commercial space would be along Elm Street with a smaller portion along Lincoln Avenue. The commercial parking spaces would be located at ground level behind the first-floor commercial and residential uses, and the parking spaces would be accessed off Lincoln Avenue by a two-way drive aisle. A limited loading area for the building off Lincoln Avenue would also be in this general area. A small public plaza would be located on the corner of Elm and Lincoln. The Applicant has identified an interest with leasing the first-floor commercial space to medical office uses and financial service office uses, both of which require special use approval as portions of either use would be located with the C-2 Overlay District.

The upper story residential units would be accessed by a lobby off Lincoln Avenue. The lower-level parking for the residential tenants would be accessed off Lincoln Avenue along the south end of the property.

Stormwater detention for the property will be provided in the form of a vault located underneath the lower-level parking in the northeast corner of the property.

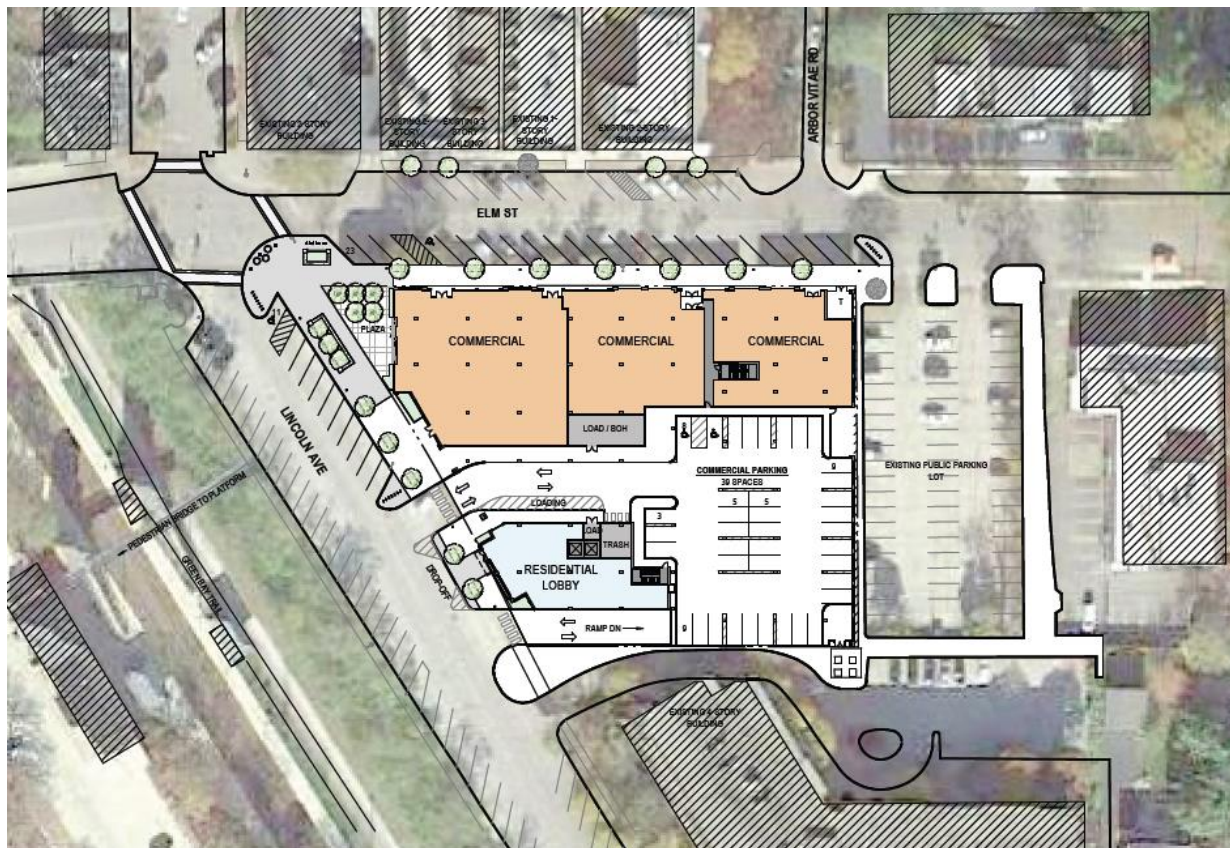


Figure 9 – Preliminary Plan – Site Plan

The façade of the building has a more contemporary building design with the incorporation of Tudor design elements. The façade consists of brick work as well as smooth faced and rusticated cast stone. It also includes painted wood framework and fiber cement board on the upper levels. The façade contains a few steeply pitched roof elements as well as bay windows, terraces, and large groupings of window openings.



Figure 10 – Preliminary Plan – Lincoln Avenue Elevation



Figure 11 – Preliminary Plan – Elm Street Elevation

As required by the Zoning Ordinance, in most locations the fourth story would be stepped back a minimum of 10 feet from the point on the lower building elevation that is closest to the property line along the street. The setback of the fourth story is required by code to reduce the perceived scale of buildings at the sidewalk. Residential terraces are provided at the second level along the south and east sides of the building and at the fourth level along the east, north, and west sides of the building.

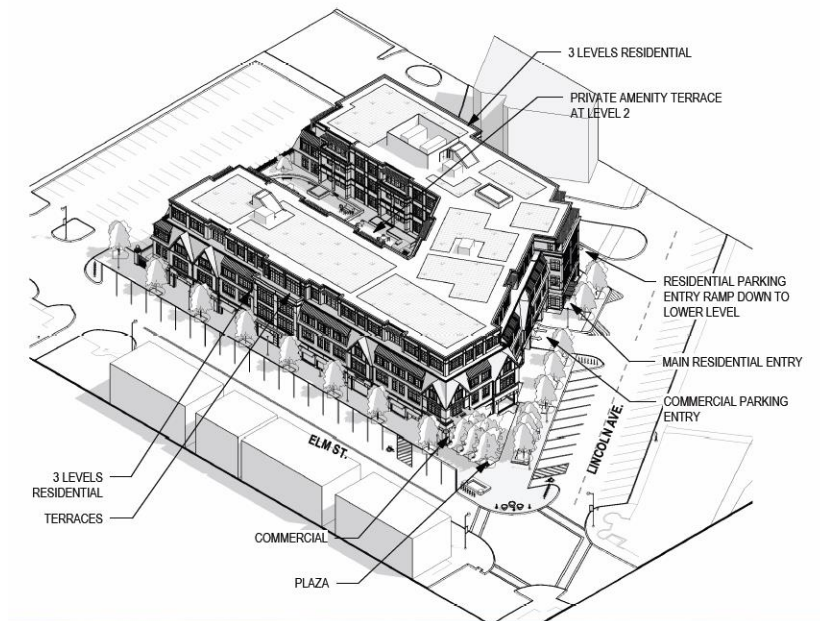
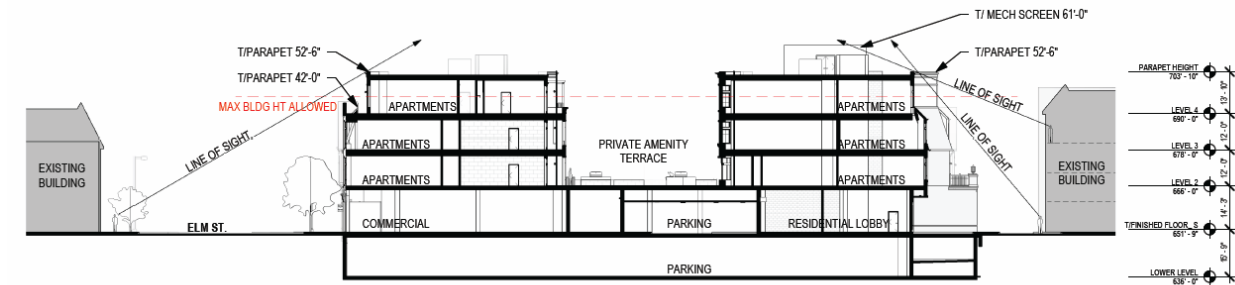
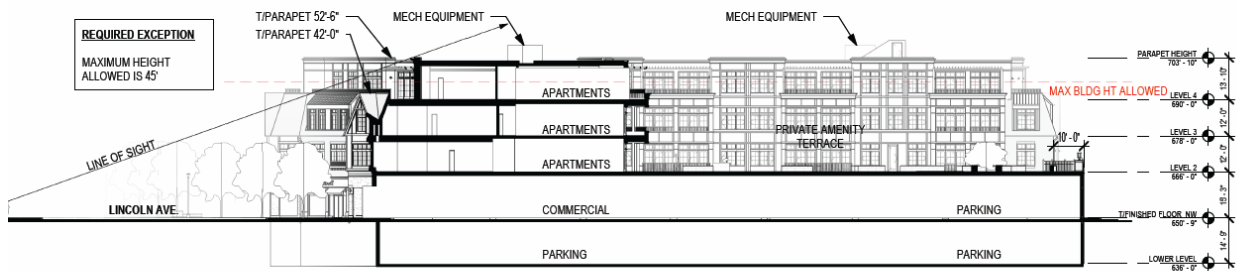


Figure 12 – Preliminary Plan – Axonometric View



1 TRANSVERSE SECTION - FACING EAST
SCALE: 1" = 30'-0"



2 LONGITUDINAL SECTION - FACING NORTH
SCALE: 1" = 30'-0"

Figure 13 – Preliminary Plan – Building Sections

Traffic, Circulation, Parking, & Loading

As previously mentioned, the proposed plan includes one level of private underground parking in the One Winnetka building for the residents of the development and commercial parking spaces at grade level located in the southeast corner of the proposed structure. The access drives for each parking area, which are two separate drives, are located along Lincoln Avenue.

Regarding parking, the Applicant is proposing to provide 113 parking spaces in the lower level for the 59 residential units, while the code requires a total of 96 spaces, which is based upon the number of bedrooms in each unit. The Applicant is proposing 39 spaces for the commercial uses, which is the same number as required by code.

In addition to providing 39 parking spaces on-site for the proposed commercial uses, the site would also be served by the on-street public parking in the area as well as by public parking lots in the East Elm Business District, in particular the public parking lot located immediately east of the Subject Property.

The design of the proposed development will impact on-street parking as indicated in the table below:

Table 1 – Comparison of On-Street Public Parking Spaces

	Existing Conditions	Downtown Streetscape Master Plan Concept Design	Proposed Plan
On-Street Public Parking Spaces			
Elm Street - Adjacent to Development	23	22	23
Lincoln Avenue - Adjacent to Development	21	16	11
GRAND TOTAL	44	38	34

As noted in the above table, the concept plans of the Downtown Master Streetscape Plan anticipated some reduction in the number of on-street public parking spaces to accommodate streetscape design elements, such as a gathering space bumpout at the corner of Elm and Lincoln, as well as to provide code compliant accessible parking spaces. The design of the proposed development, with two driveways along Lincoln Avenue and the incorporation of a pick-up/drop-off area in front of the residential entrance, has further reduced the number of on-street parking spaces along Lincoln Avenue.

The Applicant submitted a traffic study prepared by KLOA to illustrate the impact of the development on traffic and parking in the area. The Village's Director of Engineering has reviewed the traffic study to determine if it was performed based upon acceptable traffic study standards and has concluded the following:

Based on this information provided by KLOA, Inc. it is my opinion that the proposed mixed-use development should not create an adverse impact on parking, traffic, and pedestrian movements. In addition, the results of the capacity analyses indicate that the studied intersections are and will continue operating at acceptable levels of service with minimal increases in delays and that any changes in queues will not impact adjacent intersections.

The development has designated a limited loading area along the commercial driveway off Lincoln Avenue. Given the height limitation of the driveway, this loading area would be limited to smaller trucks (DL-23 trucks, which are 22.6 feet in length). Larger delivery or moving trucks would have to load and unload from the drop-off area in front of the residential building entrance which is approximately 40 feet long. Given the limited size of loading areas within the building site and along the street, the design of the proposed development could not accommodate semi-trucks. The Applicant has indicated any trucks that could not fit in either loading area will not be accepted or will have to apply with the Village for temporary use of part of the street.

Streetscape & Landscaping Design

The Applicant proposes streetscape improvements within the Village rights-of-way along Elm Street and Lincoln Avenue that are generally consistent with the Village's Downtown Master Streetscape and Signage Plan. Consistent with those plans, the Applicant proposes creating a larger bumpout area at the street intersection for a gathering space, installation of pedestrian light fixtures, bumpouts to demarcate driveways, street trees, bicycle racks, seat walls, and at grade planting beds. In addition, the Applicant proposes creating a small plaza area on private property at the corner of Elm Street and Lincoln Avenue. The Village's streetscape consultant reviewed the plans and found them generally compatible with the Village's streetscape design, and only found a few technical issues that will need to be addressed prior to final plan approval (e.g., exact placement of streetscape elements such as light poles and bicycle racks, details for streetscape trees – size, variety, tree grate size and structural soils, paving surface details and finishing, etc.)

Transformer & Switch Gear

The Applicant has worked with Village staff to identify a location for the electric transformer that would serve the building. A location has been identified on the northeast corner of the Subject Property. A transformer for a project of this size is generally required to be located on the subject property. Given the Village has its own municipal electric utility, the Village has its own standards for where such a transformer can be located based upon the equipment and personnel we have to service the transformers. Given the Village is no longer locating transformers underground in vaults and does not have the necessary equipment and personnel to service a transformer located within a building, the transformer must be located at grade on a pad. The transformer must also be in an area by which the Village can access it with a crane in the event the transformer needs to be replaced. Given the Subject Property does not have an alley, that leaves the street frontage as the site for a transformer. The proposed location is in the northeast corner of the site.

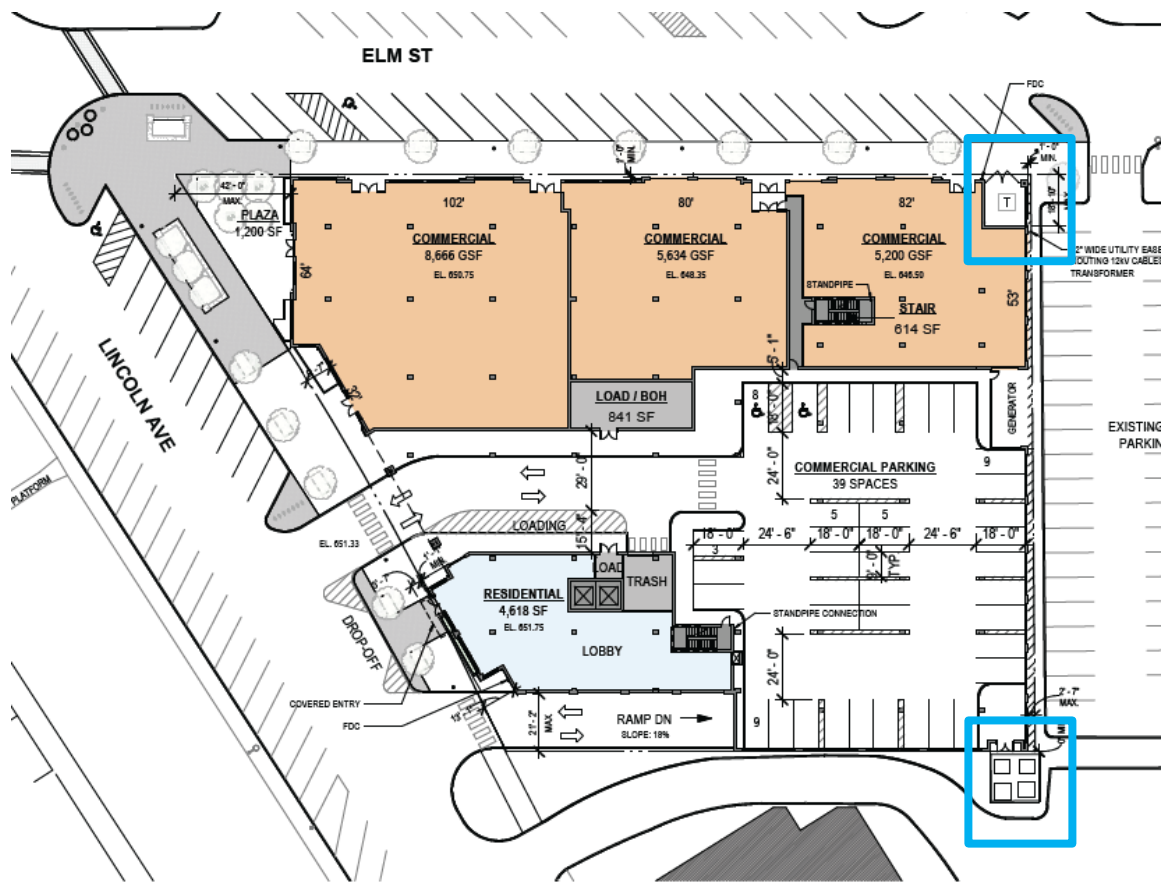


Figure 16 – Proposed Transformer Location & Doors to Access Switch Gear

The Applicant proposes to screen the transformer from public view using a combination of a masonry wall and fence/gate. Given the limited land area in the commercial districts, the Village is interested in securing easements over transformer location sites to allow other potential nearby redevelopment sites to tie into it or an upgraded transformer on that site in the future. The Village sees the provision of such easements as a public benefit so that limited land in the commercial districts does not need to be used for multiple transformer locations. The Applicant has agreed to provide such easements.

Another related electric utility issue regarding the site is an existing switch gear located on the 711 Oak property near the southeast corner of the Subject Property. When the switch gear was installed, which was decades ago, it was installed nearly on the property line with its doors opening to the north. With the

development proposed to be built to its southerly property line, which is permitted, it creates a problem with being able to access the switch gear. The Applicant has agreed to provide an access easement through its development and to provide doors through its building wall in align with the doors to the switch gear in order to provide the Village with access to the switch gear.

REQUIRED SUBDIVISION & ZONING RELIEF

The following subdivision and zoning relief is necessary for the proposed planned development:

- A. Approval of a Plat of Consolidation – The parcels that make up the Subject Property will need to be consolidated into one single lot of record, which approval requires an exception from the Subdivision Ordinance standard prohibiting side lot lines abutting rear lot lines.

The rear lot line that would be created with the new lot would be adjacent to the side lot line of the existing lot to the east (Village parking lot). The standard from which the exception is being requested was originally established with residential subdivisions in mind.

- B. Approval of a Planned Development for a mixed-use development, which includes consideration and approval of the following **exceptions** from the requirements of the Zoning Ordinance and **special uses**:
 - a. The maximum **building height** allowed is 45 feet and 4 stories; the Applicant proposes the following:
 - i. Building (Top of Parapet) – 4-stories; 57'-4" (at the northeast corner of building)
 - ii. Building (Top of Rooftop Stairs) – 63'-0"

The Zoning Ordinance defines building height as “the vertical distance measured from the top of the finished first floor to the highest point of the building” (“Code Building Height”). As you will note on the elevation sheets provided by the Applicant (see excerpt below), they have noted both the “Code Building Height” as well as the “Exposed Building Height” for various elements of the building. The “Exposed Building Height” measures the vertical distance between the lowest grade and the highest point of the particular element, which in this instance is parapet height.



Figure 17 - Code & Exposed Building Heights

- b. The maximum **front yard setback** shall be no more than three feet; the Applicant proposes the building to be setback 42'-1" along a portion of the Lincoln Avenue property line to accommodate a proposed plaza element.

The purpose of a maximum front yard setback in the commercial districts is to create a more consistent storefront wall as one walks along the street level of a commercial district. Having buildings setback too far from the pedestrian sidewalk breaks up this continuity. However, there may be instances when this requirement may prevent providing a public amenity or the provision of utilities to a site. In addition to providing the plaza at Elm and Lincoln, the Applicant also proposes a greater setback along Lincoln Avenue in which additional planting beds and walkway pavement areas would be provided.

- c. The maximum **corner yard setback** shall be no more than three feet; the Applicant proposes the building to be setback 18'-10" along portions of the Elm Street property line to accommodate a proposed electric transformer location.

The purpose of the maximum corner yard setback in the commercial districts is the same as that as the front yard setback.

- d. The minimum **rear yard setback** requirement is 10 feet; the Applicant proposes the building to be setback a minimum of 1'-0" and a maximum of 2'-7" along the easterly property line to accommodate the proposed building.

By the Zoning Ordinance definition, the east property line is considered the rear yard; therefore, a 10-foot rear yard setback is required. Though technically a rear property line, the east property line functions more like a side property line.

- e. A landscaped area at least five feet deep is required along a rear property line; the Applicant proposes not to include such a landscaped area.

It would appear the original intent of this required landscaped area is to provide a landscape buffer at the rear of all commercial properties. The Applicant is requesting a significant reduction in the required rear yard setback in order to construct the proposed building within one to two feet of the east property line, hence the requested exception from the landscaping buffer requirement.

- f. The **fourth story setback** of a building must be at least 10 feet from the front property line; the Applicant proposes a setback of 4'-9" at the fourth level along a portion of Lincoln Avenue and a setback of 9'-0" at the fourth level along a portion of Elm Street.

As previously mentioned, the fourth story of all buildings in the C-2 District that exceed three-stories in height is required to be setback at least 10 feet from the lower story front building elevation. The fourth story setback is required by code to reduce the perceived scale of buildings at the sidewalk.

- g. **Parking located on the ground level** requires special use approval; the Applicant proposes parking on the ground level within the interior of the southeast corner of the ground floor level.

In order to encourage below-grade parking, which is allowed by right, the Zoning Ordinance requires off-street parking located at street-level to receive approval of a special use permit. As

previously noted, the proposed parking for commercial uses would be provided on the ground floor level accessed from a two-way driveway off Lincoln Avenue.

- h. **Financial Uses** that include (i) accounting, auditing, and bookkeeping services, (ii) bank or credit unions without drive-through facilities, and (iii) financial counseling services (“Financial Uses”) require special use approval within the C-2 Overlay District; the Applicant requests special use approval to provide them with the ability to lease to these Financial Uses in the future. See next section regarding additional information about this special use request.
- i. **Medical and Related Uses** that include only medical and dental offices (“Medical Uses”) require special use approval within the C-2 Overlay District; the Applicant requests special use approval to provide them with the ability to lease to Medical Uses in the future. See next section regarding additional information about this special use request.

Special Use Approval for Medical Offices & Financial Service Offices

The Zoning Ordinance provides for the Planned Development Commission to conduct public hearings regarding all special use applications received by the Village concurrently with an application for approval of a planned development. This application includes special use approval to allow (a) parking on the ground level, (b) Financial Uses in the C-2 Overlay District; and (c) Medical Uses in the C-2 Overlay District. This section of the report focuses on the Applicant’s special use requests within the C-2 Overlay District.

The C-2 Overlay District applies to the first 50 feet of a property along the street property line in portions of the C2 District. The figure below shows approximately where the C-2 Overlay District falls on the Subject Property.



Figure 18 – One Winnetka Property – C-2 Overlay District

As noted above the Applicant is requesting special use approval of Medical Uses that include only medical and dental offices, and the following Financial Uses:

- (i) accounting, auditing, and bookkeeping services,

- (ii) bank or credit unions without drive-through facilities, and
- (iii) financial counseling services.

What is unique about this request is that the Applicant does not have Medical Use tenants or Financial Use tenants identified to locate in the commercial spaces. The Village's practice has been to evaluate a special use request knowing who the specific tenant will be so that the Village can evaluate whether the proposed use of a specific property or space conforms with the standards for granting a special use. If the Village finds that the use is in conformity with the standards, the special use is granted for that specific use to occupy the specific property or space.

In essence, the Applicant requests that the Village find that the proposed Financial Uses and Medical Uses are generally appropriate for the Subject Property, and that the Applicant would come back with a specific user before the Plan Commission and Village Council for review and approval of the operational aspects of the ultimate uses' business, parking, and signage needs. The next section of this staff report will elaborate on the Planned Development Commission's recommendation regarding the Applicant's refined request regarding this issue.

PLANNED DEVELOPMENT COMMISSION AND DESIGN REVIEW BOARD REVIEWS

Starting in April 2023, the Design Review Board and the Planned Development Commission began their respective reviews of the Applicant's proposed planned development. A complete copy of the materials reviewed at each board or commission meeting can be found at the following weblinks:

- April 20, 2023, Design Review Board Meeting
 - <https://winnetkail.portal.civicclerk.com/event/596/overview>
- June 15, 2023, Design Review Board Meetings
 - <https://winnetkail.portal.civicclerk.com/event/758/overview>
- July 19, 2023, Planned Development Commission Meeting
 - <https://winnetkail.portal.civicclerk.com/event/761/overview>
- August 14, 2023, Planned Development Commission Meeting
 - <https://winnetkail.portal.civicclerk.com/event/768/overview>

Attached with the Council's agenda materials for this item are:

- DRB Meeting Minutes and PDC Meeting Minutes (**Attachment 7**)
- Public Comments Received (**Attachment 8**)

The following is a summary of the review and recommendations by the Design Review Board and the Planned Development Commission regarding the One Winnetka Preliminary Planned Development application.

April 20, 2023, and June 15, 2023, Design Review Board Meetings

On April 20, 2023, the Design Review Board held its first public hearing to consider a certificate of appropriateness to allow the construction of the proposed development. After hearing from Village staff, the Applicant, and three members of the public, the DRB discussed the proposed building. Overall, the Board members found the general design approach heading in the right direction, but that the design could benefit from further refinement. A summary of the more significant discussion points from the Board members is as follows.

- Board members' comments focused on how the building design, in particular the building materials of the 4th level could better integrate with the three lower levels.

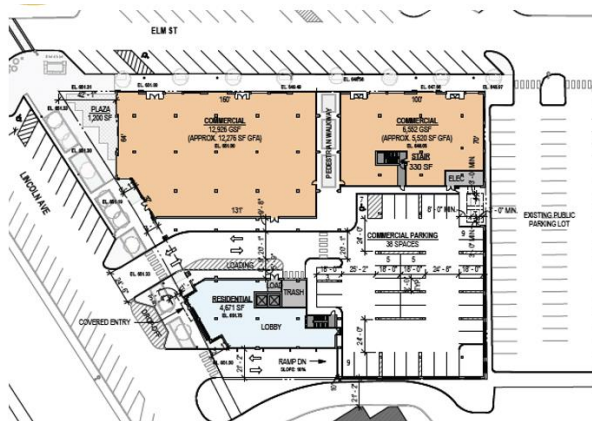
- They also suggested the Applicant give the Tudor building elements an even more modern feel.
- They also encouraged further refinement of the pedestrian passageway between Elm Street and the commercial parking lot to make it more inviting and for users to feel safer.

During its discussion, Board members provided ideas of how these concerns could be addressed but left it to the Applicant to decide how to respond to their comments.

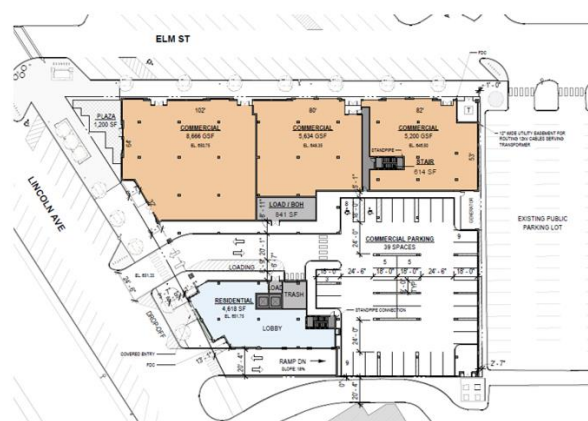
At the Applicant's request, the DRB continued the item to the May 18, 2023, DRB meeting to provide the Applicant time to respond to the Board's comments. At the May 18 DRB meeting, the Applicant requested that the DRB continue the item once again to give them additional time to further refine the design. At the May meeting, the Board continued the item to its June 15 meeting.

On June 15, after hearing a presentation from staff and a presentation from the Applicant reviewing the significant changes the Applicant made to the building design, the Board heard from one member of the public who had questions regarding the locations of terraces on the south façade. After a thorough and thoughtful discussion with the Applicant and its design team, the Board discussed the revised design. In general, Board members were very positive regarding the design changes the Applicant made in response to their April 20 comments.

The images on the next few pages compare the One Winnetka plans the DRB reviewed at its April meeting and then at its June meeting. The first set of images below compare the site plans. The most significant difference is the elimination of the pedestrian walkway between Elm Street and the ground floor commercial parking spaces.



April 20, 2023



June 15, 2023

The next two sets of images compare the changes to the building materials and design elements along Elm Street and Lincoln Avenue.

ELEVATIONS – ELM STREET



April 20, 2023



June 15, 2023

ELEVATIONS – LINCOLN AVENUE



April 20, 2023



June 15, 2023

The Board concluded its discussion and, **by a vote of 5-0, recommended approval with conditions of the certificate of appropriateness for the design of the building, hardscape, and landscape for the proposed building on the Subject Property.**

The Board's recommendation is based on evidence in the record, or a public document, and upon the following findings of fact:

- (1) the proposed external architectural features and site improvements are appropriate to and compatible with the character of the immediate neighborhood;
- (2) the proposed external architectural features and site improvements are appropriate to and compatible with adopted Village plans for and improvements in the immediate neighborhood, and including both urban design and site arrangement considerations;
- (3) the proposed external architectural features and site improvements are consistent with applicable Village design guidelines and such standards and criteria as may be adopted by the Board; and
- (4) the probable effect of the proposed external architectural features on the integrity of the immediate vicinity.

And the Board's recommendation was based upon the following conditions:

- a. Replace the triple gable design element on Elm Street and the double gable design element on Lincoln Avenue with shed dormers.
- b. Study and modify the cornice on the fourth floor to recede rather than come forward.
- c. Break up the horizontality of the band that sits atop the commercial storefronts by varying the height of that stone cap.
- d. Add ornamental lattice to the painted CMU block wall elements on the east and south ground floor elevations to soften the wall behind it.

The Applicant incorporated these changes into the design presented to the Planned Development Commission and which are reflected in the images presented earlier in this staff report.

July 19, 2023, and August 14, 2023, Planned Development Commission Meeting

At the July 19, 2023, Planned Development Commission special meeting, the Commission considered the One Winnetka planned development and associated exceptions and special uses. After hearing presentations from staff and the Applicant, the Commission heard public comments from three members of the public. One member had questions regarding the location of balconies on the southern façade. Another member stated their concerns regarding angle parking spaces along Elm Street and a preference for parallel parking spaces, and the other member spoke in favor of the project and asked the Village to be creative in terms of uses for the first floor, such as a WeWork center.

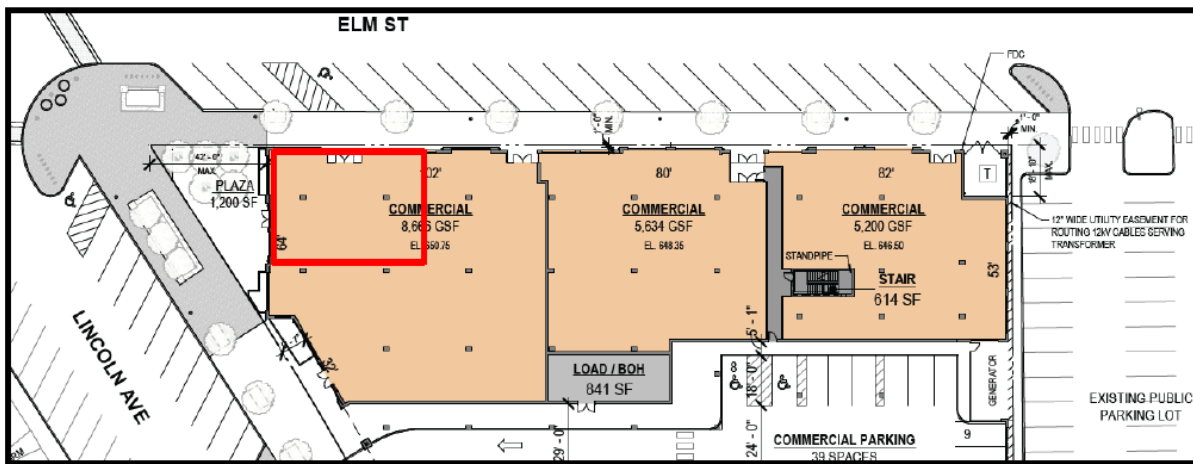
After hearing from the public, the Commission discussed the project. Overall, Commission members expressed support for the project both in terms of its mixture of uses and its design. Given the overall design of the building, Commission members expressed support for the requested zoning exceptions. The bulk of the discussion focused on how the commercial parking lot would function and the request for special use approval for medical office uses and financial service uses. In the end, Commission members expressed reservations regarding supporting the approval of special uses for medical uses and financial service uses without knowing who the specific tenants would be. Given the Zoning Ordinance requires the Commission to consider a planned development application at two separate meetings prior to forwarding a recommendation of approval to the Village Council, the Commission continued the item to a special meeting on Monday August 14, at which time it would consider a recommendation of approval with or without conditions.

At its August 14 special meeting, the PDC held a continued public hearing on the One Winnetka planned development and associated exceptions and special uses. After hearing from the Applicant and one member of the public, who spoke in support of the project, the Commission discussed the application.



The Commission's discussion focused on the Applicant's request for special use approval for medical office uses and financial service uses without knowing the specific tenants. After discussing the Applicant's amended proposal regarding the request for these uses and making some minor adjustments to the proposal, **the Planned Development Commission, by a vote of 8-0, recommended approval of the planned development, the zoning exceptions, the special use for parking on the ground floor, and the special uses for the medical and financial uses, subject to conditions, which are summarized below:**

1. The location and the amount of ground floor commercial space occupied by medical uses and financial service uses shall be limited as follows:
 - a. No such uses shall occupy the northwesternmost corner of the ground floor commercial space, further defined as being a space which is not less than 2,500 sf, with a minimum of 60 linear feet east along Elm Street and 40 linear feet south along Lincoln Avenue.
 - b. No such uses shall occupy an aggregate space greater than 50% of the gross commercial square footage, or 9,750 square feet.
 - c. No individual financial service use shall occupy more than one third of the gross commercial square footage, or 6,500 square feet.
 - d. No individual medical use shall occupy more than 3,250 square feet of gross commercial square footage.
 - e. Approval of the "appropriateness" of such uses will be limited to 10 years from the effective date of any ordinance the Village Council may adopt approving the Final Planned Development. (See paragraph 2 below.)



2. Each specific financial service use or medical use that complies with the above limits must still proceed through the Village's customary procedures for special use approval to demonstrate they are in conformity with eight of the twelve special use permit standards for special uses within the C-2 Overlay District. (Note: The Commission found that these uses, by their nature, conform with the other four special use permit standards).
3. Each specific financial service use or medical use that does not meet the above limits must proceed through the Village's customary procedures for special use approval to demonstrate they are in conformity with all 12 special use standards for special uses within the C-2 Overlay District.
4. The Applicant shall provide the following easements:
 - a. An easement agreement over the proposed transformer location in the northeast corner of property to allow other potential nearby redevelopment sites in the future to tie into either the proposed transformer or an upgraded transformer in that location.
 - b. An access easement through the development and the provision of doors through its building wall in alignment with the doors to the switch gear on the 711 Oak Street property to provide the Village with access to this switch gear.

The Applicant has agreed to these conditions, which have been incorporated into the approval documents for the Council's consideration.

A copy of the Planned Development Commission's formal recommendation is included as Exhibit 1 at the end of this staff report.

SUMMARY

At the March 21, 2024, Village Council meeting, the Council is scheduled to consider introduction of the following two approval documents:

- Ordinance M-01-2024, An Ordinance Granting Preliminary Approval of a Planned Development, Zoning Exceptions, a Special Use for Ground Floor Parking, Special Use Findings for Medical and

Financial Services Uses, and a Preliminary Plat of Subdivision (511-515 Lincoln Avenue and 714-740 Elm Street) (One Winnetka); and

- Resolution R-35-2024, A Resolution Approving a Development Agreement Between the Village of Winnetka and RIC (Winnetka Lincoln) LLC (One Winnetka).

ATTACHMENTS

Attachment 2: Village Attorney Memo Summarizing Approval Documents

Attachment 3: Ordinance M-01-2024, An Ordinance Granting Preliminary Approval of a Planned Development, Zoning Exceptions, a Special Use for Ground Floor Parking, Special Use Findings for Medical and Financial Services Uses, and a Preliminary Plat of Subdivision (511-515 Lincoln Avenue and 714-740 Elm Street) (One Winnetka)

Attachment 4: Resolution R-35-2024, a Resolution Approving a Development Agreement Between the Village of Winnetka and RIC (Winnetka Lincoln) LLC (One Winnetka)

Attachment 5: Letter from Applicant.

Attachment 6: Plan Sheets for the One Winnetka Project, PDC Package, July 12, 2023.

Attachment 7: DRB Meeting Minutes and PDC Meeting Minutes

Attachment 8: Public Comments Received

Exhibit 1
Planned Development Commission Recommendation of Approval
of the One Winnetka Preliminary Planned Development on August 14, 2023

The Planned Development Commission **recommends approval** of the preliminary plan for The One Winnetka Planned Development to be located at 714-16 Elm Street, 718-732 Elm Street, 736 Elm Street, 740 Elm Street, 511 Lincoln Avenue, and 515 Lincoln Avenue, and it adopts the following findings of fact:

- A. The One Winnetka Planned Development ***is in conformity*** with the standards set forth in Section 17.58.110 of the Zoning Ordinance:
1. That the proposed development and the use or combination of uses furthers the goals and objectives of the Comprehensive Plan;
 2. That the establishment, maintenance and operation of the planned development will not be detrimental to or endanger the public health, safety, health, comfort, morals or general welfare, or have a negative environmental impact on the neighborhood or Village;
 3. That the planned development will not unreasonably impede the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor unreasonably diminish or impair property values in the immediate vicinity;
 4. That the establishment of the planned development will not unreasonably impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern;
 5. That adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways;
 6. That adequate parking, utilities, access roads, drainage and other facilities necessary to the operation of the planned development exist or are to be provided; and
 7. That the planned development in all other respects conforms to the applicable regulations of this and other applicable Village ordinances and codes.
- B. The following zoning exceptions that are part of the One Winnetka Planned Development:
1. Building height of 63 feet and 4 stories, whereas a maximum of 45 feet and 4 stories is permitted, a variation of 18 feet (40%) [Section 17.46.020.B – Height];
 2. Front yard setback along Lincoln Avenue no greater than 42'-1" whereas a maximum of three feet is allowed [Section 17.46.030 – Table 17-3 - Front Yard Setback];
 3. Corner yard setback along Elm Street no greater than 18'-10", whereas a maximum of three feet is allowed [Section 17.46.030 – Table 17-3- Corner Yard Setback];
 4. Rear yard setback no less than one foot, whereas a minimum of ten feet is required, a variation of nine feet [Section 17.46.030 – Table 17-3 - Rear Yard Setback];
 5. No landscape area provided along the rear yard; whereas a landscaped area at least five feet deep is required [Section 17.46.130 – Landscaping];
 6. A fourth story setback along Lincoln Avenue no less than 4'-9", whereas a minimum of ten feet is required [Section 17.46.025 – Upper Story Setback]; and

7. A fourth story setback along Elm Street no less than 9'-0", whereas a minimum of ten feet is required [Section 17.46.025 — Upper Story Setback]

are in conformity with the standards set forth in Section 17.58.120 of the Zoning Ordinance:

- a. The proposed exception will enhance the overall quality of the development, the design of the structures, and the site plan to further the goals and objectives of the Comprehensive Plan and the Design Guidelines;
- b. The proposed exception will enable the development to offer environmental and pedestrian amenities available to all residents of the Village;
- c. The proposed exception will not cause an adverse impact on neighboring properties that outweigh the public benefits of the development;
- d. The proposed exception will contain a proposed design and use, or combination of uses, that will complement the character of the surrounding neighborhood; and
- e. The proposed exception will provide a public benefit to the Village, as described in Section 17.58.120.B of this Code.

- C. The following special use that is part of the One Winnetka Planned Development:

1. Parking on the ground level.

is in conformity with the standards set forth in Section 17.56.120 of the Zoning Ordinance:

- a. That the establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare;
- b. That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity;
- c. That the establishment of the special use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern;
- d. That adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways;
- e. That adequate parking, utilities, access roads, drainage and other facilities necessary to the operation of the special use exist or are to be provided; and
- f. That the special use in all other respects conforms to the applicable regulations of this and other Village ordinances and codes.

- D. The following special uses that are part of the One Winnetka Planned Development and are located in the C-2 Commercial Overlay District:

1. Financial Service Uses that include only (i) accounting, auditing, and bookkeeping services, (ii) bank or credit unions without drive-through facilities, and (iii) financial counseling services (“Financial Uses”).
2. Medical and Related Uses that include only medical and dental offices (“Medical Uses”);

are in conformity only with the following standards identified in ***bold and italics*** set forth in Section 17.56.120(A) of the Zoning Ordinance:

1. ***That the establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare;***
2. ***That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity;***
3. ***That the establishment of the special use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern;***
4. That adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways;
5. That adequate parking, utilities, access roads, drainage and other facilities necessary to the operation of the special use exist or are to be provided; and
6. That the special use in all other respects conforms to the applicable regulations of this and other Village ordinances and codes;

and are in conformity only with the following standards in ***bold and italics*** set forth in Section 17.44.020(B)(2)(b) of the Zoning Ordinance:

- i. ***The proposed special use at the proposed location will encourage, facilitate and enhance the continuity, concentration, and pedestrian nature of the area in a manner similar to that of retail uses.***
- ii. The location of the proposed special use along a block frontage shall provide for a minimum interruption in the existing and potential continuity and concentration of the retail uses along the block's frontage.
- iii. ***The proposed special use at the proposed location will provide for active display windows, provided that the street facing windows remain open and transparent as viewed from the sidewalk into the tenant space.***

The proposed special use at the proposed location will provide for facades, signage and lighting similar in nature and compatible with that provided by retail uses.

- iv. If the proposed special use provides multi-use areas, such as retail merchandise areas, restaurant dining areas, general office space, private offices, reception areas, or employee work areas, any proposed retail merchandise area or restaurant dining area shall be concentrated and located immediately adjacent to the sidewalk and clearly visible from street in such a fashion as to invite customers to browse or dine.

- v. If a proposed new building contemplates a mix of retail, office and service type uses, the minimum frontage for each retail use adjacent to the sidewalk shall be twenty (20) feet with a minimum gross floor area of four hundred (400) square feet. In addition, such retail space shall be devoted to active retail merchandising which maintains typical and customary hours of operation.
 - vi. The proposed location and operation of the proposed special use shall not significantly diminish the availability of parking for district clientele wishing to patronize existing retail businesses.
- E. The requested Plat of Consolidation of the Subject Property to create one lot of record, which has its rear lot line abutting a side lot line of an existing lot of record, **does meet** the standards set forth in Section 16.12.010 of the Subdivision Code.
- F. The Planned Development Commission finds the inclusion of the following additional conditions is warranted in order to adopt a recommendation of approval.***

- 5. The location and the amount of ground floor commercial space occupied by Medical Uses and Financial Uses shall be limited as follows:
 - a. No Financial Use or Medical Use shall occupy the northwesternmost corner of the ground floor commercial space, further defined as being a space which is not less than 2,500 square feet, with a minimum of 60 linear feet east along Elm Street and 40 linear feet south along Lincoln Avenue, as measured from the northwest corner of the building.
 - b. Financial Uses and Medical Uses shall not occupy an aggregate space greater than 50% of the gross commercial square footage, or 9,750 square feet, of the building.
 - c. No individual Financial Use shall occupy more than one third of the gross commercial square footage, or 6,500 square feet, of the building.
 - d. No individual Medical Use shall occupy more than 3,250 square feet of gross commercial square footage of the building.
 - e. Approval of the appropriateness of Financial Uses and Medical Uses for the Planned Development will be limited to 10 years from the effective date of any ordinance the Village Council may adopt approving the Final Planned Development.
- 6. Each specific Financial Use or Medical Use that meets Condition F.1. above, must proceed through the Village's customary procedures for special use approval to demonstrate they:

are in conformity with the following standards set forth in Section 17.56.120(A) of the Zoning Ordinance that are in ***bold and italics*** below:

- 1. That the establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare;
- 2. That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity;

3. That the establishment of the special use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern;
4. ***That adequate measures have been or will be taken to provide ingress and egress in a manner which minimizes pedestrian and vehicular traffic congestion in the public ways;***
5. ***That adequate parking, utilities, access roads, drainage and other facilities necessary to the operation of the special use exist or are to be provided; and***
6. ***That the special use in all other respects conforms to the applicable regulations of this and other Village ordinances and codes;***

and are in conformity with the following standards set forth in Section 17.44.020(B)(2)(b) of the Zoning Ordinance that are in ***bold and italics*** below:

- i. The proposed special use at the proposed location will encourage, facilitate and enhance the continuity, concentration, and pedestrian nature of the area in a manner similar to that of retail uses.
 - ii. ***The location of the proposed special use along a block frontage shall provide for a minimum interruption in the existing and potential continuity and concentration of the retail uses along the block's frontage.***
 - iii. ***The proposed special use at the proposed location will provide for active display windows, facades, signage and lighting similar in nature and compatible with that provided by retail uses.*** However, if the street-facing windows remain open and transparent as viewed from the sidewalk into the tenant space, then the use need not demonstrate conformity with this standard.
 - iv. ***If the proposed special use provides multi-use areas, such as retail merchandise areas, restaurant dining areas, general office space, private offices, reception areas, or employee work areas, any proposed retail merchandise area or restaurant dining area shall be concentrated and located immediately adjacent to the sidewalk and clearly visible from street in such a fashion as to invite customers to browse or dine.***
 - v. ***If a proposed new building contemplates a mix of retail, office and service type uses, the minimum frontage for each retail use adjacent to the sidewalk shall be twenty (20) feet with a minimum gross floor area of four hundred (400) square feet. In addition, such retail space shall be devoted to active retail merchandising which maintains typical and customary hours of operation.***
 - vi. ***The proposed location and operation of the proposed special use shall not significantly diminish the availability of parking for district clientele wishing to patronize existing retail businesses.***
7. Each specific Financial Use or Medical Use that does not meet Condition F.1. above, must proceed through the Village's customary procedures for special use approval to demonstrate they are in conformity with all special use standards of Section 17.56.120(A) and Section 17.44.020(B)(2)(b) of the Zoning Ordinance.

8. The Applicant shall provide the following easements:
 - a. An easement agreement over the location of the proposed transformer located in the northeast corner of the Subject Property to allow other potential nearby redevelopment sites in the future to tie into either the proposed transformer or an upgraded transformer in that location. The easement agreement shall include language regarding cost reimbursements, upgrades responsibilities, and indemnification that any future user(s) of the transformer must provide the Applicant.
 - b. An access easement through the development and the provision of doors through its building wall in alignment with the doors to the switch gear on the 711 Oak Street property to provide the Village with access to this switch gear.

Memorandum

Date: March 21, 2024

To: President Rintz and Village Trustees
Village Manager Rob Bahan
Community Development Director David Schoon

From: Peter M. Friedman
Courtney P. Willits

Re: One Winnetka Approval Documents

Enclosed is the set of final approval documents for the One Winnetka planned development proposal. If the Village Council desires to approve the One Winnetka development, it will need to approve the following ordinances and resolutions:

1. An Ordinance granting preliminary approval of a planned development, zoning exceptions, a special use for ground floor parking, special use findings for medical and financial services uses, and a preliminary plat of subdivision (511-515 Lincoln Avenue and 714-740 Elm Street) (***“Planned Development Ordinance”***); and
2. A Resolution Approving a Development Agreement (***“Development Agreement Resolution”***).

(Collectively, the ***“Approval Documents.”***)

While both of the Approval Documents will be on the agenda for the Village Council’s March 21, 2024 meeting, the Development Agreement Resolution will be on the agenda for discussion only. Unlike ordinances, resolutions do not require two readings. Therefore, while the Village Council may vote to approve introduction of the ordinance at its March 21 meeting, the Village Council will not vote on the resolution until it votes on final approval of the ordinance.

I. Background and Status of Document Preparation.

The Approval Documents reflect the application filed by RIC (Winnetka Lincoln) LLC (***“Owner”***) (the Romspen entity) and Murphy Development Group, LLC (***“Murphy”***). Murphy and Romspen are in the process of negotiating a purchase and sale agreement pursuant to which Murphy will acquire the property after it has been entitled and then be the developer of the project. The Approval Documents allow for this transfer so that when Murphy acquires the property it will

be assigned all of the rights and responsibilities of the “Owner” under the Development Agreement.

The Approval Documents have been reviewed by Village Staff. We have also provided the drafts of the Approval Documents to the Owner and its attorney. The Owner has provided us with comments, questions, and suggested changes to the Approval Documents. In consultation with Village Staff, we have made some of the requested changes, but did not make other requested changes. We specifically did not make any change that we believed was inconsistent with the requested conditions, or public commitments made during the public hearing process.

We have also made clear that these Approval Documents remain subject to the Council’s public review and approval. Thus, the Approval Documents are not final and we have not bound the Village with regard to these documents or the provisions contained in them.

The following is a detailed summary of the Approval Documents.

II. Development Time Restrictions.

The Approval Documents contain numerous provisions regarding the timing of various aspects of the Development and permits. The following is a general summary of keys steps and timing requirements for the Development.

- RIC (Winnetka Lincoln) LLC (“**Owner**”) owns the property commonly known as 714-716 Elm Street, 718-732 Elm Street, 736 Elm Street, 740 Elm Street, 511 Lincoln Avenue, and 515 Lincoln Avenue in Winnetka, Illinois.
- The Planned Development Ordinance will take effect upon the Owner filing with the Village the signed Unconditional Agreement and Consent, which is to be filed with the Village within 10 days after adoption of the Planned Development Ordinance.
- Within 30 days after the Planned Development Ordinance is adopted the Owner must execute the Development Agreement.
- Within 180 days of the effective date of the Planned Development Ordinance, the Owner must apply for and produce a Final Development Plan, which shall be in substantial conformance with the Preliminary Development Plan and otherwise comply with the provisions of Section 17.58.090 of the Zoning Code. The Village Council will have the authority to extend an additional 90 days upon request by the Owner.
- The Planned Development Ordinance provides the final approval of the proposed Development will expire 90 days from the effective date of the Final PD Ordinance unless the Owner has submitted a complete application for a building permit for the proposed Development pursuant to the Village Code. The Council can grant two, 90-day extensions to this deadline under limited circumstances set forth in the Planned Development Ordinance. The Village is required to promptly review and act on the building permit application.

- Within 60 days after issuance of the building permit, the Owner must commence construction, beyond mere fencing and site preparation. This timeframe may be extended by the Village Council by approving a resolution, without having to amend the PD Ordinance, provided the Owner has demonstrated certain criteria for extension.
- The construction of the Development must be substantially complete within 24 months after the building permit is issued, and the term of the building permit is specifically set at 24 months. However, the Village Council may extend this timeframe by approving a resolution, without having to amend the PD Ordinance, provided the Owner has demonstrated certain criteria for extension.

III. Summary of Planned Development Ordinance

A. Property. The Planned Development Ordinance grants the Owner approval for a planned development for the properties commonly known as 714-716 Elm Street, 718-732 Elm Street, 736 Elm Street, 740 Elm Street, 511 Lincoln Avenue, and 515 Lincoln Avenue (***“Property”***).

B. Owner/Applicant. The application was filed by the owner of the Property, RIC (Winnetka Lincoln) LLC, an Illinois limited liability company (***“Owner”***) and the designee of the property owner, Murphy Development Group, LLC (***“Murphy”***), (collectively with the Owner ***“Developer”***).

C. Zoning Relief. The Planned Development Ordinance grants the Owner preliminary approval of a planned development on the Property. The details of the proposed development are included in the staff report that accompanies this memo (***“Development”***). The Planned Development Ordinance also approves the ***“Preliminary Development Plan,”*** which is comprised of the following plans and drawings, all of which are included in your packet – (1) Floor and Site Plan (2) Elevation, Materials, & Diagram Plan, (3) Renderings and Aerial Views Plan, (4) the Landscape and Lighting Plan, (5) Site Engineering Plan, (6) the Building Material Details, (7) the Construction Schedule and Staging Plan, and (8) the preliminary plat of subdivision.

The Planned Development Ordinance also approves the following exceptions --

- a side lot line abutting a rear lot line,
- a building height of 63 feet and four stories,
- a 42-foot, one inch setback along Lincoln Avenue,
- a corner yard setback of 18 feet, 10 inches along Elm Street,
- a rear yard setback of one foot,
- a rear yard without the required landscape area, and
- a fourth story setback of nine feet along Elm Street and of four feet, nine inches along Lincoln Avenue.

The Planned Development Ordinance also approves the following special uses:

- a special use to allow for parking on the ground level of the Property, and
- approval of certain special use findings for financial services and medical uses on the Property.

It is important to remember that the Planned Development Ordinance, together with the Development Agreement, only grants the Owner preliminary plan approval for the Development. It does not authorize the Developer to begin construction. The Owner will still need to prepare and submit to the Village for Village Council approval the final development plan and then submit for Village staff approval the construction plans to obtain demolition and building permits.

D. Special Use Conditions. The Planned Development Ordinance also provides for limitations of approval for the special uses for medical and financial services for the Property. The approvals for the proposed special use to permit medical uses, including medical and dental offices, and financial uses, including, accounting, auditing and bookkeeping services, bank or credit unions without drive-through facilities, and financial counseling services, find that these special uses satisfy certain special use standards set forth in the Village Code, provided that certain conditions are satisfied including:

1. No medical or financial use shall occupy the northwesternmost corner of the ground floor commercial space on the Property, further defined as being a space which is not less than 2,500 square feet, with a minimum of 60 linear feet east along Elm Street and 40 linear feet south along Lincoln Avenue, as measured from the northwest corner of the Building.
2. Financial uses and medical uses shall not occupy in aggregate greater than 50 percent of the gross commercial square footage, or 9,750 square feet, of the Building.
3. No individual financial use shall occupy more than one third of the gross commercial square footage, or 6,500 square feet, of the Building.
4. No individual medical use shall occupy more than 3,250 square feet of gross commercial square footage of the Building.

E. Special Use Limitations of Approval. The approvals for the proposed special uses to permit medical uses, including medical and dental offices, and financial uses, including, accounting, auditing and bookkeeping services, bank or credit unions without drive-through facilities, and financial counseling services, find that these special uses satisfy certain special use standards set forth in the Village Code; however, any future special medical or financial use must go through the standard special use process to satisfy the remaining special use standards.

1. In the event that the Owner desires to use any portion of the Property for a medical or financial use, the Owner must obtain a special use approval pursuant to the procedures set forth in Section 17.56 of the Zoning Code and satisfy all of the

applicable standards set forth in Section 17.56.020 of the Zoning Code except for those standards found to be previously satisfied by the Village.

2. The findings and approvals of the Planned Development Ordinance are not effective until the Owner obtains approval of a Final Development Plan. If the Owner fails to obtain final plan approval for the Property, the special use approvals become null and void.
3. The findings and approvals provided in the Planned Development Ordinance are effective only for a period of 10 years from the date of the ordinance granting approval of a Final Development Plan for the Property.

F. Common Conditions. All of the zoning relief approved in the Planned Development Ordinance is subject to several specific conditions set forth in the Planned Development Ordinance as well as in the Development Agreement (***“Common Conditions”***). Below is a brief description of the Common Conditions:

1. Agreement. The Owner must enter into and execute the Development Agreement within 30 days after adoption of the Ordinance.
2. Single Phase. The Development must be a single-phase development.
3. Residential Units. No more than 59 residential units shall be constructed as part of the Development.
4. Parking. The Owner must construct and provide: (a) underground parking lot with 113 parking spaces on the Property (***“Residential Parking Lot”***); and (b) a ground level parking lot with 39 parking spaces on the Property (***“Commercial Parking Lot”***).
5. Ingress and Egress. All ingress and egress related to the Development must have sufficient turn radiuses for cars and trucks and safe sightlines and access.
6. Signage. All signage must comply with the Village Code.
7. Dedicated Bench and Tree Preservation. The Owner must create a preservation plan that identifies any dedicated trees, benches or other markers that are at risk of damage due to the construction of the Development and minimizes or eliminates the risk of damage.
8. Ventilation. Commercial kitchen exhaust must be vented through the roof of the Development at elevations in excess of existing adjacent buildings.
9. Video Surveillance. The Owner must install a video surveillance system for the Commercial Parking Lot and outside of the Building that can store and retain video for up to 30 days in order to allow the Village Police Department to assist with any safety concerns or investigations.

10. Landscaping/Streetscape. The Owner shall install and maintain all landscaping as depicted on the Landscape and Lighting Plan, including specifically, without limitation, (in accordance with the Development Agreement) landscaping, hardscape, and lighting improvements within the Village rights-of-way along Elm Street and Lincoln Avenue. Additionally, the Owner will construct a small plaza area on private property at the corner of Elm Street and Lincoln Avenue.
11. Site Utilities. The Owner is responsible for the extension, installation, and connection of all public and private utility facilities necessary to serve the Development. Further, the Owner will provide the following easements: (a) An easement agreement over the location of the proposed transformer located in the northeast corner of the Property; (b) an access easement through the development and the provision of doors through its building wall in alignment with the doors to switch gear on the 711 Oak Street property to provide the Village access to the switch gear; and (c) a 12-inch easement along the east side of the Property for proposed underground conduits which will extend from the 711 Oak Street property to Elm Street.
12. Power Cables. Existing power cables and transformers must be removed by the Owner, as approved by the Director of Water and Electric.
13. Public Improvements. The Owner will commence certain public improvements including streetscaping along the entire existing Elm Street and Lincoln Avenue roadways adjacent to the proposed Development, and will mill, resurface, and stripe the roadways due to anticipated wear and tear from the construction of the project.
14. General Use and Maintenance of Property. The Owner must comply with the Village Code and additional minimum standards necessary to protect the public health and safety during demolition of existing structures and construction of the Development. As part of these requirements Owner must (a) maintain the Property and any buildings (new or old) in good repair and condition and not allow the Property or any buildings to fall into disrepair prior to demolition, (b) the Owner will use commercially reasonable efforts, as determined by the Director of Community Development, under the supervision of the Village Manager, to ensure (i) that exterior enclosures (exterior walls, windows, doors, etc.) are adequately maintained, watertight and in good operating condition; (ii) that roofing systems are adequately maintained and do not become less watertight; (iii) that fire alarm system serving the existing buildings and commercial tenant spaces are maintained in good repair and remain functional at all times; (iv) that parking areas are kept clean; and (v) that structural systems are maintained in good repair, with any indication of structural deterioration promptly and safely repaired; (vi) that any damage from vandals, including graffiti, are promptly removed; (vii) that any debris and accumulations of dirt are promptly removed; (viii) that salt or similar de-icers are applied to pedestrian walkways, vehicular driveways and parking areas to protect against the accumulation of snow and ice; and (ix) that accumulations of snow and ice on such areas be promptly and safely removed; (c) the Owner shall promptly replace any cracked or broken windows within seven days, unless

otherwise approved by the Director of Community Development, and (d) all materials used in maintaining and repairing the Property and the Existing Buildings shall be of equal or better quality than the existing materials.

15. **Taxes and Utilities.** The Owner shall pay all taxes and utility fees as and when due and shall provide proof that the Property is free of utility, tax or other liens as a condition for final planned development approval and as a condition for the issuance of any permits.
16. **Term of Building Permit.** The building permit issued for the construction of the proposed Development shall be in effect for a term of 24 months from the date of issuance.
17. **Binding Effect/Transferability.** Generally, all of the terms and conditions of the Planned Development Ordinance are binding on the Owner and its successors and assigns, and any subsequent owners of any part of the Property. However, prior to completion of the Development, the Owner cannot transfer any rights under the Ordinance to any other person or entity without the Village's prior approval and in accordance with the Development Agreement. However, the approval documents specifically authorize the transfer of Owner's obligations under the Development Agreement to Murphy, or a special purpose entity controlled by Murphy.

G. Non-Interference. The Owner is required to ensure that all of Owner's activities are designed to minimize or eliminate interruption or interference with adjacent businesses, pedestrians, vehicular traffic.

H. Noncompliance. The Village has the right to terminate the zoning approvals and other approval in the Planned Development Ordinance in the event of the Owner's noncompliance with the Planned Development Ordinance or the Development Agreement. If the Planned Development Ordinance is revoked, the Property would be governed solely by the C-2 General Retail Commercial and C-2 Overlay District regulations.

I. Owner Acceptance. The Planned Development Ordinance does not take effect unless the Owner, within 10 days after Planned Development Ordinance adoption, fully executes an unconditional agreement and consent to comply with all of the provision of the Planned Development Ordinance and to indemnify and hold the Village harmless from any and all claims related to the Village's adoption of the Planned Development Ordinance.

IV. Development Agreement.

Development agreements are typically utilized when a proposed development not only requires zoning relief but also construction of public improvements and other affirmative obligations of the developer beyond simply constructing the development. Development agreements contractually obligate developers to undertake construction obligations and restrict use of a developer's property to the specific proposed development. These agreements also require various forms of financial security to protect the local government from failed or stalled developments or improper or incomplete construction of required improvements. The Development Agreement for One Winnetka does all of these things.

The Village and the Owner have negotiated a proposed Development Agreement. The terms of the Development Agreement are summarized below.

A. Parties. The parties to the Development Agreement are the Village and the Owner, RIC (Winnetka Lincoln) LLC.

B. Property. The Development Agreement, like the Planned Development Ordinance, governs the Development.

C. Development of Property. The Development Agreement provides that notwithstanding any other right that might otherwise exist with regard to the Property's use, the Property will be used and development solely pursuant to the Development Agreement, and specifically pursuant to the Planned Development Ordinances and the Final Development Plan and all of its exhibits.

D. Timing. The Development Agreement includes and incorporates the time restrictions and requirements outlined in Section II of this Memo.

E. Plan Compliance Inspector. The Development Agreement allows the Village, in consultation with the Owner, to retain an outside plan compliance inspector to assist the Village in ensuring compliance with the Final PD. The plan compliance inspector will regularly inspect the Development construction activity and report any and all discrepancies to the Village and the Owner. The Owner is responsible for reimbursing the Village for the cost of the inspector up to \$30,000.00.

F. Improvements. Section 5 of the Development Agreement lists all of the public and private improvements (other than the buildings) that the Owner is specifically required to construct, including stormwater, sanitary sewer, potable water, roads, sidewalks, video surveillance for the Commercial Parking Lot and the outside of the Building, right of way improvements including landscaping and streetscape, electric power cables, and all other utilities necessary to serve the Development. Section 5 also includes detailed standards and procedures for the construction, approval, completion, and (if applicable) dedication and maintenance of completed improvements. With regard to public improvements, the Owner is also required to maintain and repair any defects in the improvements. Additionally, as part of the public benefit provided to the Village for the Development, and because Owner, its tenants, and the tenant's customers and guests will benefit, Owner agrees that it must pay to the Village \$225,000.00 prior to the Village's issuance of a building permit for construction of the Building, which amount will be used by the Village to reconstruct the Elm Street Public Parking Lot, an existing Village-owned parking lot, located immediately to the east of the Property ("*East Parking Lot*").

G. Demolition and Construction. Section 6 of the Development Agreement provides specific requirements on demolition and construction activities at the Property. The Owner is required to diligently pursue construction of all buildings, structures, and improvements at the Property and in compliance with the building permit and Construction Schedule and Staging Plan. The Owner must also comply with detailed provisions on construction traffic, routes of access, and schedule.

H. Construction Debris. Owner may commence demolition of the existing buildings and other existing structures on the Property only after obtaining all necessary demolition permits from the Village and presenting the Village with a plan to mitigate dust, smoke, and other particulates resulting from the demolition. Demolition may begin prior to the issuance of the building permit for the new building; however, prior to the issuance of the demolition permit, the Owner must deposit the performance security as required and described in Paragraph N below.

I. Foundation Only Permits. Owner may submit and the Village staff approve a foundation only permit as the Owner completes the details for the Vertical Construction (construction above grade).

J. Applicable Building Permit Fees. Provided Owner produces a Final Development Plan and submits its application for final planned development approval of the Development within 180 days of the effective date of the Preliminary Planned Development Ordinance, the applicable building permit fee for the proposed Development will be based on the provisions of Section 15.32.020 of the Village Code as they existed as of December 31, 2023. Otherwise, the applicable building permit fee for the proposed Development will be based on the provisions of Section 15.332.020 of the Village Code in effect on the date the application for final planned development approval of the proposed Development is submitted.

K. Protection of Buildings. The Owner is solely responsible for monitoring the Development to prevent damage to neighboring properties and buildings. This protection includes seismic monitoring for adjacent buildings.

L. Completion. Subsection 6.M of the Development Agreement requires the Owner to remove partially completed structures and improvements and perform site restoration on that portion of the Property in which Owner has failed to complete all such demolition and construction, all in accordance with plans approved by the Village. If the Owner fails to do so, the Village is authorized to do it and then utilize the security provided by the Owner to pay for the costs. These provisions protect the Village in the event the Development stalls. The Village will have authority to clear the site and perform other site restoration work if the Owner fails to do so.

M. Village Fees and Costs. Section 7 of the Development Agreement requires the Owner to pay all applicable fees, costs, and charges required under the Village Code. This Section also requires the Owner to pay the Village's attorney's fees and any other third-party legal, engineering and other consulting or administrative fees and expenses accrued in connection with Development as well as the preparation, negotiations, consideration, and review of the Development Agreement, Preliminary PD Ordinance and any of the other development approvals.

N. Security. Section 8 of the Development Agreement contains the financial security requirements for the Owner, as follows:

1. Performance Security. As security to the Village for the performance by Owner of its obligations under the Development Agreement, Owner will provide to the Village performance and payment security ("**Guarantee**") in the form of an escrowed cash deposit ("**Escrow**"), in an amount equal to 110% of the estimated cost of completing the Public Improvements and Site Restoration required under the Development Agreement, as determined by

the Owner's engineer and approved by the Village Director of Engineering and the Director of Community Development ("**Performance Security**"). The Escrow will be held consistent with instructions in a form attached as **Exhibit G** to the Development Agreement ("**Escrow Instructions**"). The Escrow and Escrow Instructions will allow the Village single-direction draws upon the Escrow in the event that Owner does not pay to the Village the fees and costs required in the Agreement, or does not reimburse the Village for any costs and expenses incurred by the Village for work performed. The Escrow must be provided to the Village prior to the issuance of any permits for the Development and must be maintained at all times until all Improvements have been approved and, as appropriate, accepted by the Village. Release of Escrow funds will be on a percentage complete basis of the Public Improvements. Owner will submit to the Village a request for funding and certified draw package ("**Draw**") not more than once every month to be reviewed for completeness and accuracy by the Village. Upon approval of a Draw by the Village, funding will be released to the Owner from Escrow within five business days. However, no Draw will reduce the Escrow to less than 15 percent of the total amount of the Escrow as initially established in the Development Agreement. Upon the posting of the Maintenance Guarantee, set forth in Subsection 8.C of the Development Agreement, the Village and Owner will direct that the funds remaining in the Escrow be released to Owner.

2. Use of Guaranty Funds. If the Owner fails or refuses to remove any partially completed buildings, structures, and Improvements, or to perform Site Restoration, such failure or refusal is an Owner Event of Default, and the Village may draw on and retain all or any of the funds remaining in the Guarantee as necessary to remedy the failure or refusal. If this occurs, the Village will have the right, subject to an additional 30 days' notice and opportunity for cure, to cause such Improvements to be completed or corrected to reimburse itself from the proceeds of the Escrow for all of its costs and expenses, including legal fees and administrative expenses, resulting from or incurred as a result of Owner's failure or refusal. If the funds remaining in the Escrow are insufficient to repay fully the Village for all costs and expenses, then Owner must deposit with the Village any additional funds as the Village determines are necessary, within 30 days after receipt of the Village's request, to fully repay the costs and expenses.

3. Maintenance Guarantee. Subsection 8.C. of the Development Agreement provides after acceptance and approval by the Village of the Public Improvements, the Owner must post a new guarantee in the amount of 10% of the actual total cost of constructing the Public Improvements, as security for the Owner's maintenance of those Public Improvements ("**Maintenance Guarantee**"). The Maintenance Guarantee will be held by the Village in escrow until two years after the approval date and, where appropriate, acceptance by the Village of the Public Improvements secured by the Maintenance Guarantee pursuant to this Agreement. If the Village is required to draw on a Maintenance Guarantee due to the Owner's failure to fulfill its maintenance obligations under the Development Agreement, then the Owner must, within 10 days after receipt of a demand from the Village, cause the Maintenance Guarantee to be increased to its full original amount. At any time, the Owner may substitute a letter of credit as Maintenance Security for its obligations provided it is in the amount of 10 percent of the actual total cost of constructing the Public Improvements and is approved by the Village Attorney. If the Owner elects to provide a letter of credit, the Village Attorney approves its form, and Owner then delivers the letter of credit to the Village, the Village will: (i) promptly direct the escrow trustee of the Escrow to return the amount then remaining on deposit in the Escrow to Owner; and (ii) upon expiration of the two-year maintenance period established under the Development Agreement, promptly

return the letter of credit to Owner upon receipt of a written Owner demand, provided there are no Village claims of defect in the construction of the Public Improvements then outstanding and all other requirements under the Development Agreement have been satisfied.

O. Liability and Indemnity. Section 9 of the Development Agreement provides that the Owner will fully indemnify and hold the Village harmless from any all claims that may be made against the Village (or any of the Village's staff or elected officials) as a result of the approval of the Development, issuance of any permits, or construction of the Development.

P. Transfer Restrictions. Section 10 of the Development Agreement provides that prior to completion of the Development and the issuance of all of its certificates of occupancy, the Owner may not transfer any interest in the Property without the Village's prior approval. However, the Village approves the transfer of Owner's obligations under the Development Agreement to Murphy, or a special purpose entity controlled by Murphy, in the event Owner and Murphy enter into a contract which provides for such transfer to Murphy or such other entity. Any such approved transfer would be conditioned on the person or entity to which all or part of the Property is being transferred executing a "transferee assumption agreement" (the specific form of which is attached to the Development Agreement as an Exhibit), obligating the transferee to assume all of the obligations of the Owner. These transfer restrictions do not apply to the sale of individual residential units.

Q. Default and Remedies. Sections 12 and 13 of the Development Agreement provide the Village with comprehensive remedies in the event of Owner's breach of the Development Agreement, including the ability of the Village to draw from the performance or guaranty securities to complete unfinished work, secure and restore the Property, require or otherwise provide for the demolition and removal of any partially constructed buildings, structures, or improvements from the Property, and the revocation and termination of the previously approved zoning relief and the Planned Development Ordinance.

ORDINANCE NO. M-01-2024

AN ORDINANCE GRANTING PRELIMINARY APPROVAL OF
A PLANNED DEVELOPMENT, ZONING EXCEPTIONS,
A SPECIAL USE FOR GROUND FLOOR PARKING, SPECIAL USE FINDINGS
FOR MEDICAL AND FINANCIAL SERVICES USES,
AND A PRELIMINARY PLAT OF SUBDIVISION
(511-515 LINCOLN AVENUE AND 714-740 ELM STREET)
(One Winnetka)

WHEREAS, RIC (Winnetka Lincoln) LLC, an Illinois limited liability company (“*Owner*”) is the owner of the properties commonly known as 714-716 Elm Street, 718-732 Elm Street, 736 Elm Street, 740 Elm Street, 511 Lincoln Avenue, and 515 Lincoln Avenue (collectively, “*Property*”), which Property is legally described in *Exhibit A* attached to this Ordinance; and

WHEREAS, the Property is generally located on the southeast corner of Elm Street and Lincoln Avenue in Winnetka, and is located in the C-2 General Retail Commercial District and C-2 Overlay District; and

WHEREAS, the Property is immediately west of and adjacent to an existing Village-owned, public parking lot with ingress and egress by way of a driveway on Elm Street (“*East Parking Lot*”); and

WHEREAS, currently located on the Property are several one- and two-story buildings that are or have been occupied by various street level retail users (“*Existing Buildings*”); and

WHEREAS, the Owner desires to demolish the Existing Buildings and develop on the Property (i) a four-story mixed-use building with ground floor commercial space and 59 apartments on the upper level (“*Building*”); and (ii) related on-site improvements, including a new ground level parking lot with 39 parking spaces and an underground parking lot with 113 parking spaces (collectively, “*Proposed Development*”); and

WHEREAS, the Property is required to be developed as a planned development in accordance with Chapter 17.58 (“*Planned Development Regulations*”) of the “Winnetka Zoning Ordinance,” as amended (“*Zoning Code*”); and

WHEREAS, the Owner may enter into a contract with Murphy Development Group LLC, or a subsidiary or other entity controlled by Murphy Development Group LL (collectively, “*Murphy*”) for Murphy to be the developer of record to construct the Proposed Development on the Property; and

WHEREAS, on October 18, 2022, Owner, with the assistance of Murphy, filed an application (“*Application*”) with the Village for: (i) approval of a preliminary plat of subdivision to create one lot of record; (ii) approval of an exception from Section 16.12.010 of the “Winnetka Village Code,” as amended (“*Village Code*”) to permit a side lot line to abut a rear lot line; (iii) preliminary approval of a planned development and preliminary develop plan (“*Preliminary Development Plan*”); (iv) approval of an exception to Section 17.46.020.B of the Zoning Code to allow for a building height of 63 feet and four stories; (v) approval of an exception to Section

17.46.030 of the Zoning Code to allow for a 42 foot, one inch setback along Lincoln Avenue; (vi) approval of an exception to Section 17.46.030 of the Zoning Code to allow for a corner yard setback of 18 feet, 10 inches along Elm Street; (vii) approval of an exception to Section 17.46.030 of the Zoning Code to allow for a rear setback of one foot; (viii) approval of an exception to Section 17.46.103 of the Zoning Code to allow for no landscape area to be installed along the rear yard; (ix) approval of an exception to Section 17.46.025 of the Zoning Code to allow for a fourth story setback of four feet, nine inches along Lincoln Avenue; (x) approval of an exception to Section 17.46.025 of the Zoning Code to allow for a fourth story setback of nine feet along Elm Street; (xi) approval of a special use to allow for parking on the ground level of the Property; and (xii) approval of certain special use findings for financial services and medical uses on the Property (collectively, ***“Requested Relief”***); and

WHEREAS, on January 17, 2023, the Village Council conducted the concept plan review for the Preliminary Development Plan; and

WHEREAS, pursuant to proper notice and in accordance with the Zoning Code, the Winnetka Design Review Board considered the Proposed Development at its meetings on April 20, May 18, and June 15, 2023; and

WHEREAS, on June 15, 2023, the Design Review Board determined that, as a whole, the proposed Preliminary Development Plan was consistent with the Village of Winnetka Design Guidelines and recommended that it be approved by the Village Council subject to certain modifications to the Preliminary Development Plan; and

WHEREAS, pursuant to proper notice and in accordance with the Zoning Code, the Winnetka Planned Development Commission (***“PDC”***) held a public hearing on the Application and the Proposed Development, which public hearing commenced on July 19, 2023, and continued on August 14, 2023; and

WHEREAS, on August 14, 2023, the PDC recommended that the Village Council approve the Requested Relief, subject to certain conditions; and

WHEREAS, pursuant to Section 17.50.080 of the Zoning Code, the findings and recommendations of the PDC and the Design Review Board, were submitted to the Village Council, along with the complete records of the two bodies, all supporting materials, and all correspondence and written comments received at any time related to the Application and the Proposed Development; and

WHEREAS, as a condition to adoption of this Ordinance, the Owner must enter into a development agreement with the Village in substantially the form attached to, and by this reference made a part of, this Ordinance as ***Exhibit B (“Development Agreement”)***, which Agreement along with this Ordinance will govern the use and redevelopment of the Property; and

WHEREAS, the Village of Winnetka is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970; and

WHEREAS, the Village Council has determined that approval of the Requested Relief pursuant to this Ordinance is in the best interest of the Village and its residents;

NOW, THEREFORE, the Council of the Village of Winnetka ordains as follows:

SECTION 1: RECITALS. The foregoing recitals are incorporated into, and made a part of, this Ordinance as the findings of the Village Council.

SECTION 2: ADDITIONAL FINDINGS. The Village Council further finds as follows:

A. Subject to the terms and conditions of this Ordinance, the Preliminary Development Plan is consistent with the Village of Winnetka Comprehensive Plan, *Winnetka 2040*.

B. Subject to the terms and conditions of this Ordinance, the Proposed Development and Preliminary Development Plan comply or will comply with all applicable Village ordinances.

C. Subject to the terms and conditions of this Ordinance, the Proposed Development and Preliminary Development Plan considered both as a whole and in their respective component parts are in conformity or will be in conformity with the Village of Winnetka Design Guidelines.

D. Subject to the terms and conditions of this Ordinance, the Proposed Development and Preliminary Development Plan meet the standards for approval of special use permits, as established in Chapter 17.56 of the Zoning Code.

E. Subject to the terms and conditions of this Ordinance, the exceptions from and modifications to the building height of the Proposed Development, as depicted in the Preliminary Development Plan, meet the standards for modification pursuant to Section 17.46.020(B) of the Zoning Code.

F. Subject to the terms and conditions of this Ordinance, the exceptions from and modifications to the upper story, front yard, corner yard, and rear yard setbacks of the Proposed Development, as depicted in Preliminary Development Plan, meet the standards for modification pursuant to Sections 17.46.025 and 17.46.030 of the Zoning Code.

G. Subject to the terms and conditions of this Ordinance, the Proposed Development and Preliminary Development Plan meet the general purpose and intent of the Planned Development Ordinance, as set out in Section 17.58.020 of the Planned Development Ordinance.

SECTION 3: PRELIMINARY PLANNED DEVELOPMENT APPROVAL. Subject to the terms, conditions, restrictions, and provisions set forth in Sections 9 through 15 of this Ordinance, the Application for preliminary approval of a planned development for the Proposed Development on the Property is hereby granted.

SECTION 4: APPROVAL OF A PRELIMINARY DEVELOPMENT PLAN. Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in Sections 9 through 15 of this Ordinance, the Preliminary Development Plan for the Proposed Development of the Property, shall be, and it is hereby, approved, and shall hereafter consist of the following documents (collectively, "*Preliminary Development Plan*"):

A. The *Floor and Site Plan*, consisting of seven sheets, prepared by OKW Architects with a latest revision date of July 12, 2023, a copy of which is attached to, and by this reference made a part of, this Ordinance as *Exhibit C*;

B. The ***Elevation, Materials, & Diagram Plan***, consisting of 16 sheets, prepared by OKW Architects, dated July 12, 2023, a copy of which is attached to, and by this reference made a part of, this Ordinance as ***Exhibit D***;

C. The ***Renderings and Aerial Views Plan***, consisting of seven sheets, prepared by OKW Architects, dated July 12, 2023, a copy of which is attached to, and by this reference made a part of, this Ordinance as ***Exhibit E***;

D. The ***Landscape & Lighting Plan***, consisting of eight sheets, prepared by OKW Architects., dated of July 12, 2023, a copy of which is attached to, and by this reference made a part of, this Ordinance as ***Exhibit F***;

E. The ***Site Engineering Plans***, consisting of 11 sheets, prepared by Eriksson Engineering Associates, Ltd., with a latest revision date of June 28, 2023, a copy of which is attached to, and by this reference made a part of, this Ordinance as ***Exhibit G***;

F. The ***Building Material Details***, consisting of 19 pages, prepared by OKW Architects, dated May 26, 2023, a copy of which is attached to, and by this reference a part of, this Ordinance as ***Exhibit H***; and

G. The ***Construction Schedule and Staging Plan***, consisting of two pages, which is attached to the Development Agreement as ***Exhibit B***, and by this reference made a part of, this Ordinance as ***Exhibit I***;

SECTION 5: APPROVAL OF SPECIAL USE.

A. **Special Use.** Subject to, and contingent upon, the terms, conditions, restrictions and provisions set forth in Sections 9 through 15 of this Ordinance, the Village Council hereby approves a special use permit to allow for parking within the interior of the southeast corner of the ground floor level of the Proposed Development pursuant to Chapter 17.56 of the Zoning Code and the home rule powers of the Village.

B. **Limitation of Approval.** The approval provided in Section 5.A of this Ordinance shall not be effective unless and until the Owner obtains approval of a Final Development Plan pursuant to Section 17.58.100 of the Zoning Code and the Development Agreement. In the event that the Owner fails to obtain final plan approval for the Property as provided in this Ordinance and the Zoning Code, the approval of the foregoing special use shall become null and void.

C. **Duration.** The approval provided in Section 5.A of this Ordinance shall remain in effect notwithstanding the provisions of Section 17.56.100(A) of the Zoning Code provided Owner is proceeding in accordance with the Construction Schedule and Staging Plan attached to this Ordinance as ***Exhibit I***. Any conflicts between the timeframes set forth in Section 17.56.100(A) of the Zoning Code and the timeframes set forth in the Development Agreement, shall be resolved in favor of the latter.

SECTION 6: APPROVAL OF PRELIMINARY PLAT OF SUBDIVISION.
Subject to, and contingent upon, the terms, conditions, restrictions and provisions set forth in

Sections 9 through 15 of this Ordinance, the Village Council hereby approves the Preliminary Plat of Subdivision for the Property, with a latest revision date of _____, 2023, a copy of which is attached to, and by this reference made a part of, this Ordinance as ***Exhibit J***, to create one lot of record.

SECTION 7: APPROVAL OF EXCEPTIONS. Subject to, and contingent upon, the terms, conditions, restrictions, and provisions set forth in Sections 9 through 15 of this Ordinance, the following exceptions and modifications from the provisions of the Village Code are preliminary granted:

A. Lot Lines. An exception from and modification to Section 16.12.010.D.6 of the Village Code to permit a side lot line to abut a rear lot line on the Property.

B. Building Height. An exception from and modification to the 45-foot building height limitation of Subsection 17.46.020(B) of the Zoning Code, to allow for a maximum building height, as measured pursuant to the Zoning Code, of (i) 57.4 feet for the parapet on the northeast corner of the building; and (ii) 63 feet for the rooftop mechanical screening on top of the building specifically depicted in Exhibit E.

C. Upper Story Setback. An exception from and modification to the setback limitations of Section 17.46.025 of the Zoning Code to (i) reduce the upper story setback along Lincoln Avenue from 10 feet to no less than four feet, nine inches; and (ii) to reduce the upper story setback along Elm Street from 10 feet to no less than nine feet.

D. Front Yard Setback. An exception from and modification to the front yard setback limitations of Section 17.46.030 of the Zoning Code along Lincoln Avenue to increase the front yard setback from three feet to no greater than 42 feet, 10 inches.

E. Corner Yard Setback. An exception from and modification to the corner yard setback limitations of Section 17.46.030 of the Zoning Code along Elm Street to increase the corner yard setback from three feet to no greater than 18 feet, 10 inches.

F. Rear Yard Setback. An exception from and modification to the rear yard setback limitations of Section 17.46.030 of the Zoning Code to reduce the rear yard setback from ten feet to no less than one foot.

G. Landscape Area. An exception from and modification to the landscape area limitations of Section 17.46.130 of the Zoning Code to reduce the required landscape area along the rear yard from five feet in depth to zero feet in depth.

H. Limitation of Approval. The foregoing exceptions and modifications shall not be effective unless and until the Owner obtains approval of a Final Development Plan pursuant to Section 17.58.100 of the Zoning Code and the Development Agreement. In the event that the Owner fails to obtain final development plan approval as provided in this Ordinance, the Development Agreement, and the Zoning Code, the approval of the foregoing exceptions and modifications shall become null and void. Nothing in this Ordinance shall be construed either as granting preliminary or final approval of any zoning variance or as granting any preliminary or final zoning exception, zoning modification or special use other than those specifically identified in this Ordinance.

**SECTION 8: PARTIAL APPROVAL OF CERTAIN SPECIAL USE FINDINGS
FOR MEDICAL AND FINANCIAL SERVICES.**

A. Special Use Findings.

1. Subject to, and contingent upon, the conditions, restrictions and provisions set forth in this Section and Sections 9 through 15 of this Ordinance, the Village Council hereby finds that medical uses, including medical and dental offices, and financial uses, including, accounting, auditing and bookkeeping services, bank or credit unions without drive-through facilities, and financial counseling services, satisfy the following special use standards set forth in Section 17.56.120(A) of the Zoning Code, provided that the conditions in subsection 8.B of this Ordinance are satisfied:
 - i. That the establishment, maintenance and operation of the special use will not be detrimental to or endanger the public health, safety, comfort, morals or general welfare;
 - ii. That the special use will not be substantially injurious to the use and enjoyment of other property in the immediate vicinity which are permitted by right in the district or districts of concern, nor substantially diminish or impair property values in the immediate vicinity;
 - iii. That the establishment of the special use will not impede the normal and orderly development or improvement of other property in the immediate vicinity for uses permitted by right in the district or districts of concern;
2. Subject to, and contingent upon, the conditions, restrictions and provisions set forth in this Section and Sections 9 through 15 of this Ordinance, the Village Council hereby finds that medical uses, including medical and dental offices, and financial uses, including, accounting, auditing and bookkeeping services, bank or credit unions without drive-through facilities, and financial counseling services, satisfy the following special use standards set forth in Section 17.44.020(B)(2)(b) of the Zoning Code that apply in the C-2 Commercial Overlay District, provided that the conditions in subsection 8.B of this Ordinance are satisfied:
 - i. The proposed special use at the proposed location will encourage, facilitate and enhance the continuity, concentration, and pedestrian nature of the area in a manner similar to that of retail uses.
 - ii. The proposed special use at the proposed location will provide for active display windows, provided that the street facing windows remain open and transparent as viewed from the sidewalk into the tenant space. The proposed special use at the proposed location will provide for facades, signage and lighting similar in nature and compatible with that provided by retail uses.

B. Conditions.

1. The findings and approvals set forth in Section 8.A of this Ordinance shall be, and they are hereby, expressly subject to and contingent upon the redevelopment, use, and maintenance of the Property in compliance with each and all of these conditions:
 - i. No medical or financial use shall occupy the northwesternmost corner of the ground floor commercial space on the Property, further defined as being a space which is not less than 2,500 square feet, with a minimum of 60 linear feet east along Elm Street and 40 linear feet south along Lincoln Avenue, as measured from the northwest corner of the Building.
 - ii. Financial uses and medical uses shall not occupy in the aggregate greater than 50 percent of the gross commercial square footage, or 9,750 square feet, of the Building.
 - iii. No individual financial use shall occupy more than one third of the gross commercial square footage, or 6,500 square feet, of the Building.
 - iv. No individual medical use shall occupy more than 3,250 square feet of gross commercial square footage of the Building.

C. Limitation of Approval.

1. In the event that the Owner desires to use any portion of the Property for a medical or financial use, the Owner must obtain a special use approval pursuant to the procedures set forth in Section 17.56 of the Zoning Code and satisfy all of the applicable standards set forth in Section 17.56.020 of the Zoning Code except for those standards found to be satisfied in Section 8.A.1 of this Ordinance as well as all of the applicable standards set forth in Section 17.44.020(B)(2)(b) of the Zoning Code except for those standards found to be satisfied in Section 8.A.2 of this Ordinance.
2. The findings and approvals provided in Section 8.A of this Ordinance shall not be effective unless and until the Owner obtains approval of a Final Development Plan pursuant to Section 17.58.100 of the Zoning Code and the Development Agreement. In the event that the Owner fails to obtain final plan approval for the Property as provided in this Ordinance, the Development Agreement, and the Zoning Code, the approvals set forth in Section 8.A of this Ordinance shall become null and void; and
3. The findings and approvals provided in Section 8.A of this Ordinance shall be effective only for a period of 10 years from the date of the ordinance granting approval of a Final Development Plan for the Property.

SECTION 9: CONDITIONS. Notwithstanding any use or development right that may be applicable or available pursuant to the provisions of the Village Code or the Zoning Code, or any other rights the Owner, individually or collectively, may have, the preliminary approvals granted in Sections Three, Four, Five, Six, Seven, and Eight of this Ordinance shall be, and they are hereby, expressly subject to and contingent upon the redevelopment, use, and maintenance of the Property in compliance with each and all of the conditions set forth in this Section:

A. Development Agreement. Within 30 days after the adoption of this Ordinance, the Owner shall enter into the Development Agreement substantially in conformance with Exhibit B and in a final form approved by the Village Attorney.

B. Standard Conditions.

1. Compliance with Regulations. The redevelopment, use, operation, and maintenance of the Property shall comply with all applicable Village codes and ordinances, as the same have been or may be amended from time to time, except to the extent specifically provided otherwise in this Ordinance or the Development Agreement.

2. Compliance with the Final Development Plan. Within 180 days of the effective date of this Ordinance, the Owner shall work diligently and do all work necessary to apply for and produce a Final Development Plan, which shall be in substantial conformance with the Preliminary Development Plan and otherwise comply with the provisions of Section 17.58.090 of the Zoning Code. The Final Development Plan shall be approved by ordinance pursuant to Section 17.58.100 of the Zoning Code prior to issuance of any demolition or building permits for any development on the Property. The redevelopment, use, operation, and maintenance of the Property shall comply with the Final Development Plan except for minor changes and site work approved in accordance with all applicable Village ordinances and standards.

C. Single Phase Development. The construction of the Proposed Development shall take place in one continuous phase.

D. Parking.

1. The Owner shall construct and provide (i) 113 underground private parking spaces on the Property for use by the residences and guests of the Proposed Development; and (ii) 39 parking spaces on the ground level of the Property for use of the commercial tenants and customers of the commercial space ("***Commercial Parking Lot***") all as specifically provided in the Preliminary Development Plan.
2. The Owner must pay to the Village \$225,000, which sum the Village agrees to use to reconstruct the East Parking Lot, at the time required by Section 5.G of the Development Agreement.

E. Vehicular Ingress and Egress. The Owner shall ensure that all ingress and egress from the Proposed Development, including the parking lots, as depicted on the Floor and Site Plan, have adequate turning radiuses for vehicular use, including delivery trucks and refuse collection trucks, and provide for adequate sightlines and access and which shall be fully depicted in engineering plans submitted and approved as part of the Final Development Plan.

F. Installation of Signage. The installation, construction, location, and maintenance of all signage on the Property shall be governed by Chapter 15.60 of the Village Code.

G. Dedicated Bench and Tree Preservation. The Owner shall create a Preservation Plan that identifies any dedicated trees, benches or other markers that are at risk of damage due to the construction of the Proposed Development and minimizes or eliminates such risk of damage. The Owner shall relocate, or if necessary replace and relocate, any dedicated trees, benches, or other markers that are required to be damaged or moved as part of the construction and development of the Proposed Development. The Preservation Plan required by this Subsection shall be submitted to the Village and approved as part of the Final PD Ordinance (as defined in the Development Agreement).

H. Ventilation. All exhaust emanating from commercial kitchens and similar facilities within the non-residential portions of the Proposed Development shall be vented through the roof of the Building at elevations in excess of existing buildings adjacent to the Property.

I. Building Materials and Design Elements. The building materials and design elements shall be as described and depicted in the Elevation, Materials & Diagram Plan, the Renderings and Aerial View Plan, and the Building Material Details.

J. Video Surveillance System. The Owner shall install a video surveillance system for the Commercial Parking Lot and the outside of the Building that is compatible and integrated with the Village's existing video surveillance system. This system will be incorporated into the Final Development Plan.

K. Landscaping. The Owner shall install and maintain all landscaping as depicted on the Landscape and Lighting Plan, including specifically, without limitation, (in accordance with the Development Agreement) landscaping, hardscape, and lighting improvements within the Village rights-of-way along Elm Street and Lincoln Avenue. Additionally, the Owner will construct a small plaza area on private property at the corner of Elm Street and Lincoln Avenue

L. Site Utilities. As further provided and required pursuant to the Development Agreement and in the final engineering plans to be included in the Final Development Plan, the Owner shall provide, at its sole cost and expense, for the extension, installation and connection of all public and private utility facilities necessary to serve the Proposed Development, including specifically, without limitation (a) water service connections and meters, fire hydrants and standpipes, electric service connections and individual service lines, electric meters and transformers, sanitary sewer lines and storm sewer lines; (b) all applicable service and connection fees; and (c) any upgrades to Village utility systems that the Village determines is directly attributable and reasonably necessary to provide adequate utility service to the Proposed Development. Where utility service is provided by the Village, the Village shall retain all authority and discretion, pursuant to applicable State law and the Winnetka Village Code, to determine the

nature and extent of the utility facilities necessary to serve the Proposed Development and to determine the methods of construction. Further, the Owner will provide the following easements:

1. An easement agreement over the location of the proposed transformer located in the northeast corner of the Property, which is necessary to service the Proposed Development, to allow other potential nearby redevelopment sites in the future to tie into either the proposed transformer or an upgraded transformer in that location. The easement agreement must include language regarding cost reimbursements, upgrade responsibilities, insurance and indemnification that any future user(s) of the transformer must provide the Owner.

2. An access easement through the Proposed Development and the provision of doors through its Building wall in alignment with the doors to switch gear on the 711 Oak Street property to provide the Village access to the switch gear.

3. A 12-inch easement along the east side of the Property for proposed underground conduits which will extend from the 711 Oak Street property to Elm Street.

M. Electrical Power Cables. Pursuant to the Preliminary Development Plans, the Proposed Development will require the existing electrical power cables and transformers to be removed. The Owner, as part of the Final Development Plan, and as approved by the Director of Water and Electric, and at its sole cost and responsibility, will remove the existing electrical power cables and transformers.

N. Public Improvements. Pursuant to the Development Agreement, the Owner will construct certain public improvements, including streetscape improvements on Lincoln Avenue which includes the entire existing Elm Street and Lincoln Avenue roadways adjacent to the Proposed Development, and will mill, resurface, and stripe those roadways due to anticipated wear and tear from the construction of the Proposed Development.

O. Use and Maintenance of the Property. To assure that the public health, safety, and general welfare are protected during construction of the Proposed Development and specifically pending and during the demolition and redevelopment of the Existing Buildings on the Property, the following minimum standards set forth in Village Code Sections 15.32.150 and 15.48, for the use and maintenance of the Property shall apply:

1. Prior to demolition, the Owner shall maintain the current conditions of the Property or any of the Existing Buildings on the Property and shall promptly make all necessary repairs should the Existing Buildings or Property fall into further disrepair. The Owner shall also maintain the Existing Buildings and the Property in a safe and proper condition and in good repair.
2. As used in this subsection, “proper” shall mean:
 - a. That the Owner shall use commercially reasonable efforts, as determined by the Director of Community Development, under the supervision of the Village Manager, to ensure (i) that exterior enclosures (exterior walls, windows, doors, etc.) are adequately maintained, watertight and in good operating condition; (ii) that roofing systems are adequately maintained and do not become less

watertight; (iii) that fire alarm system serving the existing buildings and commercial tenant spaces are maintained in good repair and remain functional at all times; (iv) that parking areas are kept clean; and (v) that structural systems are maintained in good repair, with any indication of structural deterioration promptly and safely repaired;

- b. That the Owner shall use its best efforts, as determined by the Director of Community Development, under the supervision of the Village Manager, to ensure (i) that any damage from vandals, including graffiti, are promptly removed; (ii) that any debris and accumulations of dirt are promptly removed; (iii) that salt or similar de-icers are applied to pedestrian walkways, vehicular driveways and parking areas to protect against the accumulation of snow and ice; and (iv) that accumulations of snow and ice on such areas be promptly and safely removed; and
- c. That the Owner shall promptly replace any cracked or broken windows within seven days, unless otherwise approved by the Director of Community Development.

- 3. All materials used in maintaining and repairing the Property and the Existing Buildings shall be of equal or better quality than the existing materials.

P. Taxes and Utilities. The Owner shall pay all taxes and utility fees as and when due and shall provide proof that the Property is free of utility, tax or other liens as a condition for final planned development approval and as a condition for the issuance of any permits.

Q. Term of Building Permit. The building permit issued for the construction of the Proposed Development shall be in effect for a term of 24 months from the date of issuance.

R. Binding Effect; Non-Transferability. The privileges, obligations, and provisions of each and every section and requirement of this Ordinance are for and shall insure solely to the benefit of the Owner, and are and shall be binding on the Owner, upon any and all of the Owner's successors, and assigns, and upon any and all of the respective successor legal and or beneficial owners of all or any portion of the Property, except as otherwise expressly provided in this Ordinance or in the Development Agreement. Nothing in this Ordinance shall be deemed to allow the Owner to transfer any of the rights or interests granted herein to any other person or entity, except as provided in the Development Agreement, without the prior approval of the Village Council by a duly adopted amendment to this Ordinance.

S. No Third-Party Beneficiaries. Nothing in this Ordinance shall create, or shall be construed or interpreted to create, any third-party beneficiary rights.

SECTION 10: FAILURE TO COMPLY WITH CONDITIONS. Upon failure or refusal of the Owner, or any of its officers, employees, or agents, to comply with any or all of the conditions, restrictions, or provisions of this Ordinance, the ordinance approving the Final Development Plan, or the Development Agreement (collectively, "***Final Approval Documents***"),

the permits and approvals granted in the Final Approval Documents shall, at the sole discretion of the Village Council, by ordinance duly adopted, be revoked and become null and void, including this Ordinance and the ordinance approving the Final Development Plan. In the event of revocation, the development and use of the Property shall be governed solely by the regulations of the C-2 General Retail Commercial and C-2 Overlay Districts, as the same may, from time to time, be amended. Further, in the event of a revocation of the permits or approvals granted pursuant to the Final Approval Documents, the Village Manager and Village Attorney are hereby authorized and directed to bring any zoning or other enforcement action that may be appropriate under the circumstances.

SECTION 11: PAYMENT OF VILLAGE FEES AND COSTS. Except as otherwise provided in the Development Agreement, the Owner shall pay to the Village, as and when due, all application, review, inspection, and permit fees, all water and sewer general and special connection fees, tap-on fees, charges and contributions, and all other fees, expenses, charges and contributions required by applicable Village codes, ordinances, resolutions, rules or regulations, including, without limitation, the fees, charges and contributions provided in the fee schedules set by Village resolution or established by Village Code. All payments shall be at the rates that are in effect at the time the charge is incurred, and the Village reserves its right and discretion to establish or increase rates from time to time.

SECTION 12: NON-INTERFERENCE WITH BUSINESSES. All construction activities for the Proposed Development shall be performed so as to minimize, to the greatest extent possible, or eliminate interruption of or interference with the businesses on adjacent properties, and any interference with pedestrian and vehicular traffic, including parking, and other businesses in the vicinity of the Property.

SECTION 13: EFFECT OF PRELIMINARY APPROVAL; FINAL PLAN APPROVAL.

A. Duration of Preliminary Approval. Notwithstanding Subsection 17.58.090 (B) of the Zoning Code, the Preliminary Development Plan approval granted by this Ordinance shall expire if Owner fails to file a complete application and related documents for final plan approval as provided in Subsections 17.58.090 (A) and (C) of the Zoning Code, as and when it is required to do so pursuant to Section 3(A) of the Development Agreement.

B. Final Plan Approval. Except as otherwise provided in Subsection A of this Section, the Owner shall submit its application for final approval of the Proposed Development as required by Chapters 17.56 and 17.58 of the Zoning Code. If the Village Council finds that the proposed final plans are in substantial conformity with the Preliminary Development Plan and are otherwise in compliance with all of the terms, conditions and exceptions of this Ordinance and the Development Agreement, and if the Owner is in full compliance with the terms, conditions and exceptions of this Ordinance and the Development Agreement, then the Owner shall be entitled to receive final approval of the Proposed Development from the Village Council. Notwithstanding the foregoing, the Village Council shall have and retain the discretion to incorporate all of the conditions of this Ordinance into the grant of final approval and to impose additional conditions for final approval, provided the Village Council finds one or more of the following circumstances exist:

- a. The proposed final development plan contains material changes from the Preliminary Development Plan and such conditions are related to such changes;
- b. Such conditions are related to Village staff recommendations arising from the review of the documents and information submitted as part of the final development plan application pursuant to Section 17.58.090 of the Zoning Code;
- c. Such conditions are related to details of the building design or materials that were not part of the Preliminary Development Plan; or
- d. Such conditions are related to changes in or on the immediate vicinity of the Property subsequent to the adoption of this Ordinance and are necessary to protect the public health, safety and welfare.

C. Duration of Final Approval. Except as provided in Subsection D of this Section, final approval of the Proposed Development shall expire 90 days from the effective date of the Final PD Ordinance unless the Owner has, by that date, submitted a complete application for a building permit for the Proposed Development pursuant to the Village Code.

D. Extension of Final Approval. The Village Council by resolution duly adopted may grant two consecutive 90-day extensions to the time for filing a complete building permit application for the Proposed Development, provided the Village determines the Owner has met the following conditions:

1. The Owner has made good faith effort to meet the applicable filing deadline;
2. The inability of the Owner to meet the applicable filing deadline is due to circumstances beyond the Owner's control, provided that the financial condition of the Owner shall not be considered a condition beyond the Owner's control; and
3. The Owner is in full compliance with all other applicable development requirements, including the terms of the Final Approval Documents.

E. Construction. The Owner shall commence construction, beyond mere fencing and preparation of the worksite, of the Proposed Development within 60 days after the issuance by the Village of a building permit for the Proposed Development. The construction of the Proposed Development shall be substantially complete no later than 24 months after the issuance by the Village of the building permit for the Proposed Development. The timeframes set forth in this Subsection (E) may be extended by the Village Council, by resolution duly adopted, without having to amend this Ordinance, provided the Application: (i) demonstrates that it has proceeded diligently to commence or substantially complete such construction and that its failure to do so is due to circumstances beyond the Owner's control, provided that the financial condition of the Owner shall not be considered a condition beyond the Owner's control; (ii) the Owner is in full compliance with all other applicable development requirements, including the terms of the Final Approval Documents.

F. No Work Authorization. Nothing in this Ordinance shall be construed as authorizing the issuance of any permits for the demolition of any of the Existing Buildings on Property or for the construction of the Proposed Development.

SECTION 14: HOME RULE POWERS. This Ordinance is passed by the Council of the Village of Winnetka in the exercise of its home rule powers pursuant to Section 6 of Article VII of the Illinois Constitution of 1970.

SECTION 15: EFFECTIVE DATE.

A. This Ordinance shall be effective only upon the occurrence of all of the following events:

1. passage by the Village Council of the Village of Winnetka in the manner required by law;

2. publication in pamphlet form in the manner required by law; and

3. the filing by the Owner, within 10 days after the passage of this Ordinance by the Village Council, for recording in the Office of the Cook County Recorder of Deeds, of an Unconditional Agreement and Consent, signed by Owner, to accept and abide by each and all of the terms, conditions, and limitations set forth in this Ordinance. The Unconditional Agreement and Consent shall be in the form of ***Exhibit K*** attached to, and by this reference made a part of, this Ordinance.

B. In the event that the Owner does not file with the Village Clerk a fully executed copy of the Unconditional Agreement and Consent required pursuant to Paragraph 15.A.3 of this Ordinance within 10 days after the date of passage of this Ordinance by the Village Council then, at the option of the Village Council by resolution duly adopted, this Ordinance shall be of no force or effect and shall be rendered null and void.

[SIGNATURE PAGE FOLLOWS]

PASSED this ____ day of _____, 2024, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this ____ day of _____, 2024.

Signed:

Village President

Countersigned:

Village Clerk

Published by authority of the
President and Village Council of
the Village of Winnetka, Illinois,
this ____ day of _____, 2024.

Introduced: March 21, 2024

Passed and Approved: _____, 2024

EXHIBIT A

Legal Description of Property

PARCEL 1: THE EAST 106 FEET OF THE WEST 109 FEET OF THE NORTH 251 FEET OF BLOCK 24 OF WINNETKA, BEING A SUBDIVISION OF THE NORTHEAST QUARTER OF SECTION 20 AND THE NORTH HALF OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, (EXCEPT HEREFROM THE NORTH 40 FEET TAKEN FOR ELM STREET) ALSO (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON WEST LINE OF SAID EAST 106 FEET AT A DISTANCE OF 85 FEET SOUTH OF SOUTH LINE OF ELM STREET THENCE EAST PARALLEL WITH SOUTH LINE OF ELM STREET 10 FEET THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID EAST 106 FEET A DISTANCE OF 45.84 FEET TO THE NORTH WALL OF A ONE STORY BRICK BUILDING; THENCE WEST ALONG NORTH WALL OF SAID BRICK BUILDING 10 FEET TO WEST LINE OF SAID EAST 106 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID EAST 106 FEET A DISTANCE OF 46 FEET TO PLACE OF BEGINNING) ALSO (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT SOUTHWEST CORNER OF THE ABOVE DESCRIBED PROPERTY AND RUNNING THENCE NORTH ALONG WEST LINE THEREOF 46.35 FEET TO INTERSECTION WITH A CURVED LINE OF 1163 FOOT RADIUS CONVEX NORTHEASTERLY; THENCE SOUTHEASTERLY ALONG SAID CURVED LINE OF 1163 FOOT RADIUS, 25.88 FEET, AS MEASURED ALONG THE CHORD TO A POINT OF REVERSE CURVE; THENCE SOUTHERLY ALONG A CURVED LINE OF 1087 FEET RADIUS CONVEX SOUTHWESTERLY 25.69 FEET MEASURED ALONG THE CHORD TO A POINT IN SOUTH LINE OF AFORESAID EAST 106 FEET OF WEST 109 FEET OF THE NORTH 251 FEET OF BLOCK 24 WINNETKA, 22.26 FEET EAST OF THE SOUTHWEST CORNER THEREOF AND THENCE WEST ALONG SAID SOUTH LINE 22.26 FEET TO PLACE OF BEGINNING) ALSO, THE EAST 54 FEET OF THE WEST 163 FEET OF THE NORTH 211 FEET OF THAT PART OF BLOCK 24 OF CHARLES E. PECK'S SUBDIVISION LYING SOUTH OF THE SOUTH LINE OF ELM STREET IN WINNETKA IN FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 2: THAT PART OF LOT 1 IN PROUTY HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25, LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD, EXCEPT THE NORTH 211.00 FEET OF SAID BLOCK 24, ALSO THE WEST 3.00 FEET OF THE NORTH 211.00 FEET OF SAID BLOCK 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: BEGINNING IN THE NORTH LINE OF SAID LOT, 197.85 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG SAID NORTH LINE 10.00 FEET TO THE NORTHEAST CORNER OF SAID LOT; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT TO A POINT 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211.00 FEET OF BLOCK 24 AFORESAID; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE NORTHEAST, WITH A RADIUS OF 1163.00 FEET, 105.94 FEET TO THE INTERSECTION OF SAID CURVED LINE, WITH A LINE DRAWN 72.00 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT AT A POINT 51.15 FEET WEST OF THE EAST LINE OF SAID LOT; THENCE EAST ALONG SAID PARALLEL LINE, 41.15 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE TO THE PLACE OF BEGINNING, IN THE VILLAGE OF WINNETKA, IN COOK COUNTY, ILLINOIS;

PARCEL 3: THAT PART OF THE EAST 106.00 FEET OF THE WEST 109.00 FEET OF THE NORTH 251.00 FEET (EXCEPT THE NORTH 40.00 FEET TAKEN FOR ELM STREET) OF BLOCK 24 IN WINNETKA, BEING A SUBDIVISION OF THE NORTHEAST 1/4 OF SECTION 20 AND THE NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, DESCRIBED AS FOLLOWS: COMMENCING AT A POINT ON THE WEST LINE OF SAID EAST 106.00 FEET AT A DISTANCE OF 85.00 FEET SOUTH OF THE SOUTH LINE OF ELM STREET; THENCE EAST PARALLEL WITH THE SOUTH LINE OF ELM STREET, 10.00 FEET; THENCE SOUTH PARALLEL WITH THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 45.84 FEET TO A POINT; THENCE WEST 10.00 FEET TO THE WEST LINE OF SAID EAST 106.00 FEET; THENCE NORTH ALONG THE WEST LINE OF SAID EAST 106.00 FEET, A DISTANCE OF 46.00 FEET TO THE PLACE OF BEGINNING, ALL IN COOK COUNTY, ILLINOIS;

PARCEL 4: THE EAST 55.4 FEET OF THE WEST 218.4 FEET OF THE NORTH 211 FEET OF THAT PART OF BLOCK 24 LYING SOUTH OF ELM STREET IN THE VILLAGE OF WINNETKA IN SECTION 20 AND SECTION 21, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS;

PARCEL 5: THAT PART OF LOT 1 IN PROUTY HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25 LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD (EXCEPT THE NORTH 211 FEET OF SAID BLOCK 24) ALSO THE WEST 3 FEET OF THE NORTH 211 FEET OF SAID LOT 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, TOWNSHIP 42 NORTH, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1, 44.3 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 1, 72 FEET, THENCE WEST PARALLEL WITH THE NORTH LINE OF SAID LOT 1, 41.15 FEET TO THE INTERSECTION OF A CURVED LINE CONVEX NORTHEASTERLY WITH A RADIUS OF 1,163 FEET, THENCE NORTHWESTERLY ALONG SAID CURVED LINE 6.12 FEET AS MEASURED ALONG THE CHORD TO ITS INTERSECTION WITH A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID LOT FROM A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF NORTHWEST CORNER THEREOF, THENCE NORTH ALONG SAID PARALLEL LINE TO THE PLACE OF BEGINNING IN COOK COUNTY, ILLINOIS;

PARCEL 6: LOT 1 IN PROUTY HOMESTEAD SUBDIVISION OF ALL OF BLOCKS 24 AND 25, LYING NORTHEASTERLY OF THE RIGHT OF WAY OF THE CHICAGO AND MILWAUKEE ELECTRIC RAILROAD, EXCEPT THE NORTH 211 FEET OF SAID BLOCK 24 ALSO THE WEST 3 FEET OF THE NORTH 211 FEET OF SAID BLOCK 24, ALL IN WINNETKA, A SUBDIVISION BY CHARLES E. PECK OF THE NORTHEAST 1/4 OF SECTION 20, AND THE FRACTIONAL NORTH 1/2 OF FRACTIONAL SECTION 21, ALL IN TOWNSHIP 42 N, RANGE 13 EAST OF THE THIRD PRINCIPAL MERIDIAN, EXCEPT THAT PART OF SAID LOT 1 DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE EAST ALONG THE NORTH LINE OF SAID LOT 1, 44.35 FEET, THENCE SOUTH PARALLEL WITH THE EAST LINE OF SAID LOT 1, 72 FEET, THENCE WEST PARALLEL, WITH THE NORTH LINE OF SAID LOT 1, 44.35 FEET, THENCE NORTH 72 FEET MORE OR LESS TO THE POINT OF BEGINNING; AND ALSO EXCEPT THAT PART OF SAID LOT 1 LYING SOUTHWESTERLY OF A LINE DESCRIBED AS FOLLOWS: BEGINNING AT A POINT IN THE NORTH LINE OF SAID LOT 1, BEING THE SOUTH LINE OF ELM STREET, 110.79 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1 AND

RUNNING THENCE SOUTHEASTERLY PARALLEL WITH AND 93 FEET NORTHEASTERLY OF AS MEASURED AT RIGHT ANGLES TO THE SOUTHWESTERLY LINE OF SAID LOT 1, 62.41 FEET TO A POINT OF CURVE, THENCE SOUTHEASTERLY ALONG A CURVED LINE CONVEX NORTHEASTERLY AND HAVING A RADIUS OF 1163 FEET, 17.1 FEET AS MEASURED ALONG THE CHORD OF SAID CURVE TO A POINT IN A LINE DRAWN PARALLEL WITH THE EAST LINE OF SAID LOT 1 FROM A POINT IN THE NORTH LINE OF SAID LOT 1, 153.5 FEET EAST OF THE NORTHWEST CORNER OF SAID LOT 1, THENCE SOUTH ALONG SAID PARALLEL LINE, 5.20 FEET TO A POINT 72 FEET SOUTH OF THE NORTH LINE OF SAID LOT 1, THENCE EAST PARALLEL WITH THE NORTH LINE OF SAID LOT 1, 3.20 FEET TO A POINT OF INTERSECTION WITH THE PROLONGATION OF A CURVED LINE OF 1163 FEET RADIUS HEREINBEFORE DESCRIBED, THENCE SOUTHEASTERLY ALONG SAID CURVED LINE 105.94 FEET AS MEASURED ALONG THE CHORD TO A POINT IN THE EAST LINE OF SAID LOT 1, 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211 FEET OF BLOCK 24; AND ALSO EXCEPT THAT PART OF LOT 1 DESCRIBED AS FOLLOWS: BEGINNING IN THE NORTH LINE OF SAID LOT 1, 197.85 FEET EAST OF THE NORTHWEST CORNER THEREOF; THENCE EAST ALONG SAID NORTH LINE 10 FEET TO THE NORTHEAST CORNER OF SAID LOT 1; THENCE SOUTH ALONG THE EAST LINE OF SAID LOT 1 TO A POINT 46.35 FEET NORTH OF THE SOUTH LINE OF THE NORTH 211 FEET OF BLOCK 24 AFORESAID; THENCE NORTHWESTERLY ALONG A CURVED LINE CONVEX TO THE NORTHEAST WITH A RADIUS OF 1163 FEET, 105.94 FEET TO THE INTERSECTION OF SAID CURVED LINE WITH A LINE DRAWN 72 FEET SOUTH OF AND PARALLEL WITH THE NORTH LINE OF SAID LOT 1 AT A POINT 51.15 FEET WEST OF THE EAST LINE OF SAID LOT 1; THENCE EAST ALONG SAID PARALLEL LINE 41.15 FEET; THENCE NORTH PARALLEL WITH SAID EAST LINE TO THE POINT OF BEGINNING, IN COOK COUNTY, ILLINOIS.

PINs:

05-20-213-004-0000
05-20-213-005-0000
05-20-213-006-0000
05-21-109-003-0000
05-21-109-012-0000
05-21-109-017-0000
05-21-109-020-0000

EXHIBIT B

Development Agreement (not including its exhibits)

EXHIBIT C

Floor and Site Plan

EXHIBIT D

Elevation, Materials & Diagram Plan

EXHIBIT E

Renderings and Aerial Views Plan

EXHIBIT F

Landscape and Lighting Plan

EXHIBIT G

Site Engineering Plans

EXHIBIT H

Building Materials Details

EXHIBIT I

PRELIMINARY CONSTRUCTION SCHEDULE AND STAGING PLAN

ENTITLEMENT TIMELINE

March 21 - Village Council Preliminary PD Approval – Ordinance Introduction

April 2 – Village Council Preliminary PD Approval – Ordinance Adoption (if required)

Summer - Village Council Final PD Approval.

CONSTRUCTION TIMELINE

August 2024

Submit for Demo & Foundation Permit.

September 2024

Submit for Building Permit.

October 2024

Contractor mobilization. Assumes an 8-10-week Village review of demo/foundation permit.

Demolition begins; duration ~2 months.

**Development Team will work with Village to minimize impact on East Elm Street District during holiday shopping season.*

January 2025

Foundation/podium work begins; duration ~5 months.

Receive full building permit. Assumes a 12-week Village review of building permit.

May 2025

Vertical construction begins; duration ~8 months.

December 2025

Interior buildout begins; duration ~7.5 months.

May 2026

Public Improvements begin; duration ~2.5 months.

**Development Team will work with Village to minimize impact on Winnetka Music Festival. Village acknowledges that Elm Street and Lincoln Avenue adjacent to the Property will be closed for construction during the festival.*

July 2026

Substantial Completion.

EXHIBIT J
Preliminary Plat of Subdivision

EXHIBIT K

UNCONDITIONAL AGREEMENT AND CONSENT

TO: The Village of Winnetka, Illinois (“**Village**”):

WHEREAS, RIC (Winnetka Lincoln) LLC, an Illinois limited liability company (“**Owner**”) is the owner of the properties commonly known as 714-716 Elm Street, 718-732 Elm Street, 736 Elm Street, 740 Elm Street, 511 Lincoln Avenue, and 515 Lincoln Avenue (collectively, “**Property**”), which Property is legally described in *Exhibit A* attached to this Unconditional Agreement and Consent; and

WHEREAS, the Property is generally located on the southeast corner of Elm Street and Lincoln Avenue in Winnetka, and is located in the C-2 General Retail Commercial District and C-2 Overlay District under the; and

WHEREAS, the Property is required to be developed as a planned development in accordance with Chapter 17.58 of the “Winnetka Zoning Ordinance,” as amended (“**Zoning Code**”); and

WHEREAS, Ordinance No. M-___-2024, adopted by the Village Council on _____, 2024 (“**Ordinance**”), grants the Owner approval of its preliminary development plan and certain exceptions and modifications from provisions of the Zoning Ordinance to permit Owner to construct and develop a four story mixed-use building; related parking improvements; and related on-site and off-site streetscape, landscape, and other public and private improvements (“**Zoning Approvals**”); and

WHEREAS, Section 15 of the Ordinance provides, among other things, that the Ordinance will be of no force or effect unless and until the Owner has filed, within 10 days following the passage of the Ordinance, its unconditional agreement and consent to accept and abide by each and all of the terms, conditions, and limitations set forth in the Ordinance;

NOW, THEREFORE, the Owner hereby agrees and covenants as follows:

1. The Owner hereby unconditionally agrees to accept, consent to, and abide by each and all of the terms, conditions, limitations, restrictions, and provisions of the Ordinance.
2. The Owner acknowledges that public notices and hearings have been properly given and held with respect to the adoption of the Ordinance and the Zoning Approvals, has considered the possibility of the revocation provided for in the Ordinance, and agrees not to challenge any such revocation on the grounds of any procedural infirmity or a denial of any procedural right.
3. The Owner acknowledges and agrees that the Village is not and will not be, in any way, liable for any damages or injuries that may be sustained as a result of the Village’s granting of the Zoning Approvals or its adoption of the Ordinance, and that the Village’s approval of the Zoning Approvals does not, and will not, in any way, be deemed to insure the Owner against damage or injury of any kind and at any time.
4. The Owner hereby agrees to hold harmless and indemnify the Village, the Village’s corporate authorities, and all Village elected and appointed officials, officers, employees, agents, representatives, and attorneys, from any and all claims that may, at any time, be asserted against any of such parties in connection with the Village’s adoption of the Ordinance.

IN WITNESS WHEREOF, the Parties have hereunto set their hands on the date first above written.

RIC (ONE WINNETKA) LLC, an Illinois limited liability company

By: Romspen (Reomaster) Holdings, Inc, a Delaware corporation, its Manager

By: _____

Its: _____

Date:

RESOLUTION NO. R-35-2024

A RESOLUTION APPROVING A DEVELOPMENT AGREEMENT
(511-515 LINCOLN AVENUE AND 714-740 ELM STREET)
(One Winnetka)

WHEREAS, the Village of Winnetka ("***Village***") is a home rule municipality in accordance with Article VII, Section 6 of the Constitution of the State of Illinois of 1970; and

WHEREAS, RIC (Winnetka Lincoln) LLC, an Illinois limited liability company ("***Owner***") is the owner of the properties commonly known as 714-716, 718-732, 736, and 740 Elm Street, as well as 511 and 515 Lincoln Avenue, all in Winnetka, Illinois (collectively, "***Subject Property***"); and

WHEREAS, several one- and two-story buildings that are or have in the past been occupied by various street level retail users are currently located on the Subject Property ("***Existing Buildings***"); and

WHEREAS, the Owner desires to demolish the Existing Buildings and develop on the Subject Property (i) a four-story mixed-use building with ground floor commercial space and 59 apartments on the upper level ("***Building***"); and (ii) related on-site improvements, including a new ground level parking lot with 39 parking spaces and an underground parking lot with 113 parking spaces (collectively, "***Development***"); and

WHEREAS, on _____, 2024, the Village Council adopted Ordinance No. M-01-2024, granting a special use permit for a planned development for the Subject Property to permit the Owner to construct the Development ("***PD Ordinance***"); and

WHEREAS, the PD Ordinance requires that the Village and the Owner enter into a development agreement governing the use and development of the Subject Property ("***Development Agreement***"); and

WHEREAS, the Village Council has determined that entering into the Development Agreement with the Owner will serve and be in the best interest of the Village;

NOW, THEREFORE, BE IT RESOLVED, by the Council of the Village of Winnetka, Cook County, Illinois, as follows:

SECTION 1: RECITALS. The Village Council hereby adopts the above recitals as its findings, as if fully set forth in this Section.

SECTION 2: APPROVAL OF DEVELOPMENT AGREEMENT. The Village Council approves the Development Agreement by and between the Village and the Owner in substantially the form attached to this Resolution as ***Exhibit A*** and in a final form approved by the Village Attorney.

SECTION 3: AUTHORIZATION TO EXECUTE DEVELOPMENT

AGREEMENT. The Village Council authorizes and directs the Village President and the Village Clerk to execute and seal, on behalf of the Village, the final Development Agreement.

SECTION 4: EFFECTIVE DATE. This Resolution shall be in full force and effect from and after its passage and approval according to law.

ADOPTED this March 21, 2024, pursuant to the following roll call vote:

AYES: _____
NAYS: _____
ABSENT: _____
ABSTAIN: _____

Signed

Village President

Countersigned:

Village Clerk

EXHIBIT A
DEVELOPMENT AGREEMENT

March 8, 2024

Village Council of Winnetka
510 Green Bay Road
Winnetka, IL 60093

Re: One Winnetka – Preliminary PD Approval

From the time of our initial presentation to the Village Council in October 2022 and again in January 2023, through multiple Design Review Board (“DRB”) and Planning Development Commission (“PDC”) hearings, we received extensive and valuable input from the Village. This collaborative process helped guide and shape the current project, One Winnetka, which is under consideration for Preliminary PD Approval. Many elements of the project that seem inherent to the design and use were responsive to discussions and feedback received during the public meetings. Highlights from these meetings are outlined below:

- Given the length of continuous street frontage, particularly on Elm Street, the DRB was concerned with diversifying the elevation to create visual interest, while tightening up the overall design language and elements. The response to these comments resulted in the introduction of double gables on the façade of the project.
- The DRB’s feedback also influenced decisions on color palette and materiality. The color tones selected speak to a more modern palette while maintaining a timeless vernacular in materials and design, including increasing the use of cast stone detailing and application of corresponding roof lines and trim.
- Our request to the PDC included a height variance. Although we were within the permitted 4 stories allowed, we were slightly over the permitted height while addressing elevation challenges of the site. Some commissioners expressed concerns that the building might feel out of context from a size perspective relative to adjacent properties. We addressed this by pulling the 4th story away from the property line and darkening it to make it “recede” from view. We conscientiously scaled the entire building to fit with surrounding structures through intentional step-backs in the facade.
- Another improvement that emerged from discussions about the 4th story was increased fenestration throughout building. The original thought was that more transparency would lessen the presence of the 4th floor, but we applied this strategy across all levels, with an 8% increase in glazing at the 4th story and 4% increase on the overall project.
- Early in the design process, we received public comments regarding residential balconies, particularly with respect to the privacy of adjacent neighbors, but also how their presence could impact the building’s appearance from the street. In response to these comments, we reduced the use of balconies along the perimeter of the building which alleviated these concerns.
- Considerations to the adjacent public rights-of-way were also influenced by the Village. In response to these areas of concern, our public improvements include the widening of the Lincoln Avenue sidewalk as well as a pedestrian bump out at the Elm/Lincoln intersection to reflect the Village’s master plan, create a cohesive intersection, and add public amenities such as bike racks and landscaping beds.
- During public comments, safety concerns were raised about the existing curb cut on Elm Street and trying to lessen the potential of a pedestrian-vehicle conflict. Elimination of the existing drive also promoted a continuous retail street-wall on Elm, which was received favorably by the Village.

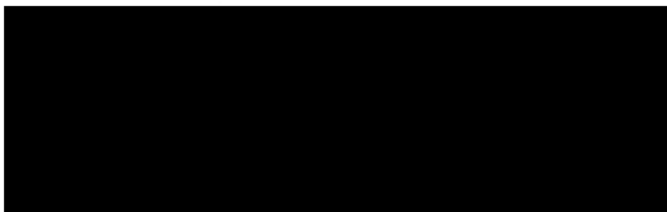
- There was extensive coordination with the Village staff as it relates to the location of the electrical transformer. Knowing that the site does not have an accessible rear yard for discrete connectivity, the proposed location was refined to fit the architecture, meet Village expectations, and recognize access requirements of the subject property as well as adjacent properties.
- Due to the corner lot configuration being adjacent to a public parking lot and residential drive, all elevations of the building will have an enhanced level of visibility from the public right-of-way. To that end, it was important to the Village that the rear elevations maintain a design consistent with the balance of the building while making adjustment so that the ground level parking be screened from view.

While these are some of the highlights and design impacts from the Village's feedback through the entitlement process, there are several other refinements to the project which have impacted the final project being presented for approval. The project before you today has truly been a successful and responsive collaboration between our development team, the DRB, PDC, and the broader Winnetka community. We are highly confident that One Winnetka will be a most successful addition to the Village if granted the Planned Development Approvals.

To date, Murphy Development Group has represented this project on behalf of the current owner, with the long-term objective of developing and owning the project ourselves. Currently, we are in the process of negotiating a Purchase and Sales Agreement with the property owner; they have accepted our Letter of Intent to purchase, and we anticipate finalizing the agreement within the next few weeks. However, a sale, and the subsequent transfer of the Planned Development Agreement to Murphy Development Group, will not take place until after Final PD Approval is granted. In the meantime, we will continue our development management services on behalf of the current property owner, advancing the design documents and pre-construction activities. Our intimate knowledge of the project and our local presence in Chicagoland, make us the ideal candidate to develop and own this site.

Thank you for your consideration.

Sincerely,



John T. Murphy
Chairman & CEO
Murphy Development Group



Murphy Development Group
227 W Monroe | Suite 5040 | Chicago, IL, 60606

ONE WINNETKA



PDC PACKAGE
JULY 12, 2023

SECTION 1: PLANNING

PLANNED DEVELOPMENT STANDARDS

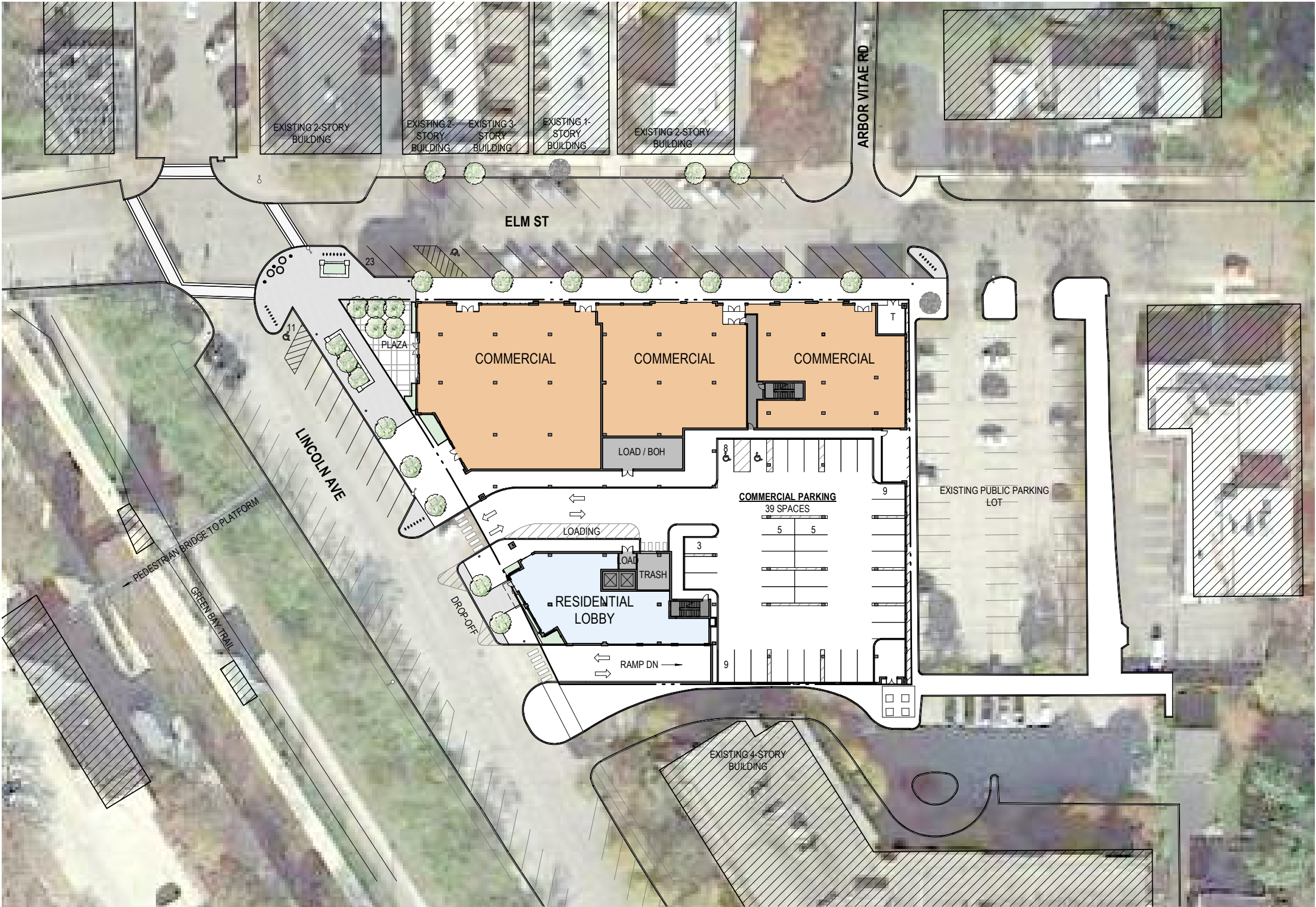


	Current C-2 Zoning	2023 Proposal	
Development Site Size	1.21 acres	1.21 acres*	
Gross Building Area Non-parking Parking		197,275 sf Total 131,488 sf 65,827 sf	
Residential Gross Building Area Amenity Area (lobby, indoor fitness, club, etc) Service Area (back of house service, trash, equip)		106,492 sf Total 7,116 + sf 3,500 sf	
Commercial Gross Building Area Service Areas		20,955 sf Total 1,455 sf	
Commercial Gross Floor Area		19,500 sf	
Building Height	4-stories, 45'-0"	4-stories At parapet = 57'-4" At stair roof = 63'-0"	
<u>Exception Required</u>			
On-Site Parking	Commercial	<u>Required</u>	<u>Provided</u>
<u>Special Use Required:</u> <u>Parking on street level.</u>	2 spaces/1,000 sf	x 19,500 sf = 39 spaces	39 spaces
	Dwelling		
	1-BR - 1.25/unit	x 9 units = 12 spaces	113 spaces
2-BR - 1.5/unit	x 32 units = 48 spaces		
3-BR - 2/unit	x 18 units = 36 spaces = 96 spaces		
Residential Use Type - # of Units Apartment Rental Units Condominium Units <u>Townhome Units</u> Total		59 0 <u>0</u> 59	
Residential Bedroom Size - # of Units Studio 1-bedroom + den 2-bedroom 3-bedroom		0 9 32 18	
Front Yard Setbacks <u>Exception Required</u> (along Lincoln Ave.)	Min. 0 ft.; Max. 3 ft.	0'-0" to 42'-1", see plans	
Corner Side Yard Setbacks <u>Exception Required</u> (along Elm St.)	Min. 0 ft.; Max. 3 ft.	0'-0" to 18'-10, see plans	
Side Yard Setback (along south property line)	0 ft. (3 ft. min)**	0'-0" at ground level 0'-0" at level 2 7'-6" at level 3 13'-4" at level 4	
Rear Yard Setback*** <u>Exception Required</u> (along east property line)	10 ft. Min.	1'-0" to 16'-5", see plans	
4th Story Setback <u>Exception Required</u> (along Lincoln & Elm)	10 ft Min.	4'-9" to 15'-0", see plans	

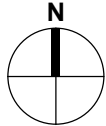
Notes
*Plat of Consolidation submitted, including side lot line abutting rear lot line exception
** A side yard is not required, but where a side yard is provided, it must be a minimum of 3 ft.
***Exception to not provide a landscaped area at least 5 ft deep along rear (east) property line

SITE PLAN

DEVELOPMENT SUMMARY				
<u>SITE AREA:</u> 52,755 SF (1.21 ACRES)			<u>ZONING DISTRICT:</u> C-2	
<u>BUILDING AREA</u>				
	GROSS	RENTABLE (RESIDENTIAL)	COMMERCIAL	PARKING
LEVEL LL	47,950 SF	--	--	43,771 SF
LEVEL 01:	47,699 SF	--	19,500 SF	22,056 SF
LEVEL 02:	36,248 SF	28,735 SF	--	--
LEVEL 03:	35,924 SF	30,191 SF	--	--
LEVEL 04:	29,454 SF	25,045 SF	--	--
TOTAL:	197,275 SF	85,077 SF	19,500 SF	65,827 SF
AVERAGE UNIT SIZE: +/- 1,441 SF				
<u>PARKING</u>				
	RESIDENTIAL	COMMERCIAL	TOTAL	
LOWER LEVEL	113			
GROUND LEVEL		39		
TOTAL PROVIDED	113	39	152	
RATIO	1.9/UNIT	2.0/1,000 SF		



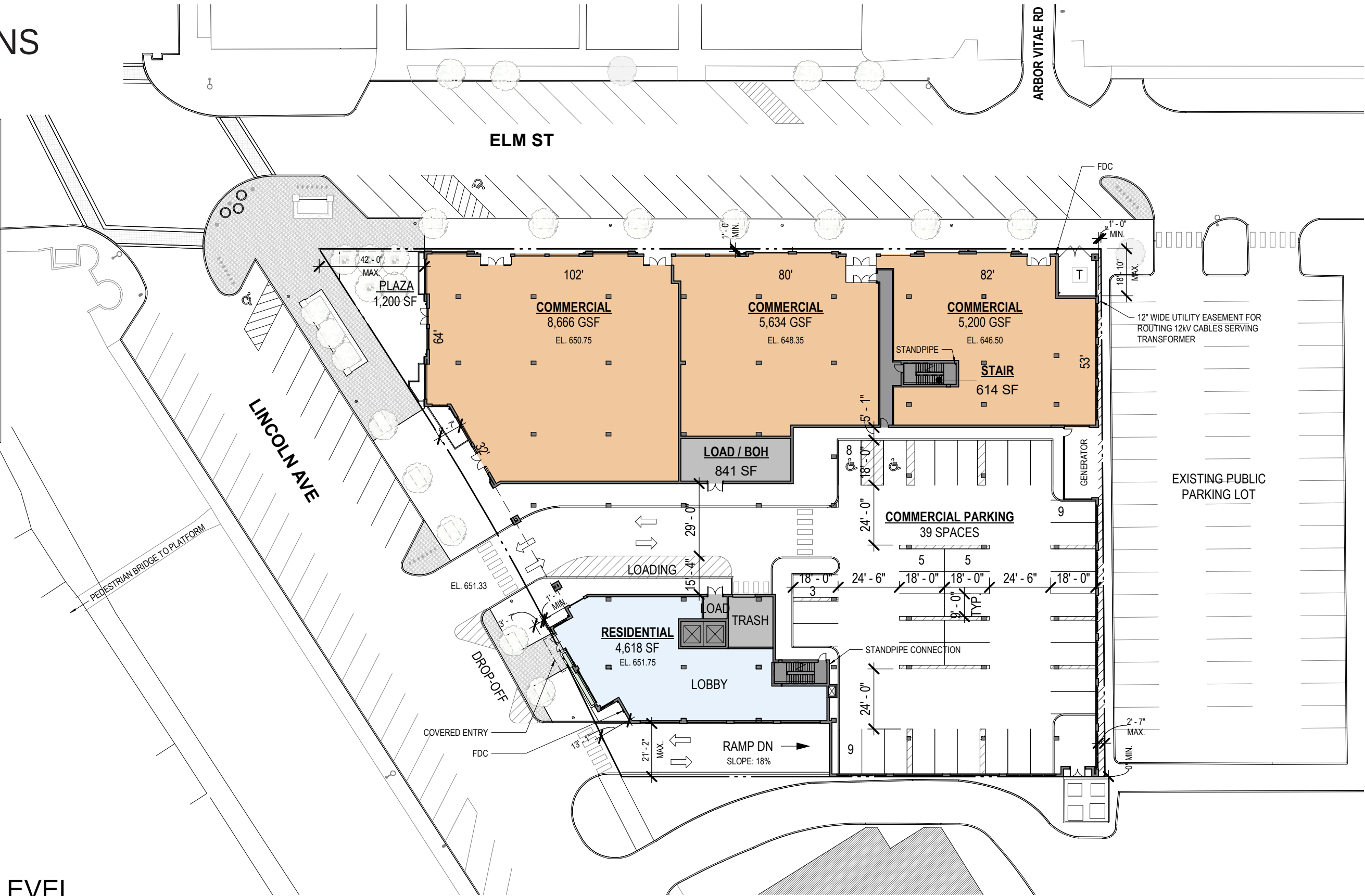
1 SITE PLAN
SCALE: 1" = 60'-0"



FLOOR PLANS

- REQUIRED EXCEPTIONS**
- FRONT SETBACK - MAXIMUM 42'-0" PROPOSED (ALONG LINCOLN AVE)
 - CORNER SETBACK - MAXIMUM 18'-10" PROVIDED (ALONG ELM)
 - REAR SETBACK - MIN. 1'-0" PROPOSED (ALONG EAST PROPERTY LINE)
 - NO 5'-0" LANDSCAPE AREA PROPOSED (ALONG EAST PROPERTY LINE)
 - REAR LOT LINE ABUTTING A SIDE LOT LINE EXCEPTION (ALONG EAST PROPERTY LINE)

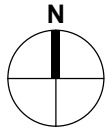
- SPECIAL USE REQUIRED**
- PARKING ON STREET (GROUND) LEVEL.
 - MEDICAL AND FINANCIAL SERVICES AT GROUND FLOOR.



1 GROUND LEVEL
SCALE: 1" = 40'-0"

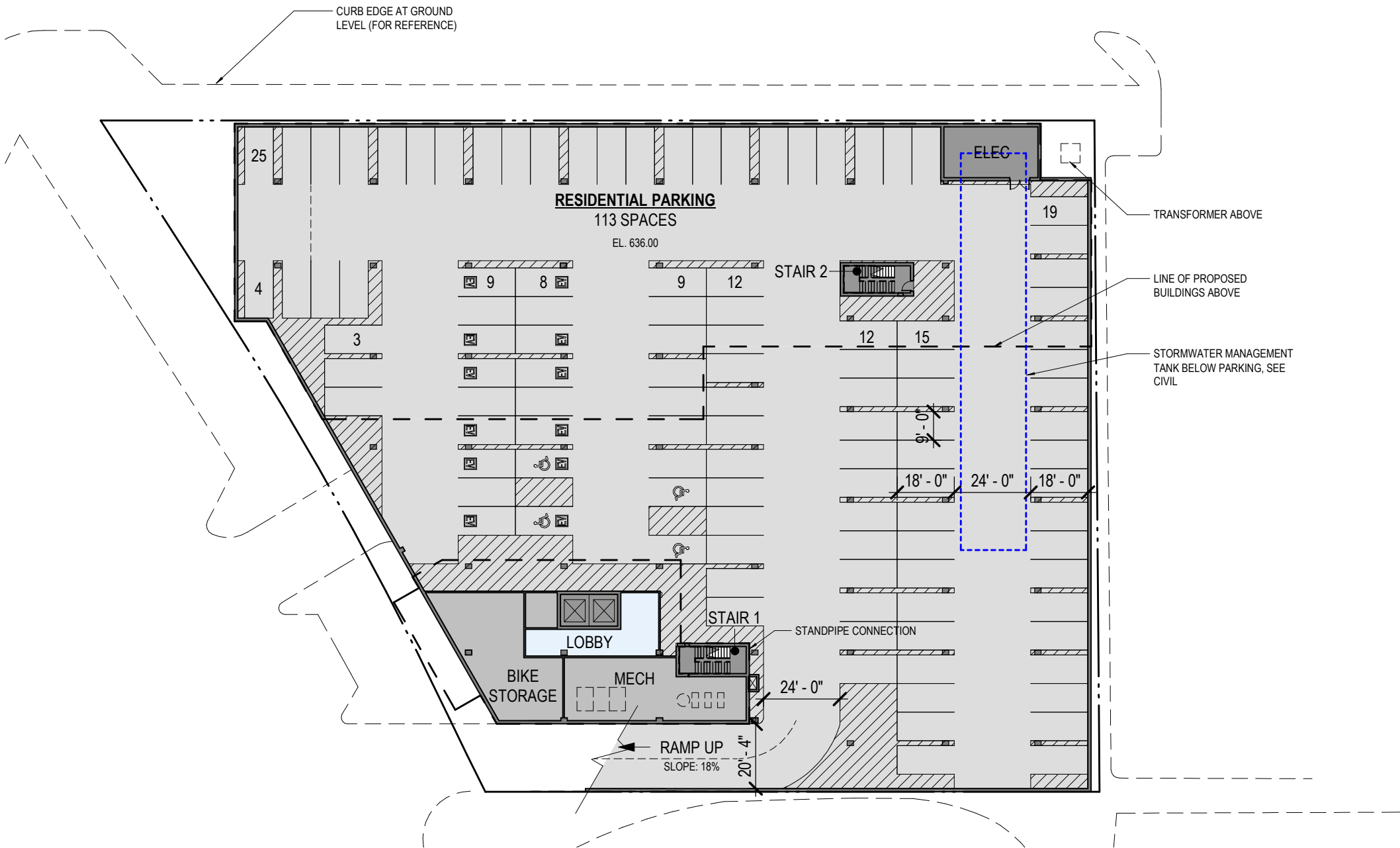


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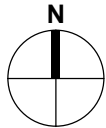


ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
July 12, 2023 Project #: 21077

FLOOR PLANS

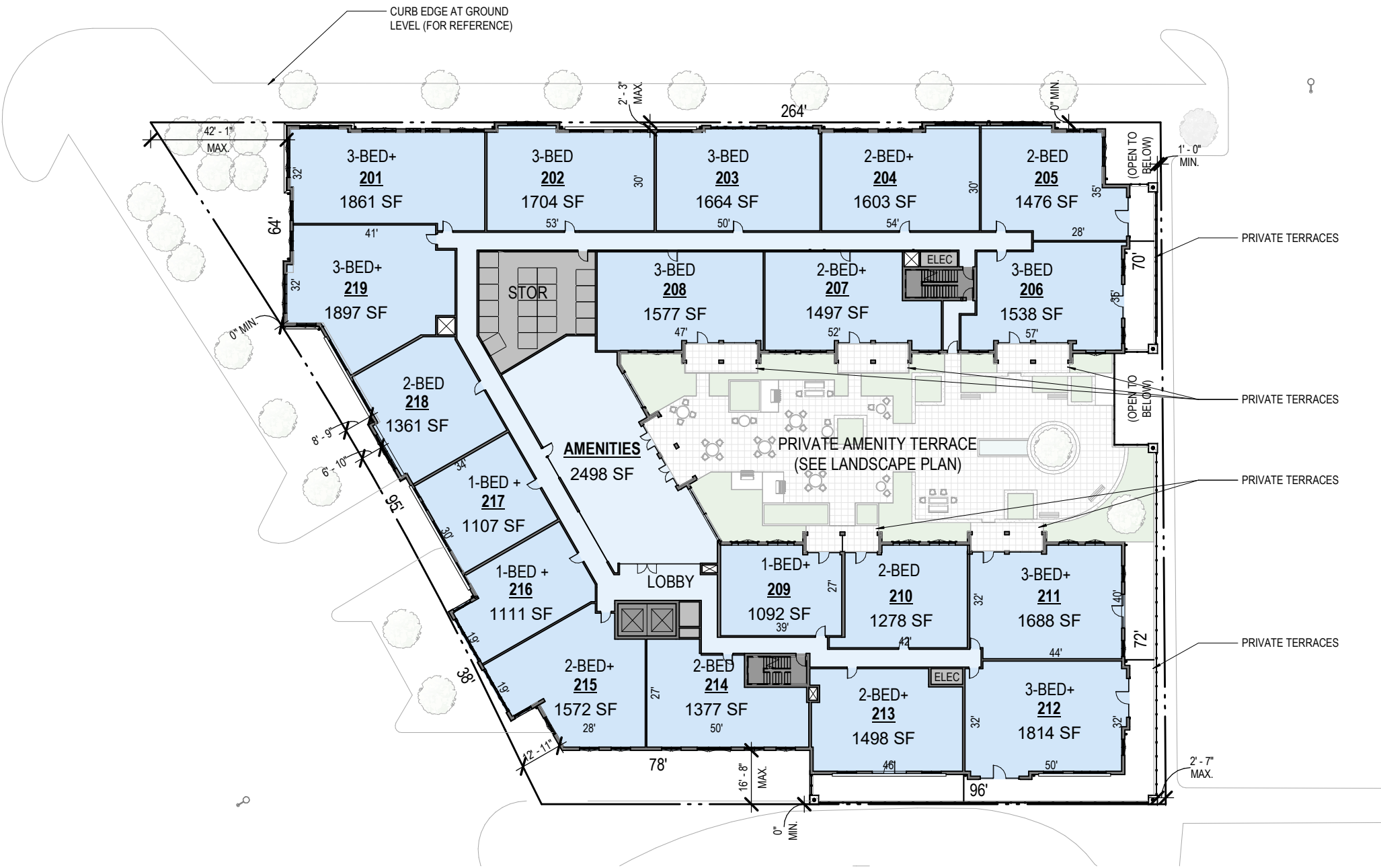


1 LOWER LEVEL
SCALE: 1" = 40'-0"

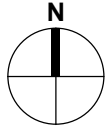


FLOOR PLANS

UNIT MATRIX						
	1 BED+	2 BED	2 BED +	3 BED	3 BED +	TOTALS
LEVEL 2	3	4	4	4	4	19
LEVEL 3	4	5	4	3	5	21
LEVEL 4	2	10	5	0	2	19
TOTALS	9	21	11	7	11	59

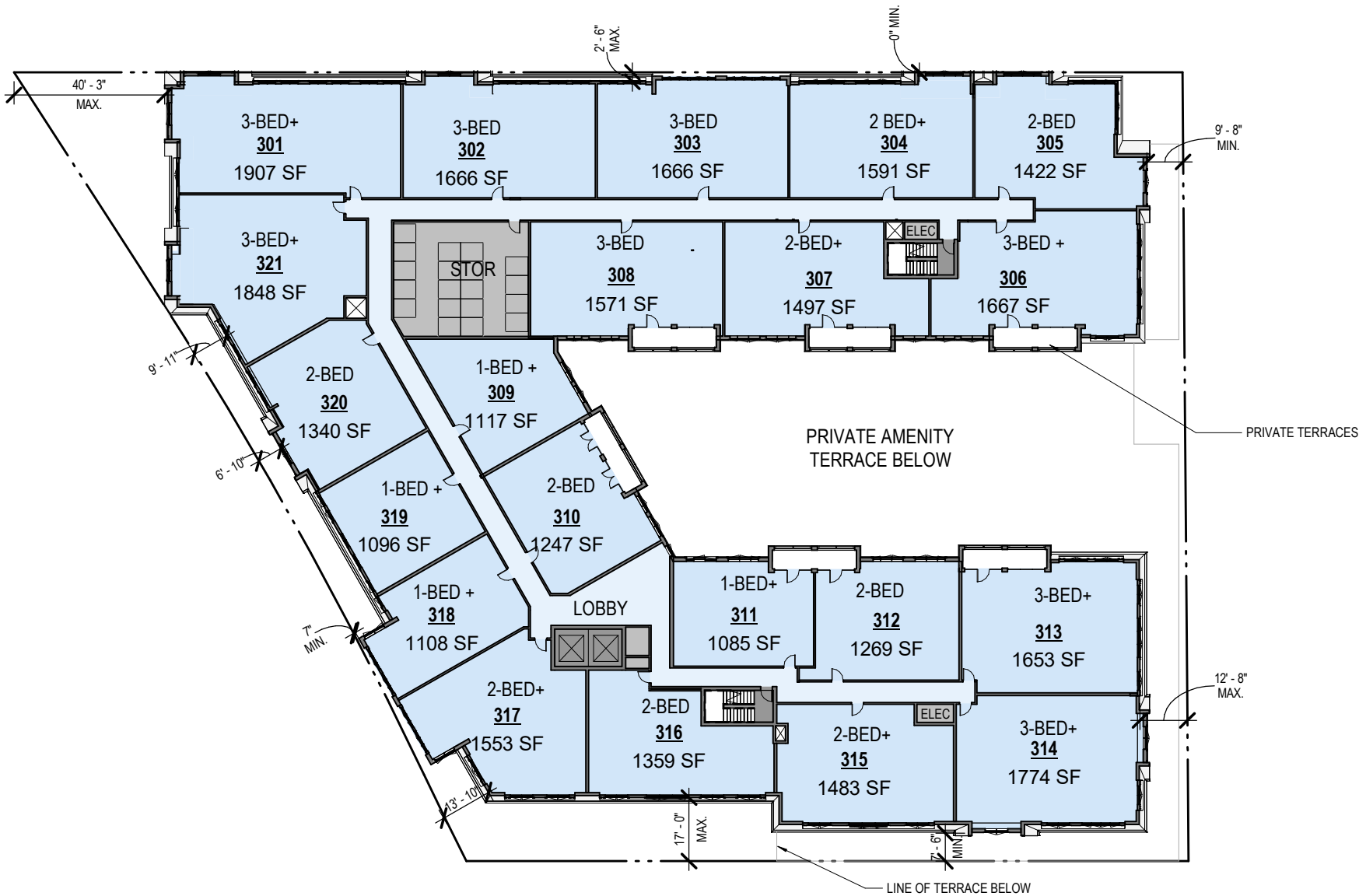


1 LEVEL 2 - 36,248 SF (GROSS) - 19 UNITS (28,735 SF RENTABLE)
SCALE: 1" = 40'-0"

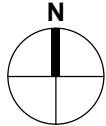


FLOOR PLANS

UNIT MATRIX						
	1 BED+	2 BED	2 BED +	3 BED	3 BED +	TOTALS
LEVEL 2	3	4	4	4	4	19
LEVEL 3	4	5	4	3	5	21
LEVEL 4	2	10	5	0	2	19
TOTALS	9	21	11	7	11	59



1 LEVEL 3 - 35,924 SF (GROSS) - 21 UNITS (30,919 SF RENTABLE)
SCALE: 1" = 40'-0"

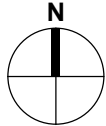


FLOOR PLANS

UNIT MATRIX						
	1 BED+	2 BED	2 BED +	3 BED	3 BED +	TOTALS
LEVEL 2	3	4	4	4	4	19
LEVEL 3	4	5	4	3	5	21
LEVEL 4	2	10	5	0	2	19
TOTALS	9	21	11	7	11	59



1 LEVEL 4 - 29,454 SF (GROSS) - 19 UNITS (25,045 SF RENTABLE)
SCALE: 1" = 40'-0"



ROOF PLAN

GREEN ROOF AREA	
TOTAL PROVIDED	14,165 SF
REQUIRED w/ 4" TRAY SYSTEM	10,750 SF

The Newest GreenGrid®
Modular Vegetative Green
Roof System

MADE IN THE USA

GreenGrid®
ROOFS

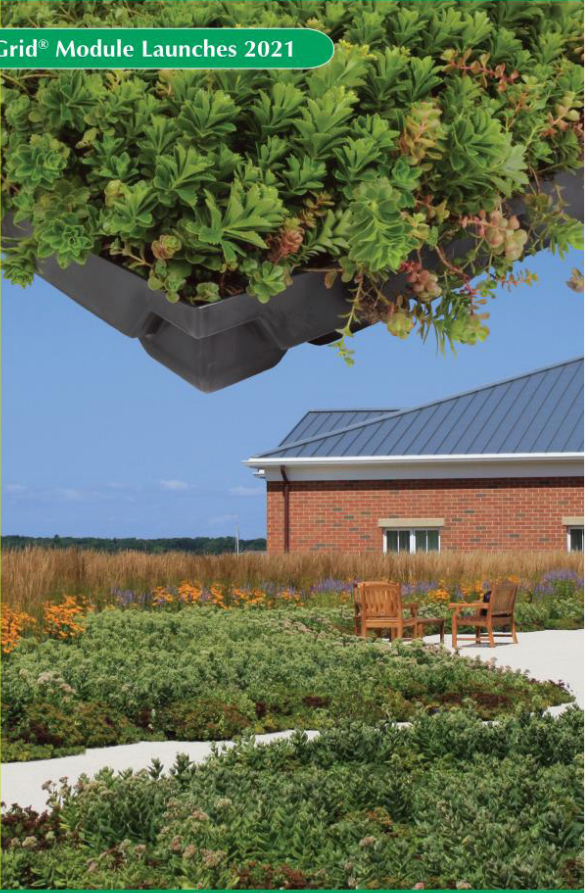
Engineered to Perform
Designed to Inspire

The 5th Generation GreenGrid® Module Launches 2021

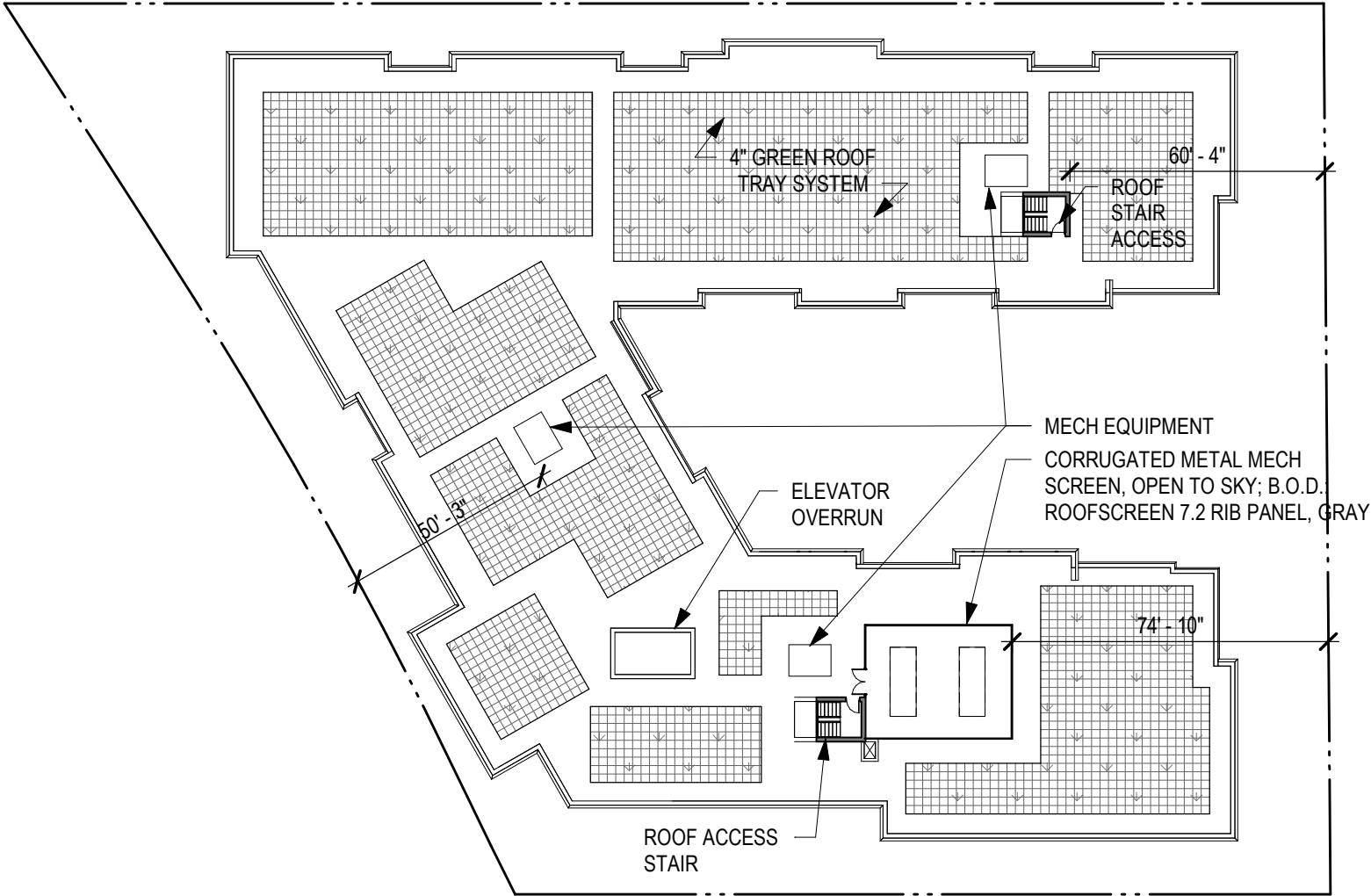
These new zero-edged modules are an improvement to the previous generation of GreenGrid®, maintaining the functionality of the original modular green roof system, but adding improved structural design, multiple depth configurations, connectivity, and excellent stormwater retention.

Unlike hybrid /subterranean modular systems and traditional layered systems, G5 modules can be easily accessed and removed to perform maintenance or repairs to the underlying roof without damaging the vegetation. Additionally, G5 modules are specifically designed to maximize stormwater control, and now allow irrigation lines directly beneath modules.

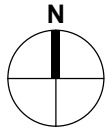
GreenGrid offers versatility and design flexibility, with modules available in FOUR different depths for a variety of planting options. Modules can be pre-grown at our nurseries to meet plant coverage specifications up to 95% and delivered to the job site to create an instant mature green roof. This translates to a successful green roof with less up-front maintenance, plus a beautiful look from day one. In addition, GreenGrid modules can be custom cut with curves or angles.



www.GreenGridRoofs.com

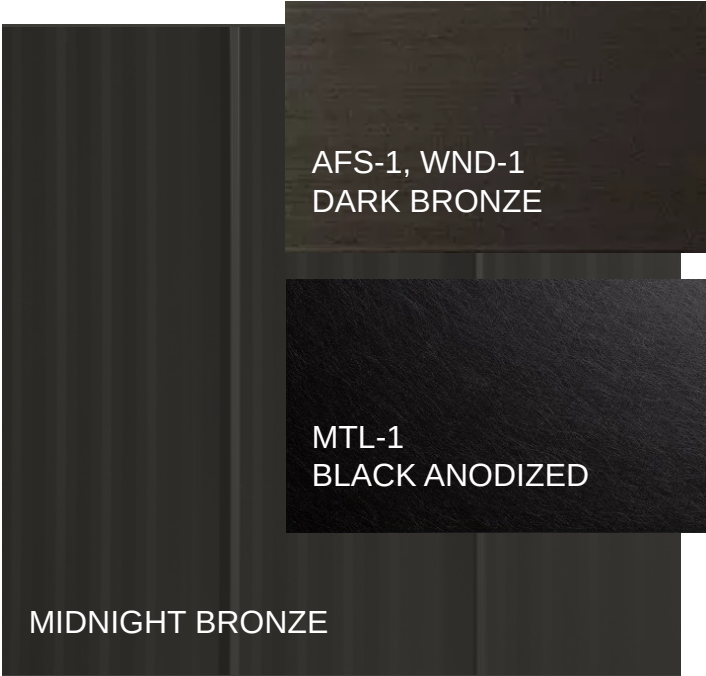


1 ROOF PLAN
SCALE: 1" = 40'-0"



SECTION 2: ELEVATIONS, MATERIALS & DIAGRAMS

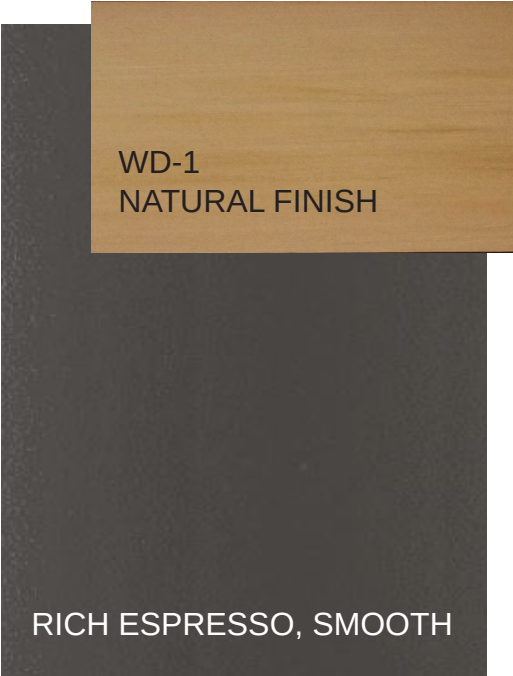
BUILDING MATERIALS



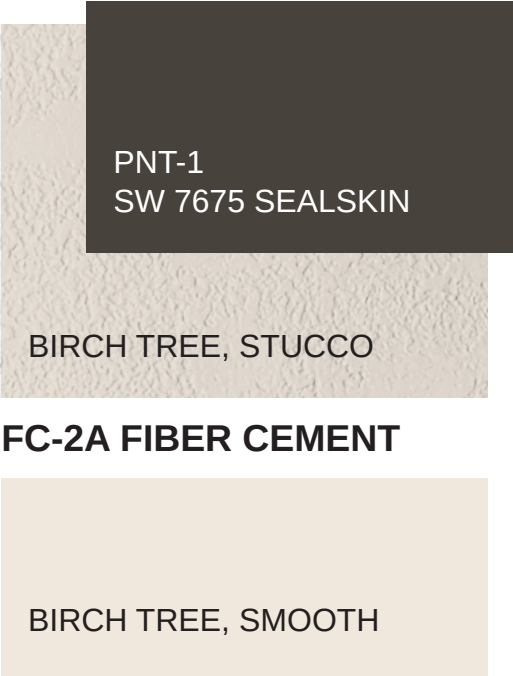
RF-2 STANDING SEAM METAL ROOF



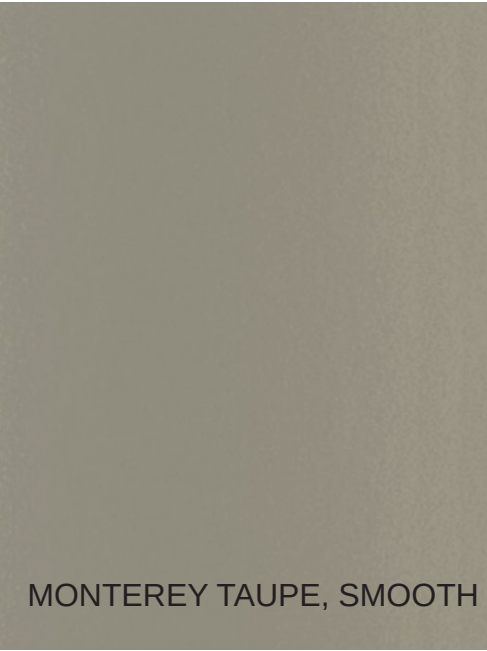
RF-1 ASPHALT SHINGLE ROOF



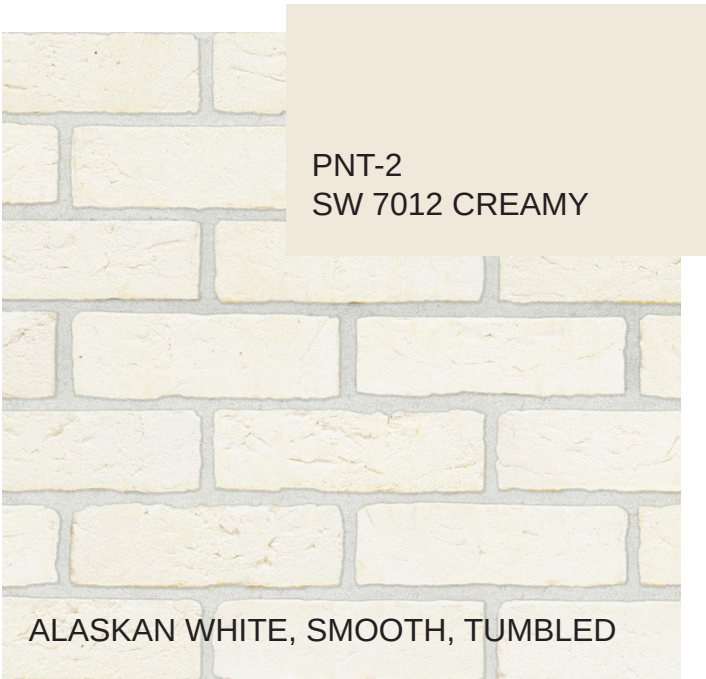
FC-1 FIBER CEMENT



FC-2B FIBER CEMENT



FC-3 FIBER CEMENT



FB-1 FACE BRICK, MODULAR



CS-1 CAST STONE



CS-2 CAST STONE

G.8 BUILDING MATERIAL DETAILS - MANUFACTURER CUT SHEETS & PRODUCT DATA

TAG	DESCRIPTION	COLOR	MANUFACTURER
AFS-1	ALUMINUM FRAMED STOREFRONT	DARK BRONZE	KAWNEER OR EQ.
CS-1	CAST STONE	BUFF, SMOOTH	CUSTOM CAST STONE
CS-2	CAST STONE	BUFF, SEMI ROUGH	CUSTOM CAST STONE
FAB-1	FABRIC AWNING	BLACK	SUNBRELLA OR EQ.
FB-1	FACE BRICK, MODULAR	ALASKAN WHITE, SMOOTH, TUMBLER	SUMMIT BRICK OR EQ.
FC-1	FIBER CEMENT PANEL & TRIM	RICH ESPRESSO, SMOOTH	HARDIE PANEL OR EQ.
FC-2A	FIBER CEMENT PANEL & TRIM	BIRCH TREE, STUCCO	HARDIE PANEL OR EQ.
FC-2B	FIBER CEMENT PANEL & TRIM	BIRCH TREE, SMOOTH	HARDIE PANEL OR EQ.
FC-3	FIBER CEMENT PANEL & TRIM	MONTEREY TAUPE, SMOOTH	HARDIE PANEL OR EQ.
MTL-1	METAL ACCENTS	BLACK ANODIZED	ALPOLIC OR EQ.
MTL-2	METAL ACCENTS	C-12 COPPER METAL	ALPOLIC OR EQ.
MTL-3	CORRUGATED METAL MECH SCREEN	GRAY	ROOFSCREEN OR EQ.
PNT-1	PAINT @ HALF-TIMBERING	SEALSKIN (SW 7675)	SHERWIN WILLIAMS
PNT-2	PAINT @ EXPOSED CMU	CREAMY (SW 7012)	SHERWIN WILLIAMS
RF-1	ASPHALT SHINGLE ROOFING	SLATE	GAF TIMBERLINE HDZ OR EQ.
RF-2	STANDING SEAM METAL ROOFING	MIDNIGHT BRONZE	PAC-CLAD OR EQ
SC-1	DECORATIVE SCREEN - ALUM	CREAMY (SW 7012)	ACCENTS OF FRANCE
WD-1	WOOD-LOOK TRELLIS	NATURAL FINISH	NEWTECHWOOD OR EQ.
WND-1	ALUM-CLAD WOOD WINDOWS & DOORS	BRONZE 024 @ EXTERIOR	SIERRA PACIFIC OR EQ.

ELEVATIONS
REFER TO MATERIAL SCHEDULE ON PAGE 12



2 LINCOLN AVE ELEVATION (WEST)
SCALE: 1" = 20'-0"



1 ELM STREET ELEVATION (NORTH)
SCALE: 1" = 20'-0"



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July 12, 2023 Project #: 21077

ELEVATIONS
REFER TO MATERIAL SCHEDULE ON PAGE 12



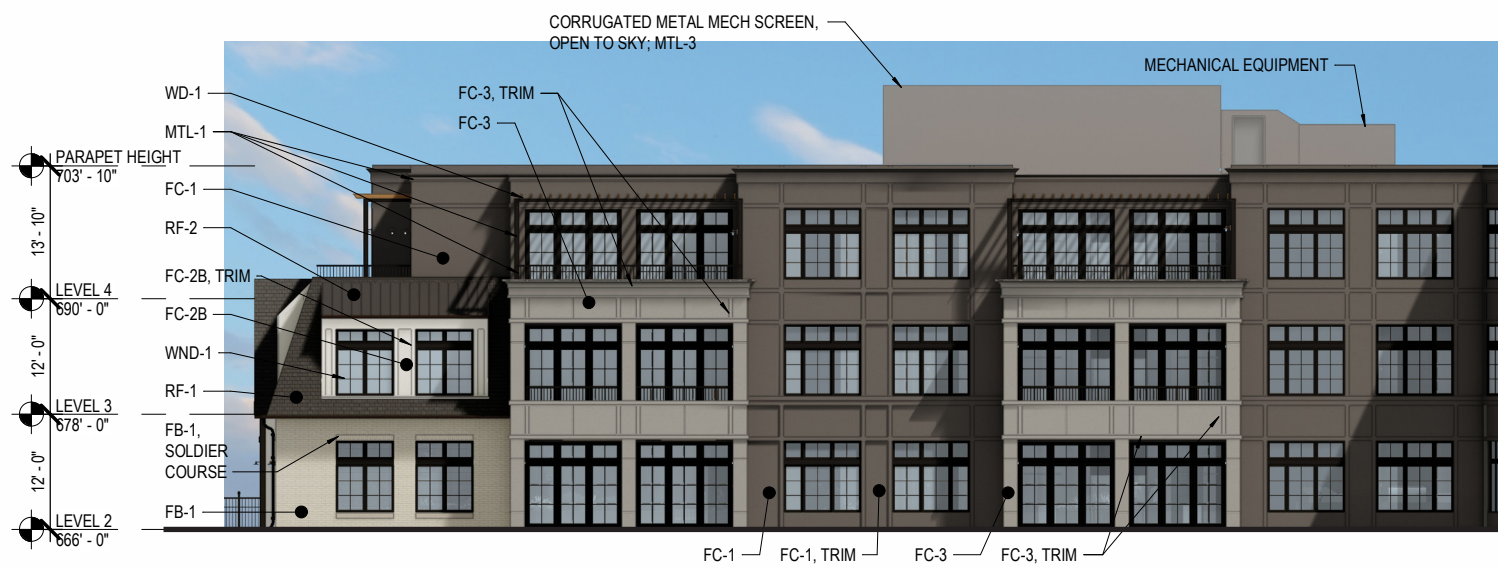
2 SOUTH ELEVATION
SCALE: 1" = 20'-0"



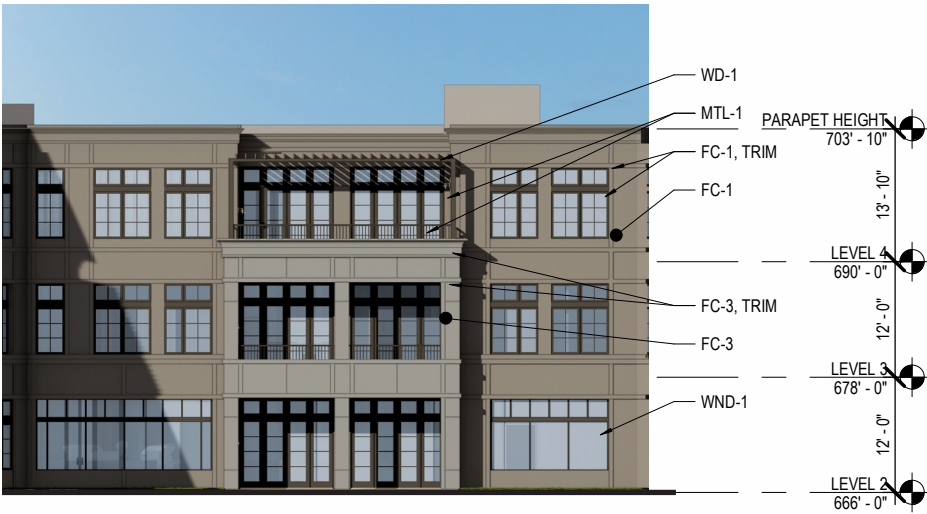
1 EAST ELEVATION
SCALE: 1" = 20'-0"

PRIVATE AMENITY TERRACE ELEVATIONS

REFER TO MATERIAL SCHEDULE ON PAGE 12



3 AMENITY TERRACE - NORTH ELEVATION
SCALE: 1" = 20'-0"



2 AMENITY TERRACE - EAST ELEVATION
SCALE: 1" = 20'-0"



1 AMENITY TERRACE - SOUTH ELEVATION
SCALE: 1" = 20'-0"

ENLARGED ELEVATIONS
PEDESTRIAN EXPERIENCE ALONG ELM ST.



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ELM ST. & LINCOLN AVE., WINNETKA, IL
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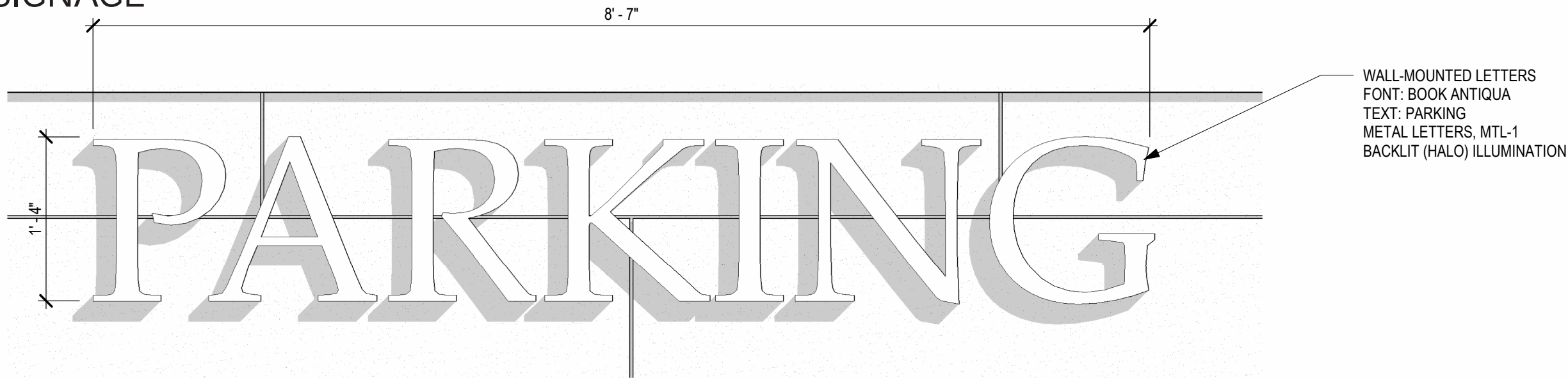
ENLARGED ELEVATIONS

RESIDENTIAL ENTRY ALONG LINCOLN AVE.

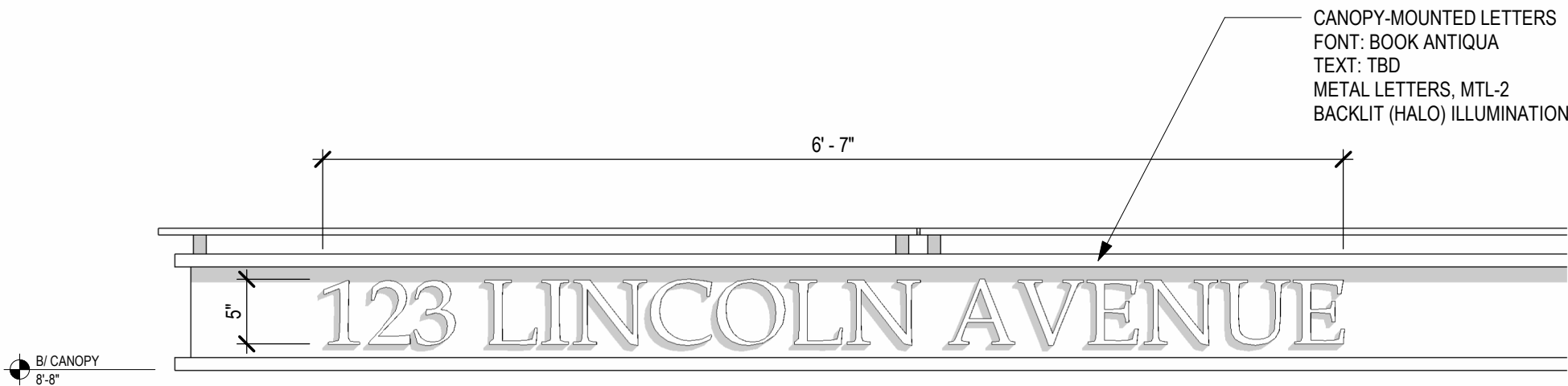


SIGN ELEVATIONS

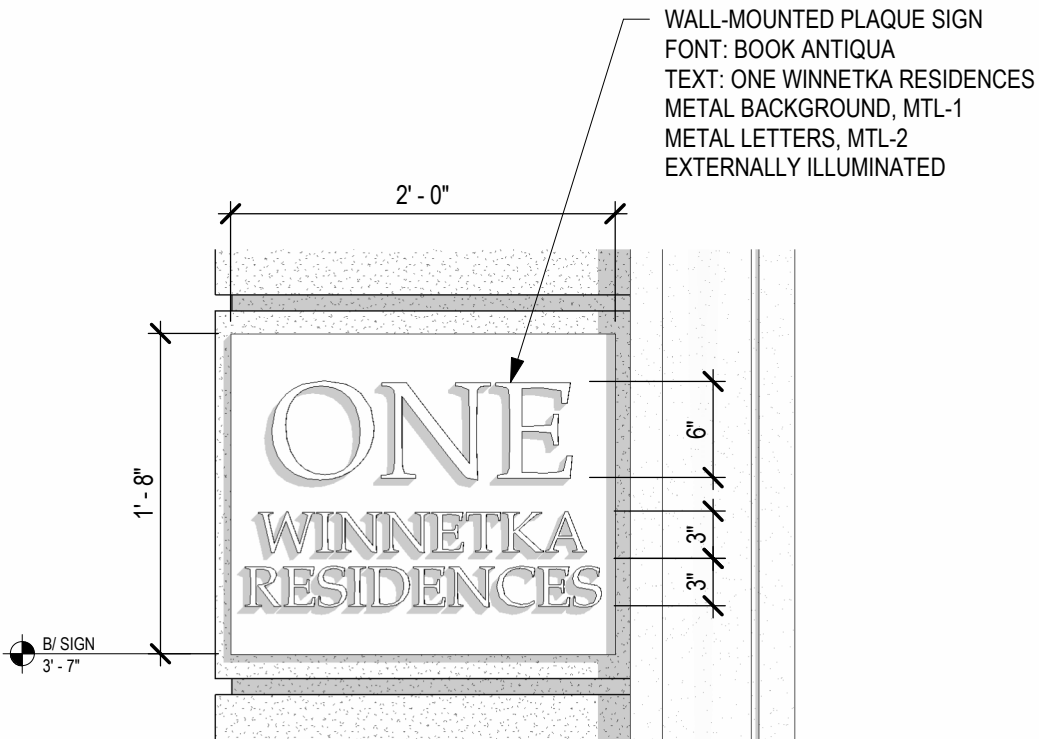
DEVELOPMENT SIGNAGE



1 SIGN ELEVATION - PARKING
 SCALE: 1" = 1'-0"



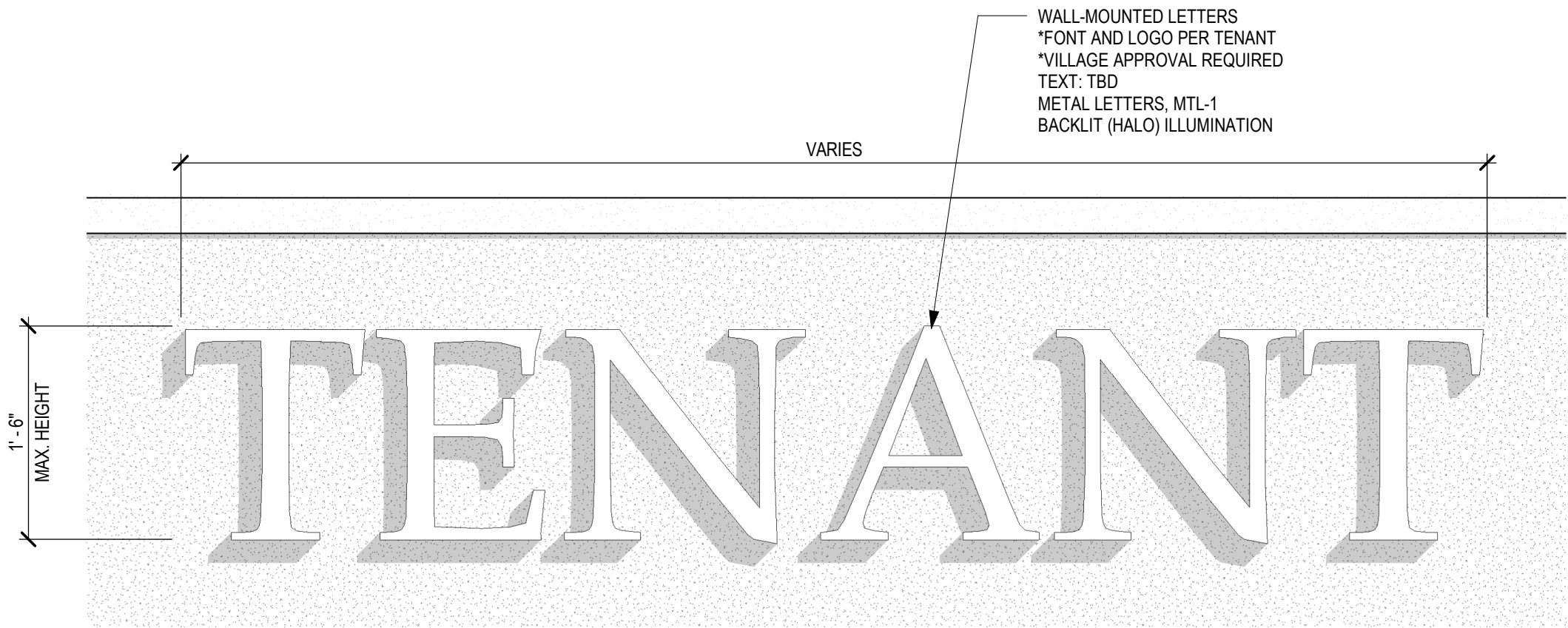
2 SIGN ELEVATION - RESIDENTIAL ENTRY
 SCALE: 1" = 1'-0"



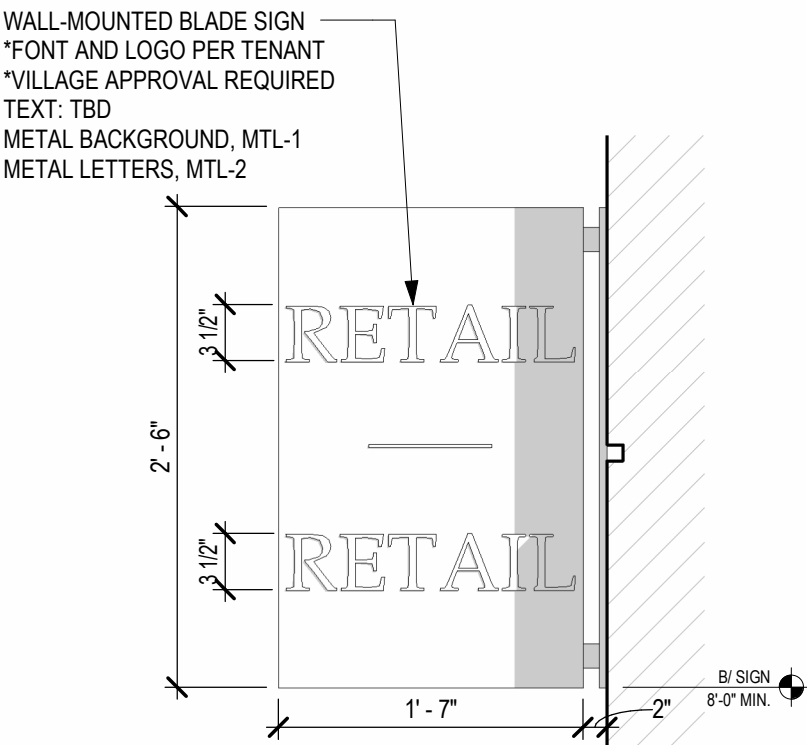
3 SIGN ELEVATION - RESIDENTIAL
 SCALE: 1" = 1'-0"

SIGN ELEVATIONS

TENANT SIGNAGE - BASIS OF DESIGN

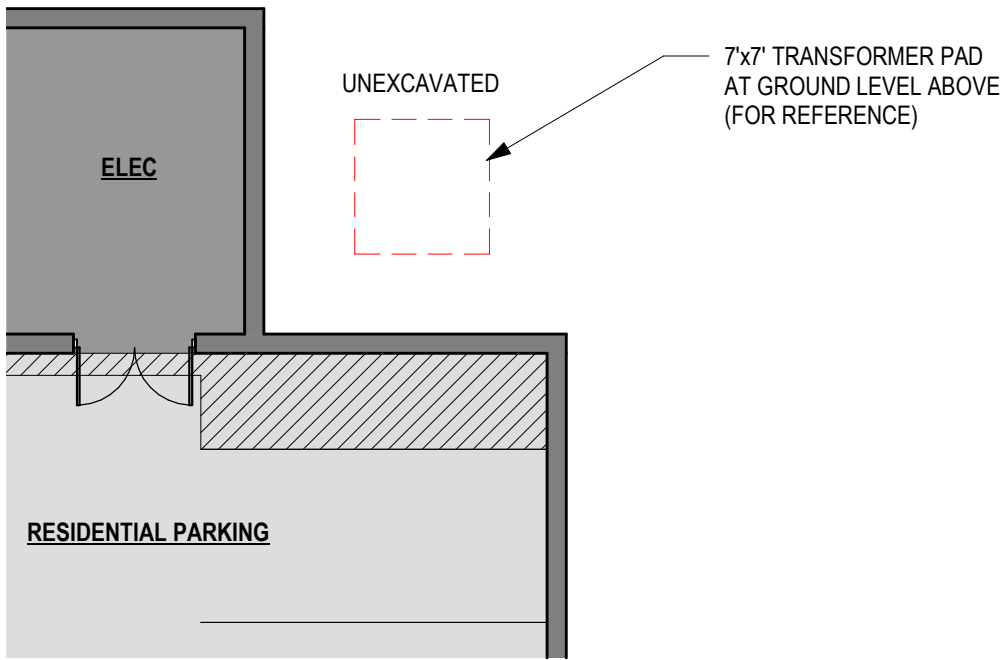


2 SIGN ELEVATION - TENANT 2
SCALE: 1" = 1'-0"

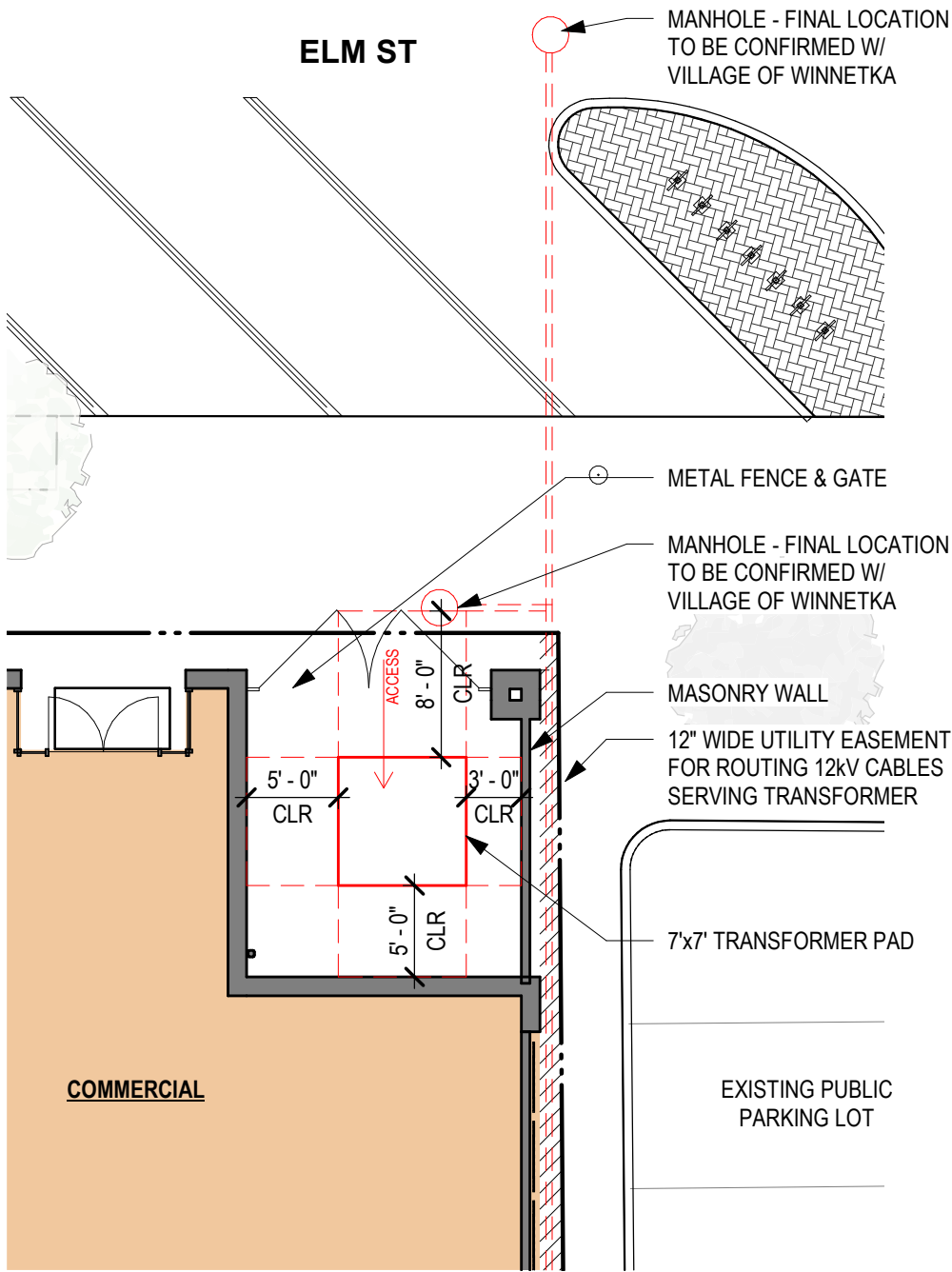


1 SIGN ELEVATION - BLADE
SCALE: 1" = 1'-0"

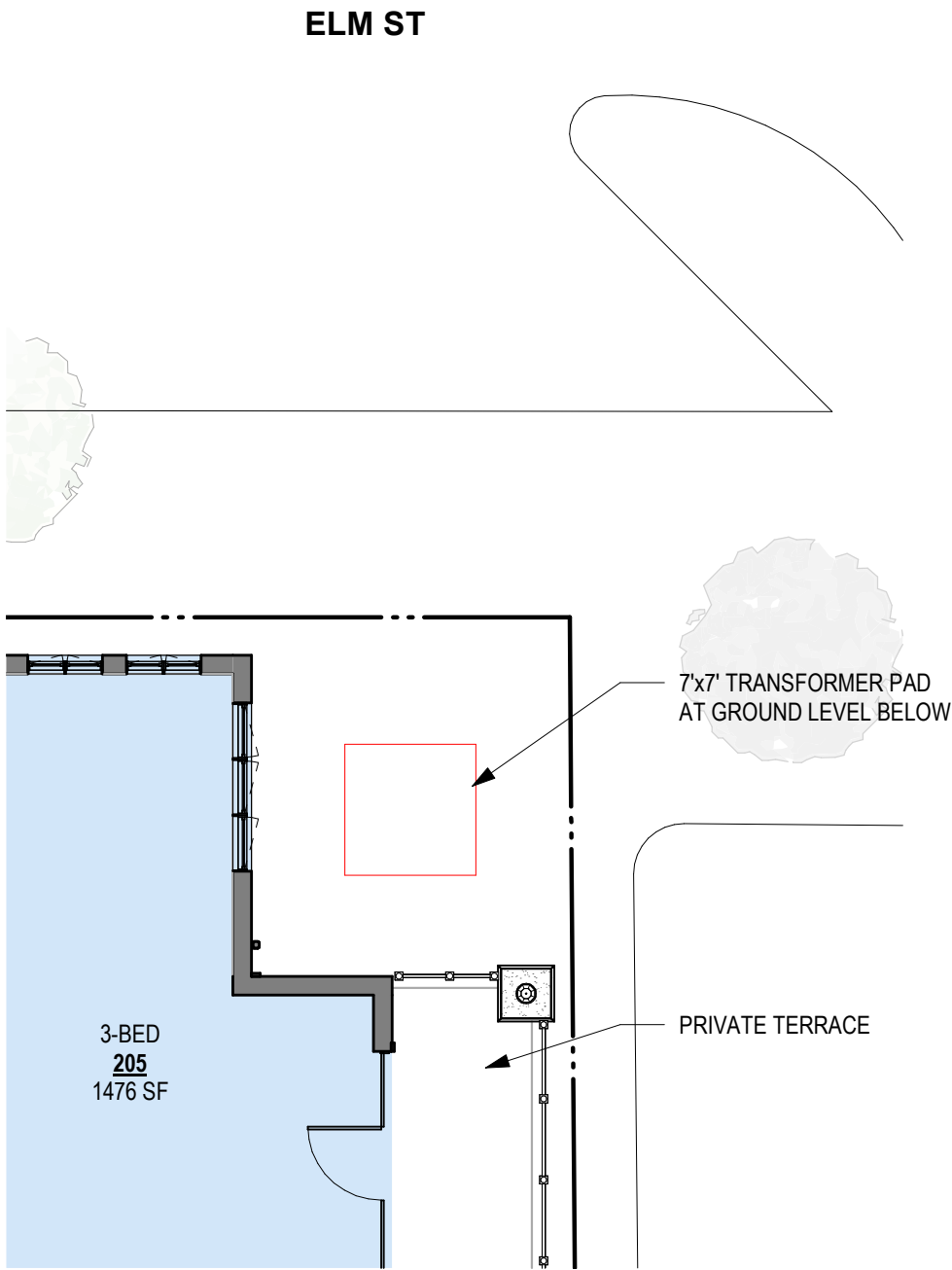
TRANSFORMER LOCATION



0 LOWER LEVEL PLAN
SCALE: 1" = 10'-0"



1 GROUND LEVEL PLAN
SCALE: 1" = 10'-0"



2 LEVEL 2 PLAN
SCALE: 1" = 10'-0"

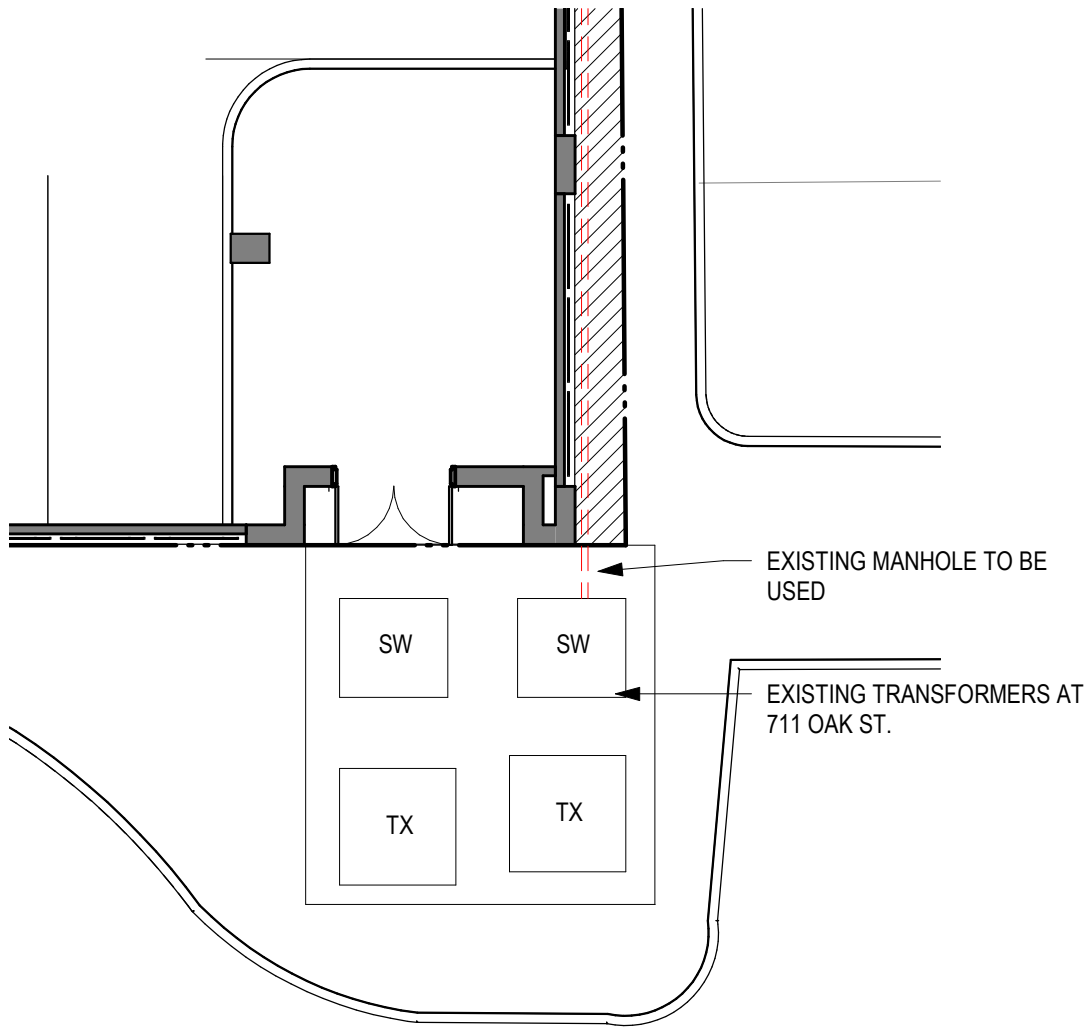


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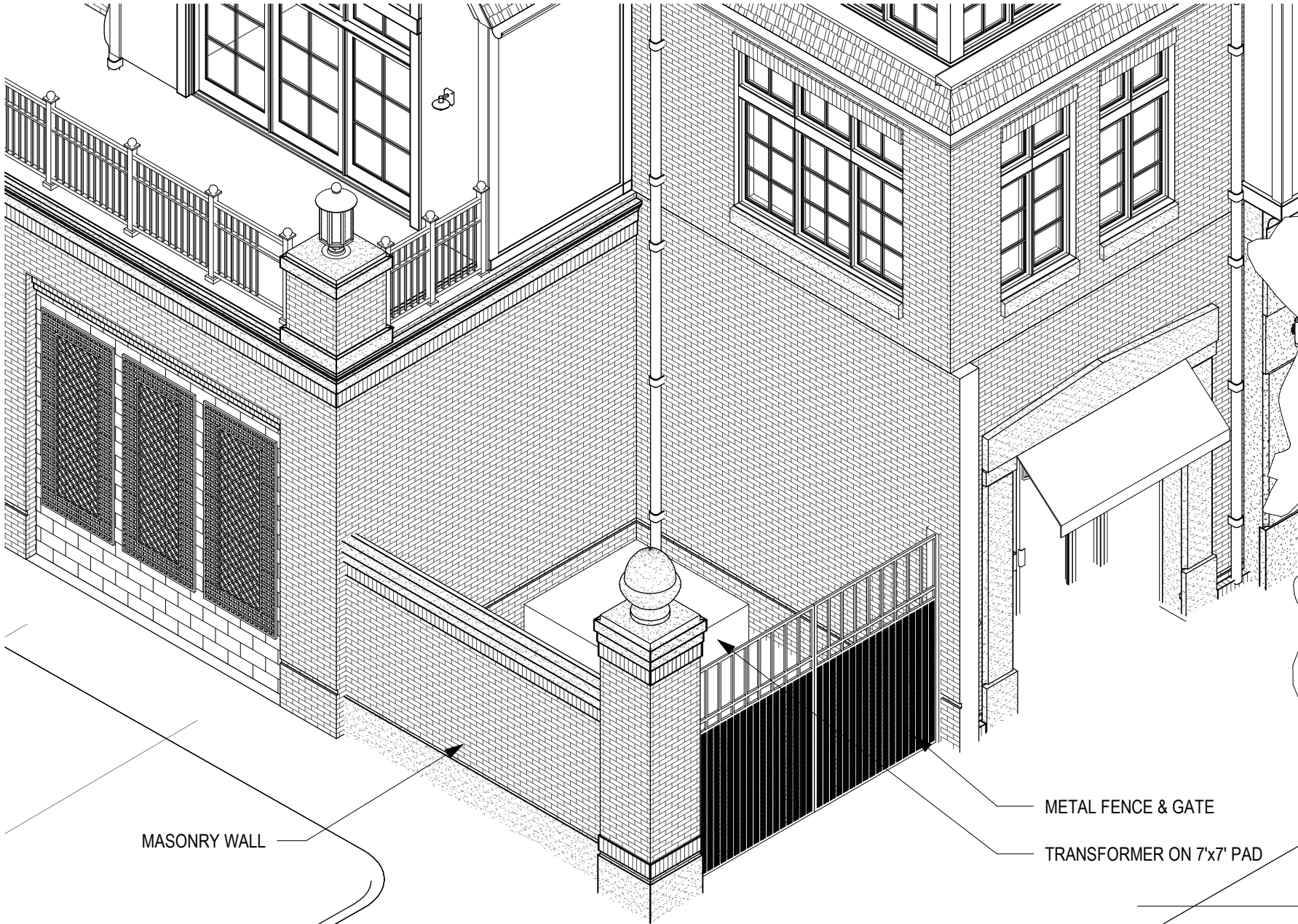


ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
July 12, 2023 Project #: 21077

TRANSFORMER LOCATION

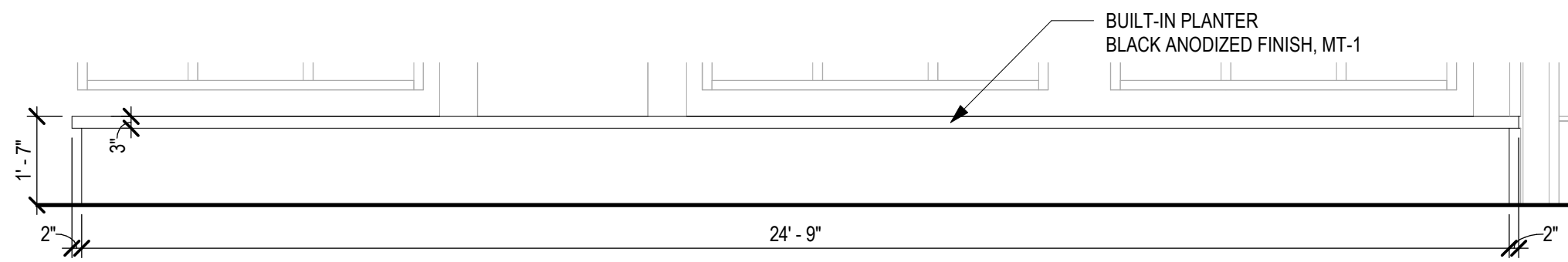


2 GROUND LEVEL PLAN
SCALE: 1" = 10'-0"

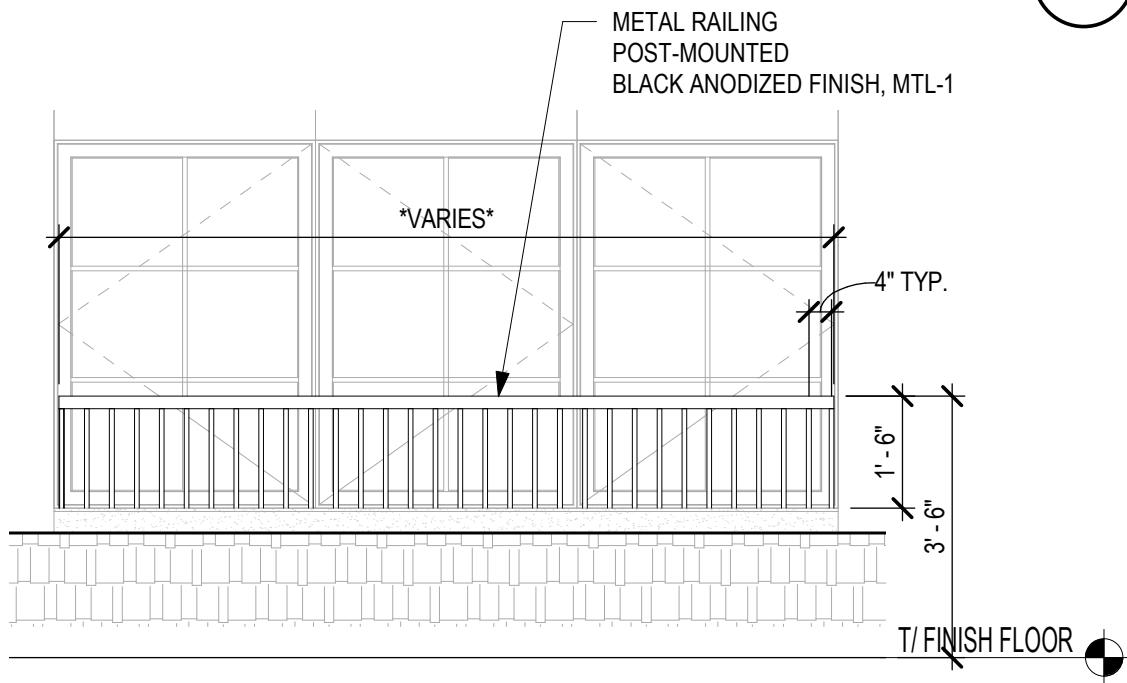


1 TRANSFORMER AXON
SCALE:

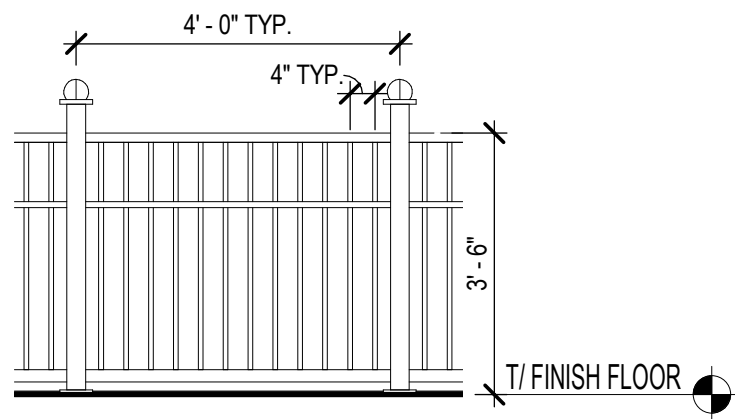
ENLARGED ELEVATIONS



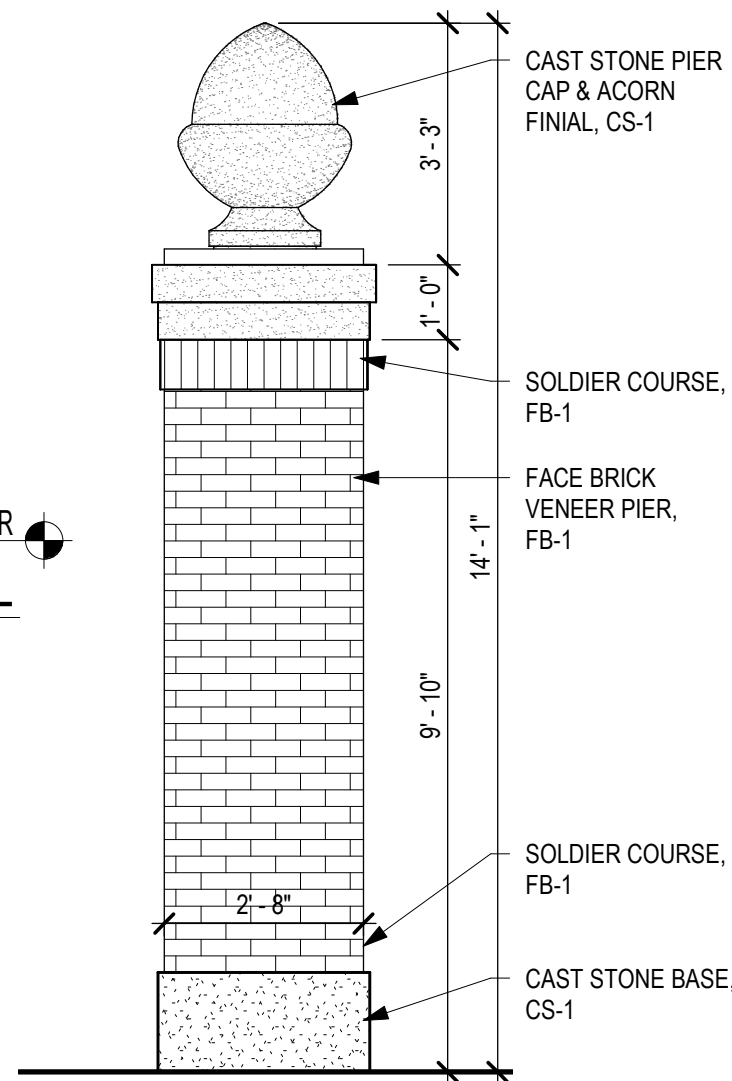
1 ELEVATION - RESI ENTRY PLANTER
SCALE: 3/8" = 1'-0"



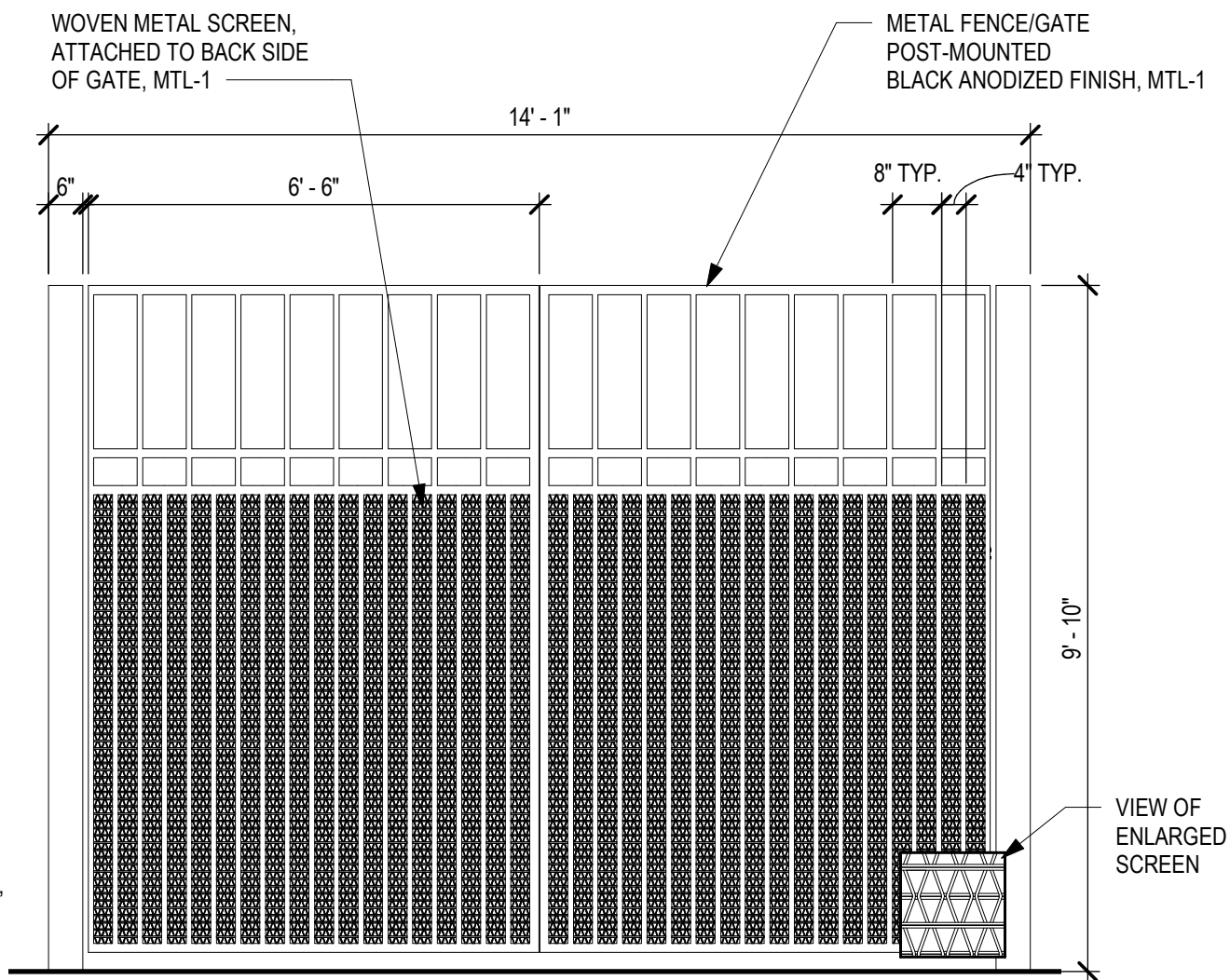
2 ELEVATION - TYP. JULIET BALCONY RAIL
SCALE: 3/8" = 1'-0"



3 ELEVATION - TYP. RAILING
SCALE: 3/8" = 1'-0"



4 ELEVATION - PIER
SCALE: 3/8" = 1'-0"



5 ELEVATION - TRANSFORMER FENCE/GATE
SCALE: 3/8" = 1'-0"

STREETSCAPE ELEVATIONS

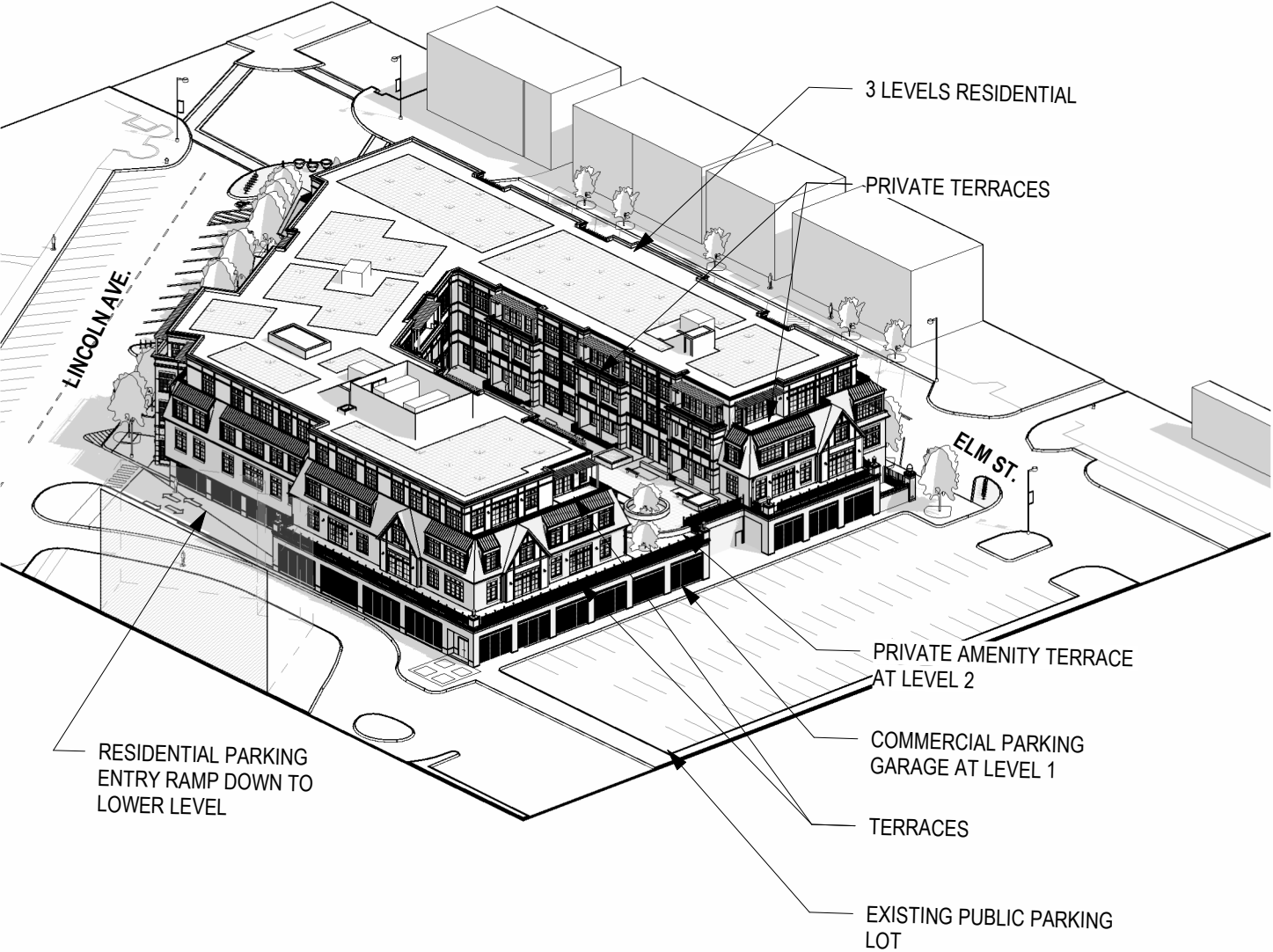
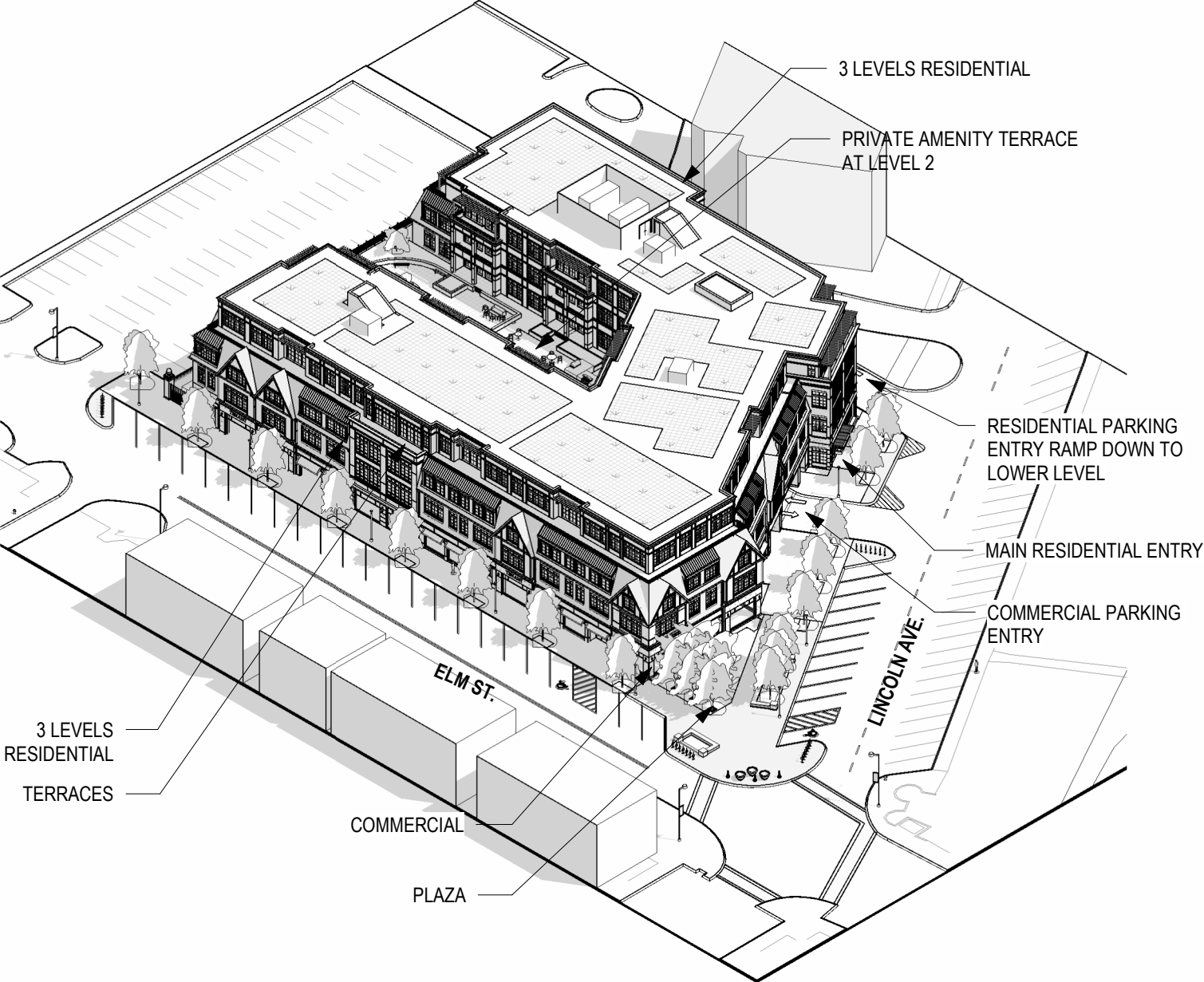


2 STREET ELEVATION - LINCOLN
SCALE: 1" = 40'-0"



1 STREET ELEVATION - ELM
SCALE: 1" = 40'-0"

AXONOMETRIC DIAGRAMS



1 AXONOMETRIC - NORTHWEST
SCALE:

2 AXONOMETRIC - SOUTHEAST
SCALE:

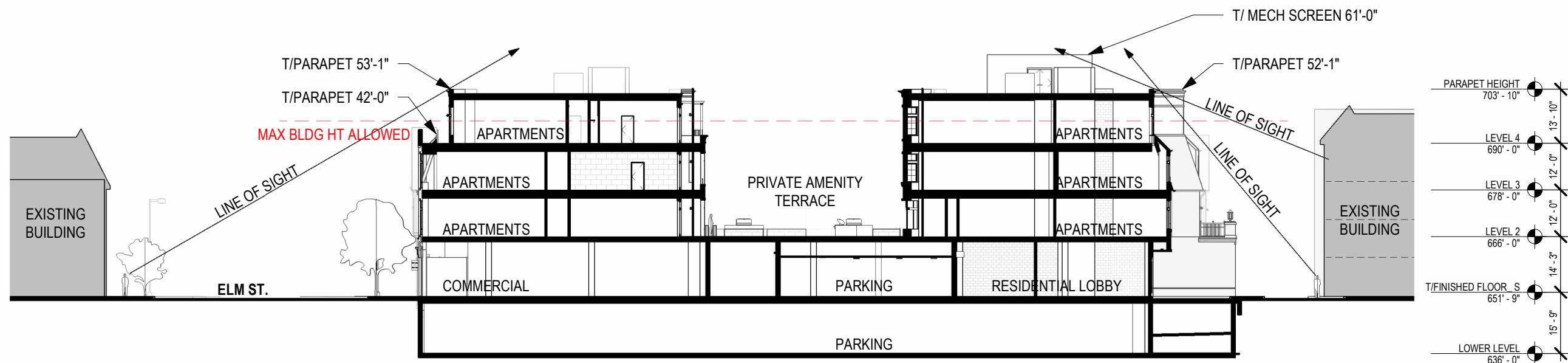


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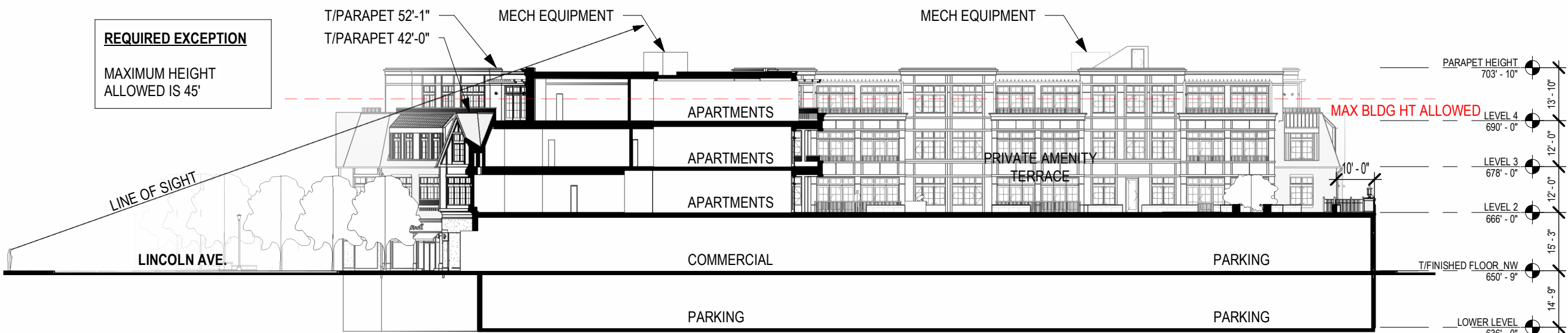


ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
July 12, 2023 Project #: 21077

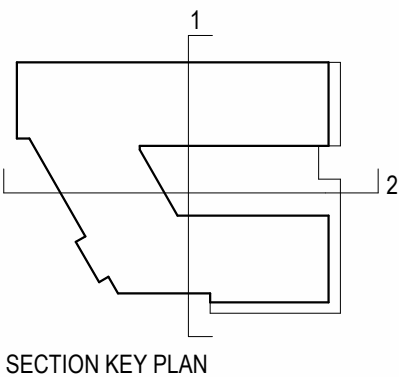
SITE SECTIONS



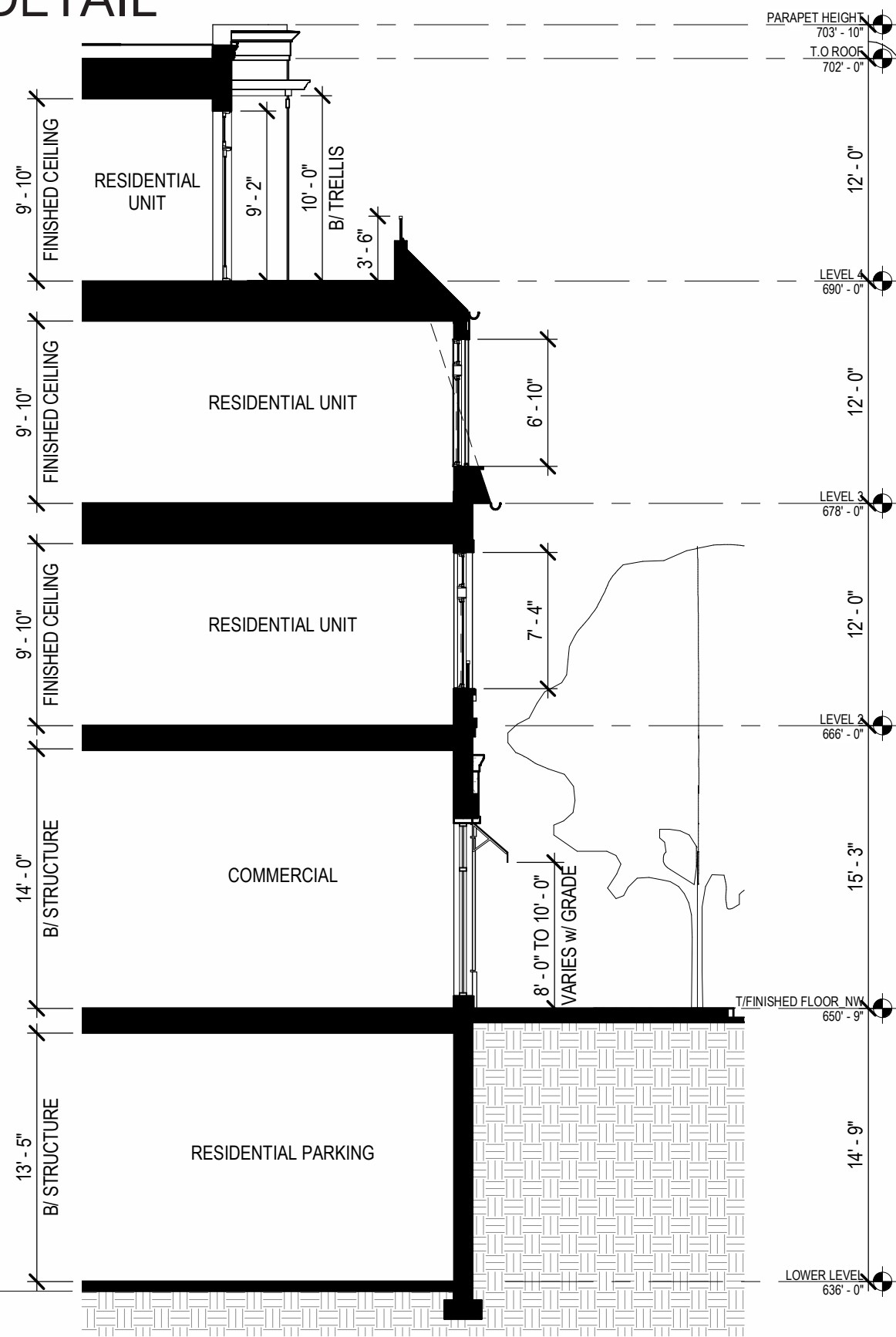
1 TRANSVERSE SECTION - FACING EAST
SCALE: 1" = 30'-0"



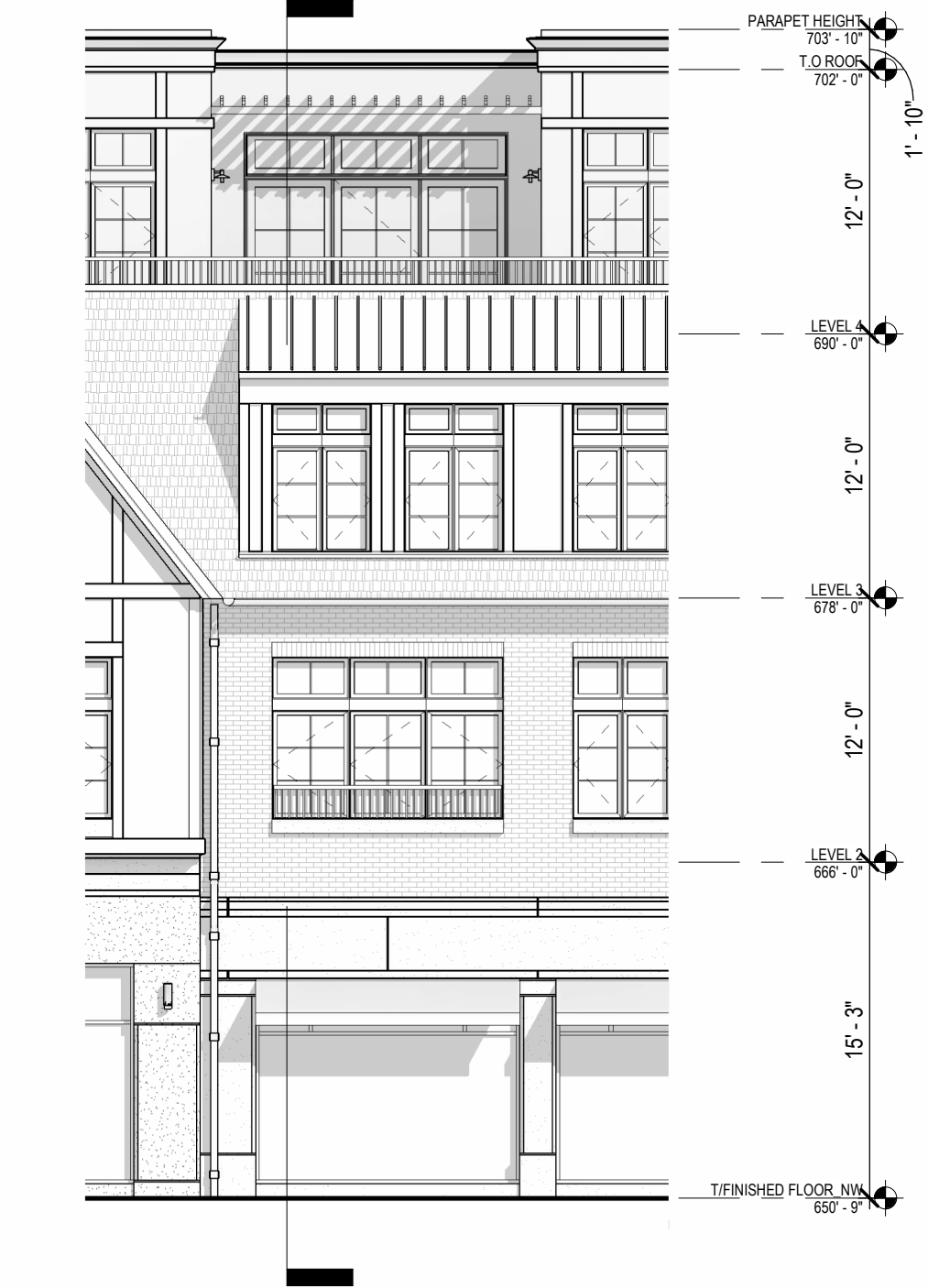
2 LONGITUDINAL SECTION - FACING NORTH
SCALE: 1" = 30'-0"



WALL SECTION DETAIL



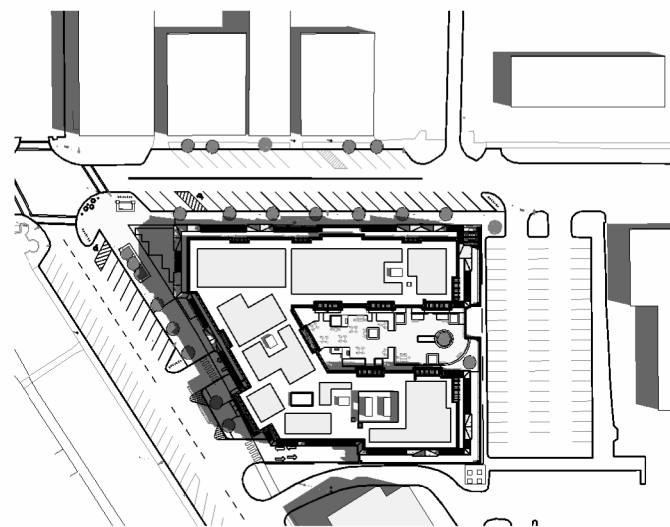
1 WALL SECTION
SCALE: 1/8" = 1'-0"



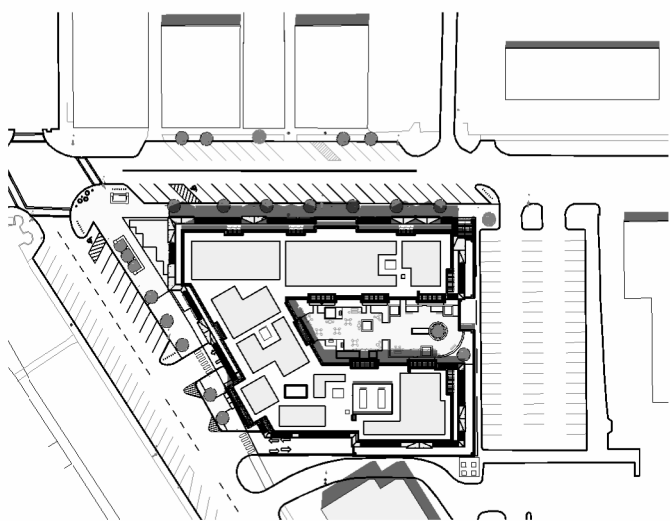
2 PARTIAL ELEVATION
SCALE: 1/8" = 1'-0"

SHADOW STUDY

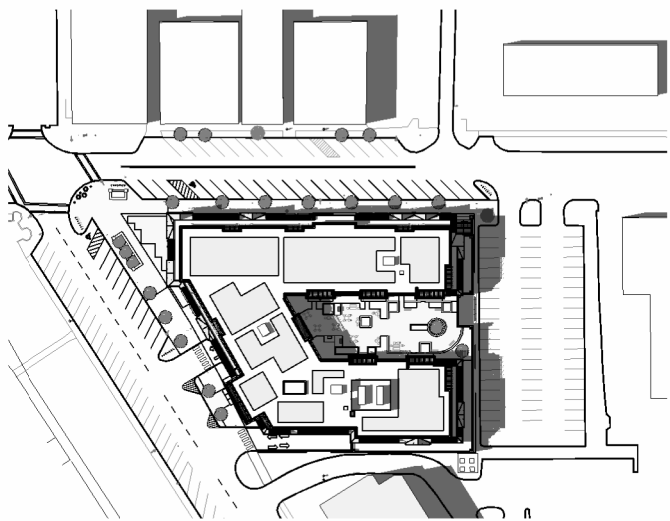
9:00 AM



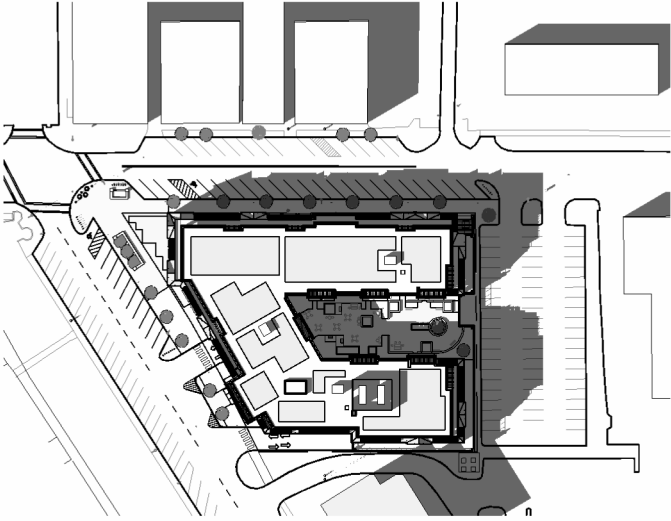
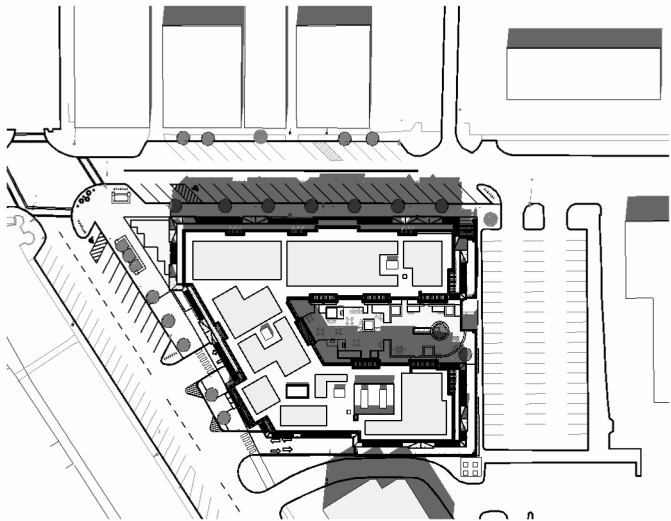
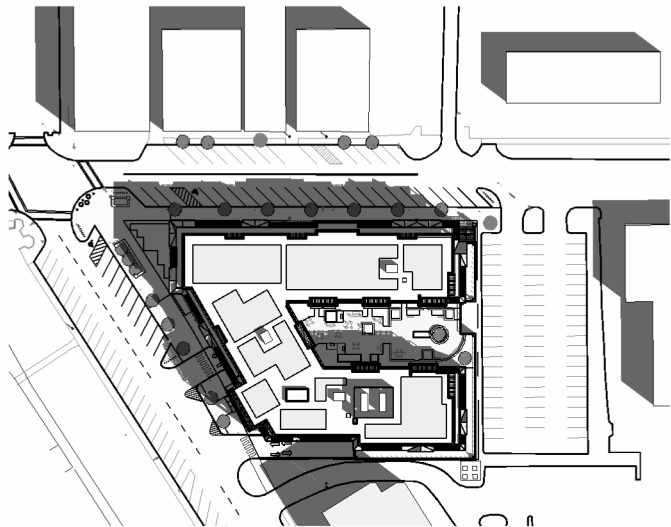
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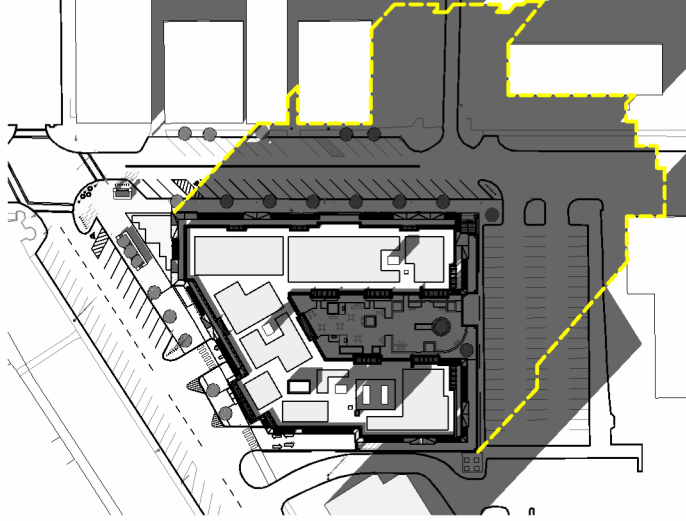
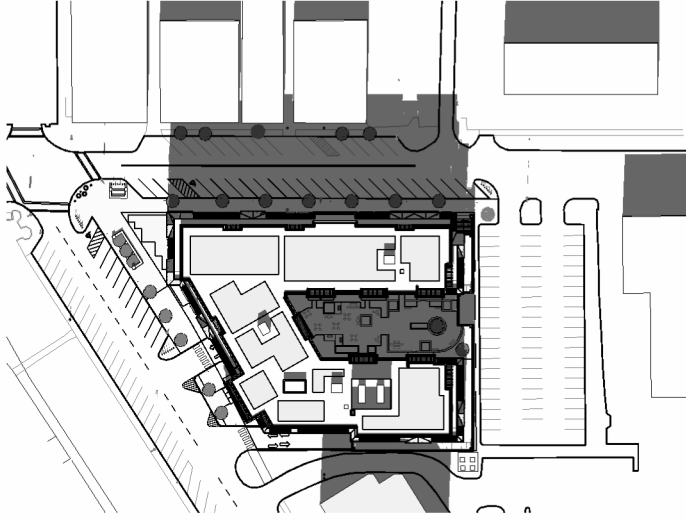
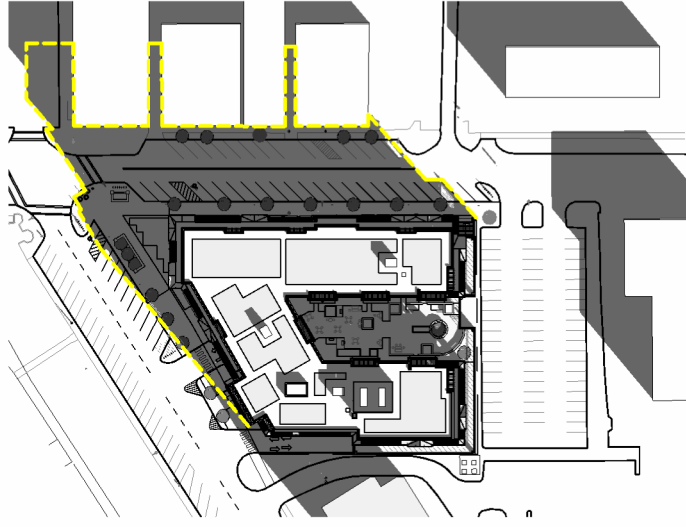
3:00 PM



SUMMER SOLSTICE



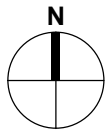
SPRING/FALL EQUINOX



WINTER SOLSTICE



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Chicago, IL 60661



ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
July 12, 2023 Project #: 21077

SECTION 3: RENDERINGS

THREE-DIMENSIONAL RENDERING
VIEW AT CORNER OF ELM ST. & LINCOLN AVE.



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ELM ST. & LINCOLN AVE., WINNETKA, IL
July 12, 2023 Project #: 21077

THREE-DIMENSIONAL RENDERING
VIEW AT CORNER OF ELM ST. & LINCOLN AVE.



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ELM ST. & LINCOLN AVE., WINNETKA, IL
July 12, 2023 Project #: 21077

THREE-DIMENSIONAL RENDERING
VIEW ALONG ELM ST. - FACING SOUTHEAST



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ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
July 12, 2023 Project #: 21077

THREE-DIMENSIONAL RENDERING VIEW ALONG ELM ST. - FACING SOUTHWEST



THREE-DIMENSIONAL RENDERING
VIEW AT PRIVATE AMENITY TERRACE - FACING NORTHWEST



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ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
July 12, 2023 Project #: 21077

THREE-DIMENSIONAL RENDERING VIEW ALONG LINCOLN AVE. - FACING NORTHEAST



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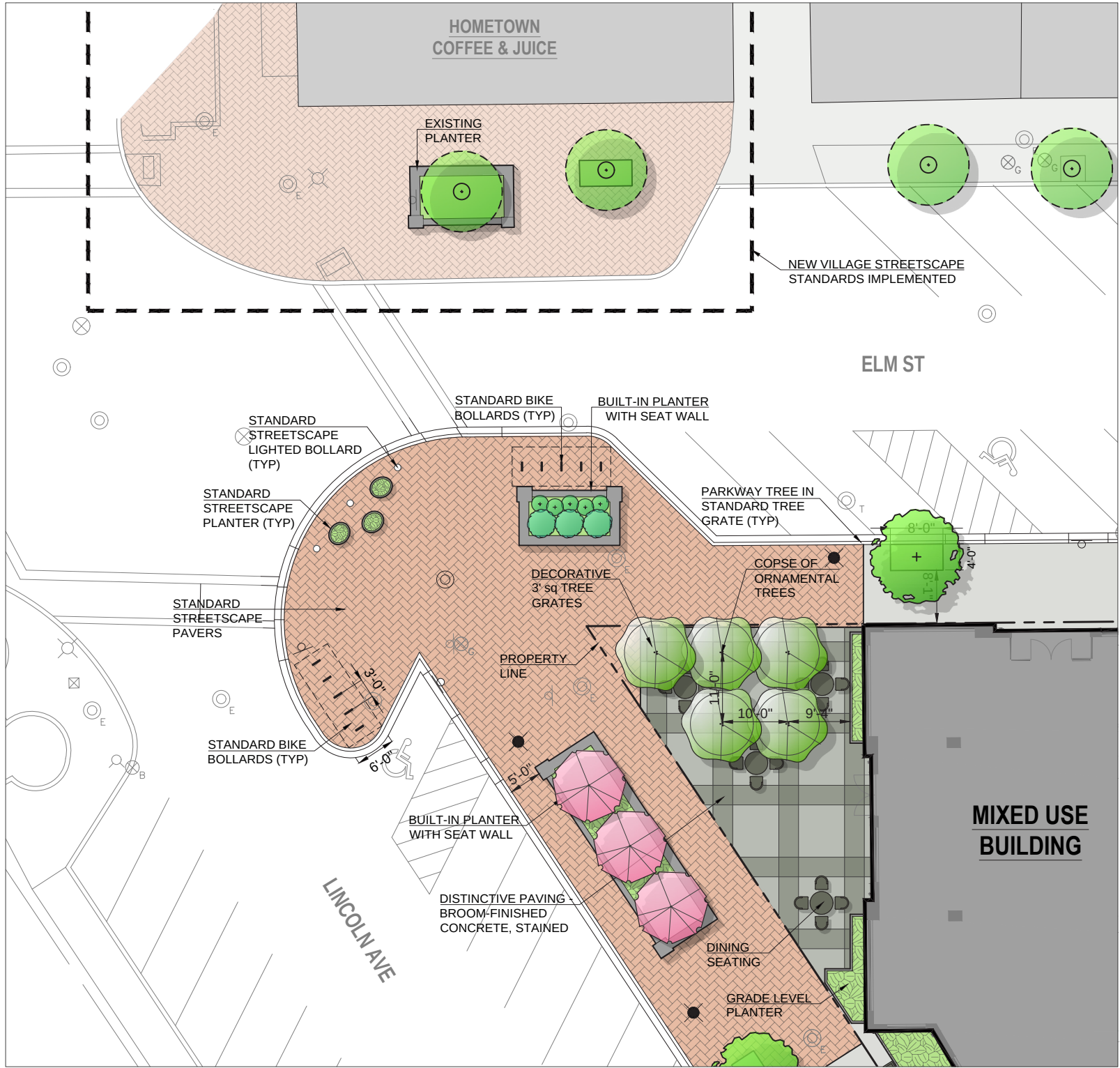
ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
July 12, 2023 Project #: 21077

THREE-DIMENSIONAL RENDERING
VIEW FROM THE ELM STREET BRIDGE



SECTION 4: LANDSCAPE & LIGHTING

LANDSCAPE PLAN - PLAZA



PLAZA TREE IN GRATE
NEENAH FOUNDRY
MODEL 8704 - 3'x3'



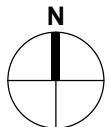
EXAMPLE DINING FURNITURE



PLAZA SURFACE MATERIAL:
SIKA INTEGRAL COLOR CONCRETE
CHARCOAL & PEWTER

Master Plant List						
Shade Trees						
Symbol	Quantity	Botanical Name	Common Name	Size	Origin	Notes
GBI	3	GINKGO BILOBA	GINKGO	3" BB		URBAN, MALE SPEC. ONLY
PLA	3	PLATANUS x ACERIFOLIA 'MORTON CIRCLE'	EXCLAMATION LONDON PLANETREE	3" BB		URBAN, MOIST
QBI	4	QUERCUS BICOLOR	SWAMP WHITE OAK	3" BB	NATIVE	
TAR	2	TILIA AMERICANA 'REDMOND'	REDMOND AMERICAN LINDEN	3" BB	NATIVE	URBAN, MOIST
Ornamental Trees						
AGR	5	ACER GRISEUM	PAPERBARK MAPLE	3" BB		
CV	3	CHIONANTHUS VIRGINICUS	WHITE FRINGETREE	6" BB	NATIVE	

1 PLAZA CONCEPT
SCALE: 1" = 20'-0"



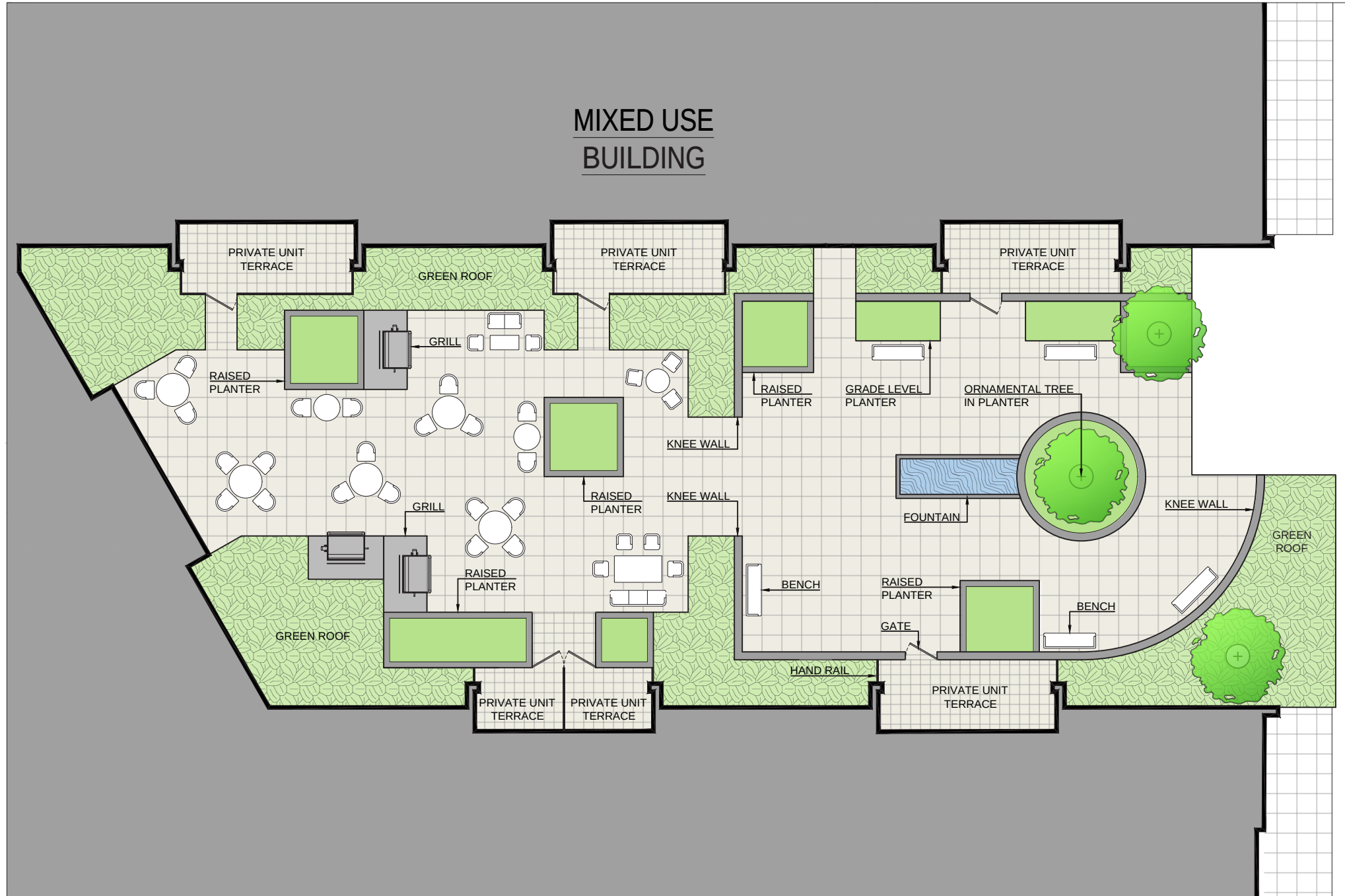
LANDSCAPE PLAN - STREETSCAPE



EXISTING STREETSCAPE

1 STREETScape
SCALE: 1" = 30'-0"

LANDSCAPE PLAN - PRIVATE AMENITY TERRACE

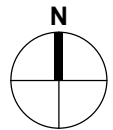


1 SECOND STORY AMENITY TERRACE
SCALE: $\frac{1}{16}$ " = 1'-0"

SCALE: $\frac{1}{16}$ " = 1'-0"



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KT
landscape
architecture



ROMSPEN 

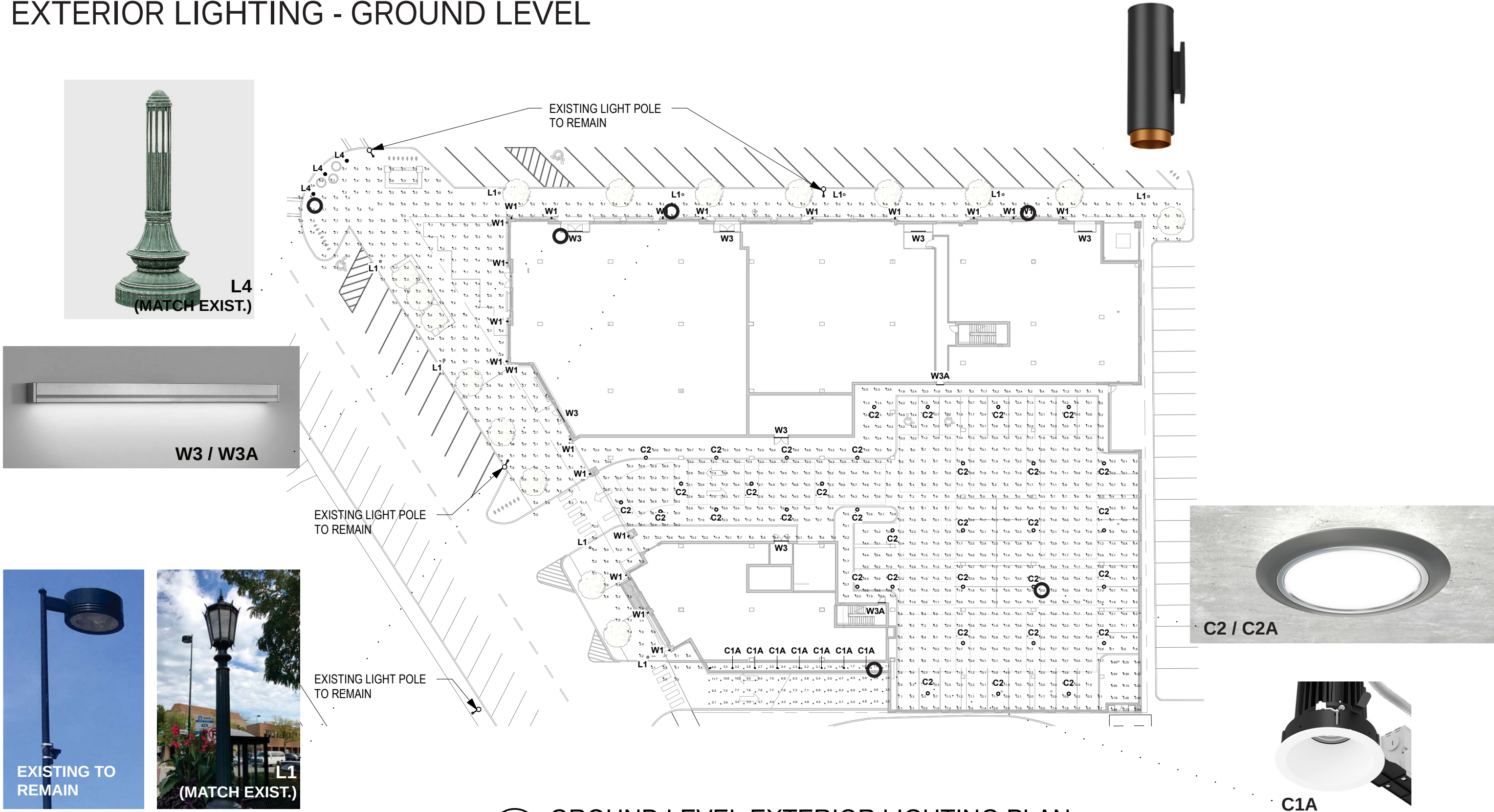


EXAMPLE TERRACE SCHEME

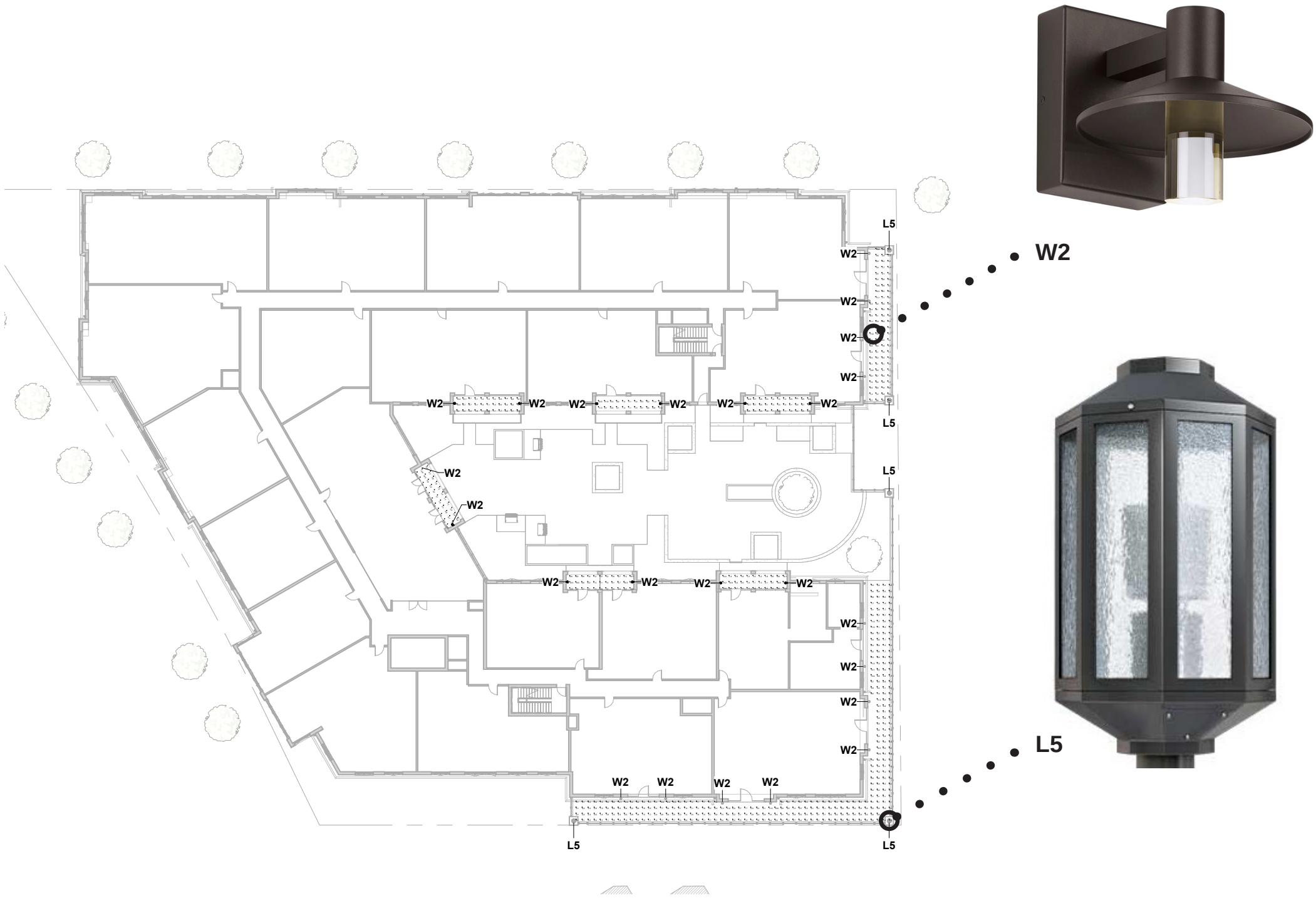
ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
July 12, 2023 Project #: 21077

39

EXTERIOR LIGHTING - GROUND LEVEL

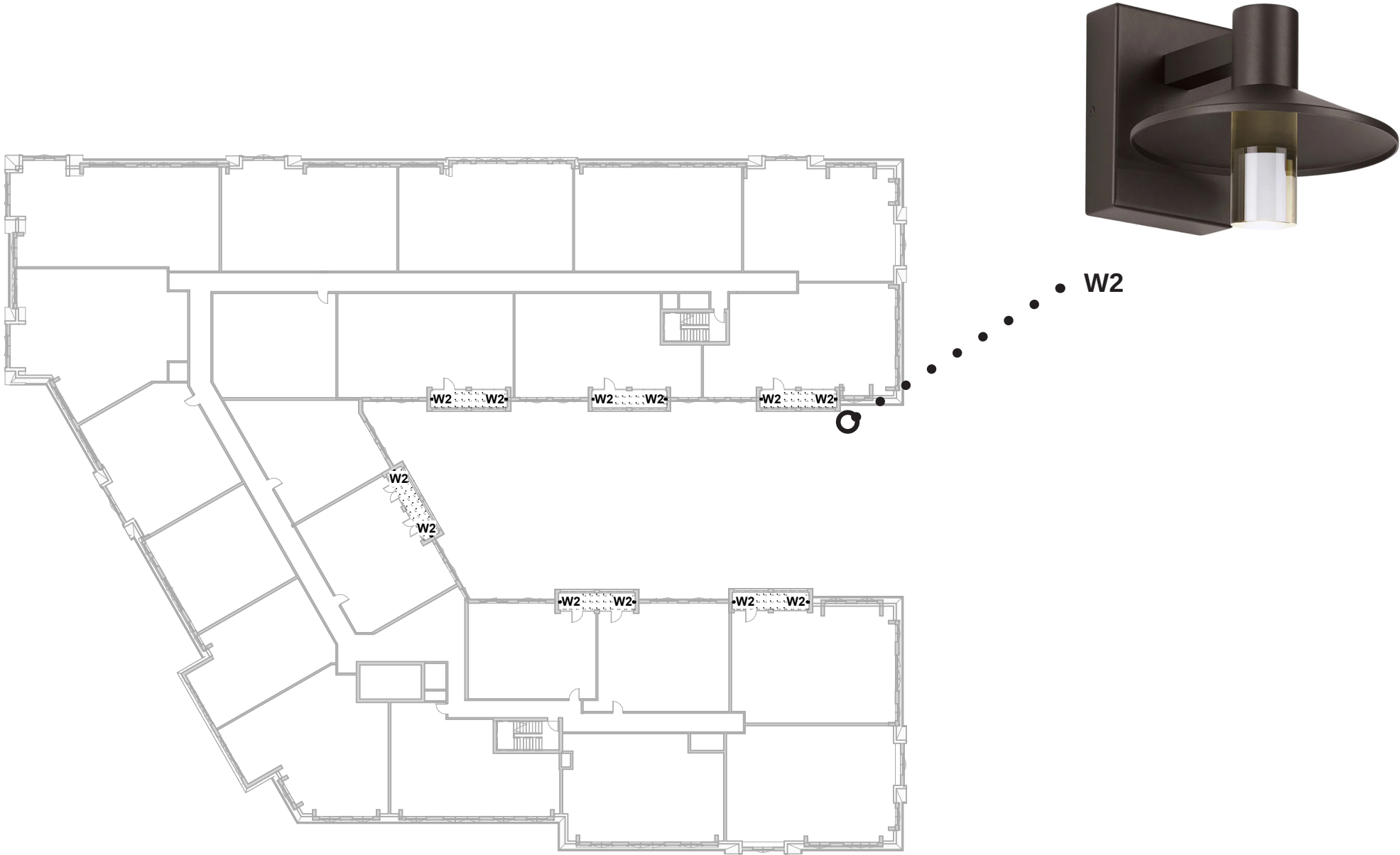


EXTERIOR LIGHTING - LEVEL 2



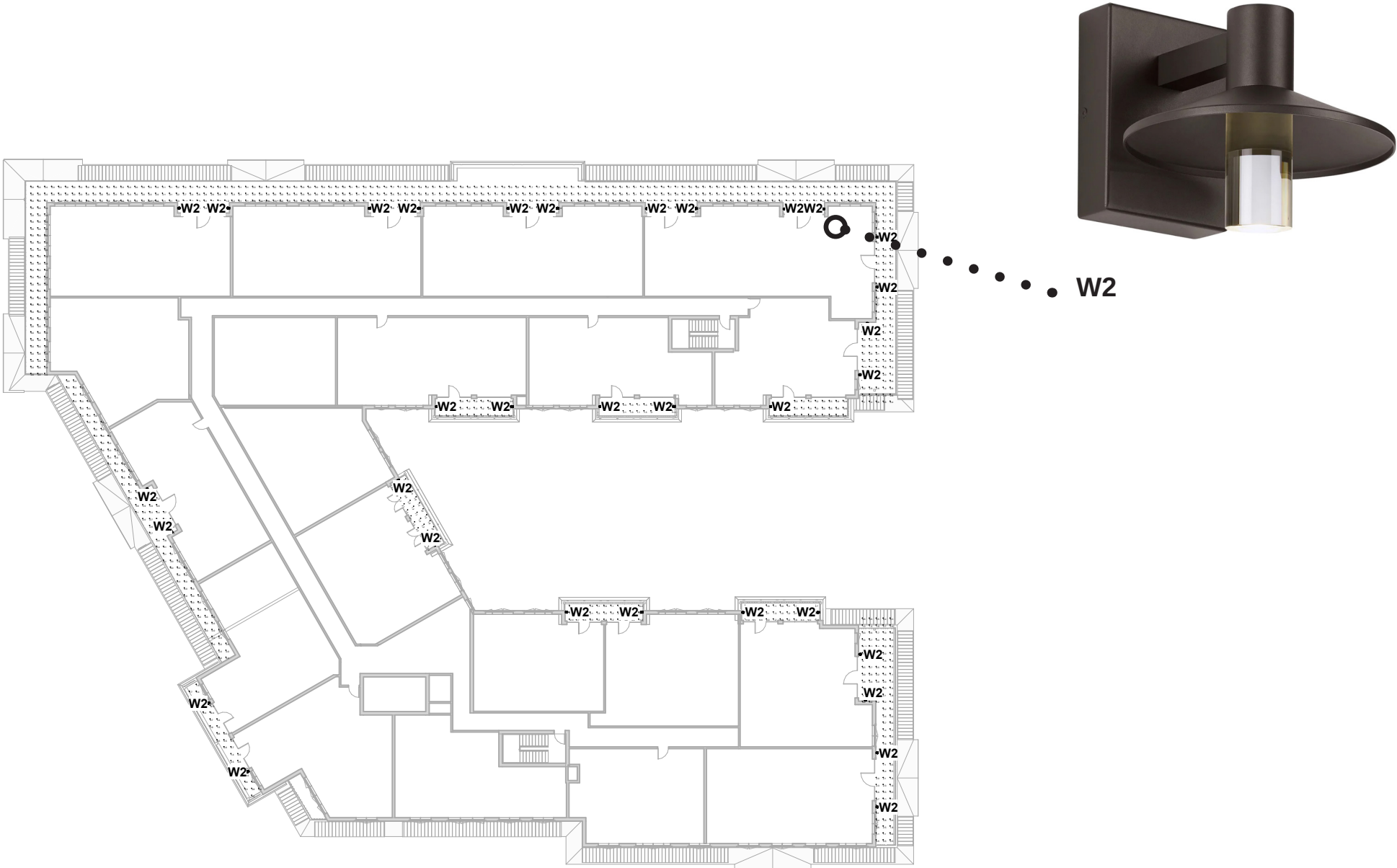
1 LEVEL 2 EXTERIOR LIGHTING PLAN
SCALE: 1" = 40'-0"

EXTERIOR LIGHTING - LEVEL 3



1 LEVEL 3 EXTERIOR LIGHTING PLAN
SCALE: 1" = 40'-0"

EXTERIOR LIGHTING - LEVEL 4



1 LEVEL 4 EXTERIOR LIGHTING PLAN
SCALE: 1" = 40'-0"

EXTERIOR LIGHTING - LUMINAIRE SCHEDULE



C1A



C2 / C2A



W1



L1
(MATCH EXIST.)



EXISTING TO
REMAIN



L4
(MATCH EXIST.)



W2



L5



W3 / W3A

6/15/2023

TYPE	DESCRIPTION	MANUF.	CATALOG NUMBER	SOURCE	DRIVER TYPE	WATTS	VOLT.	MOUNTING	NOTES	LOCATION
C1	RECESSED ROUND LED DOWNLIGHT WITH NOMINAL 4 IN. APERTURE, MEDIUM WIDE DISTRIBUTION AND DIFFUSING LENS. RATED FOR DAMP LOCATION.	DMF	DCDH-N-R-4+DCD3M-15-9-30-FL+DCD3T-R-4-H-CD	3000K, 80+CRI 1500 LM	INTEGRAL 0-10V DIMMABLE TO 1%	20	UNV	RECESSED	*PROVIDE CLEAR DIFFUSE/SEMI-SPECULAR CONE FINISH.	LOBBY CANOPY
C1A	RECESSED ROUND LED ADJUSTABLE DOWNLIGHT WITH NOMINAL 4 IN. APERTURE, MEDIUM WIDE DISTRIBUTION AND DIFFUSING LENS. RATED FOR DAMP LOCATION.	DMF	DCDH-N-R-4+DCD4M-25-9-30-FL+DCD4T-R-4-H-CD	3000K, 80+CRI 1500 LM	INTEGRAL 0-10V DIMMABLE TO 1%	40	UNV	RECESSED	*PROVIDE CLEAR DIFFUSE/SEMI-SPECULAR CONE FINISH.	LOBBY CANOPY
C2	LED SURFACE MOUNTED GARAGE LUMINAIRE WITH INDIRECT GLOW.	GARDCO	SVPG-A08-830-5RD-SUR-UNV-DLEA-MW-OC	3000K, 80+CRI 11000 LM	INTEGRAL 0-10V DIMMABLE TO 1%	90	UNV	SURFACE	*PROVIDE CLEAR DIFFUSE/SEMI-SPECULAR CONE FINISH.	PARKING GARAGE
C2A	LED SURFACE MOUNTED GARAGE LUMINAIRE WITH INDIRECT GLOW.	GARDCO	SVPG-A10-830-5CD-SUR-UNV-DLEA-MW-OC	3000K, 80+CRI 11000 LM	INTEGRAL 0-10V DIMMABLE TO 1%	132	UNV	SURFACE	*PROVIDE CLEAR DIFFUSE/SEMI-SPECULAR CONE FINISH.	PARKING GARAGE
D1	DECORATIVE EXTERIOR PENDANT, NOMINAL 20" ROUND SPHERE WITH SHORT CAP. STEM MOUNT FOR OVERALL HEIGHT OF 25".	VISA LIGHTING	OP2144-SHORT CAP-L30K(H)-MVOLT-FINISH TBD-AC-25" OAH	3000K, 80+CRI 3100 LM	INTEGRAL 0-10V DIMMABLE TO 1%		PER E.E.	SUSPENDED	WHITE ACRYLIC DIFFUSER	BUILDING FAÇADE
L1	PEDESTRIAN SCALE LIGHT POLE - CITY OF WINNETKA STANDARD	STERNBERG	CITY OF WINNETKA STANDARD	3000K, 80+CRI 5000 LM	INTEGRAL 0-10V DIMMABLE TO 1%	70	PER E.E.	POST-TOP		CITY SIDEWALKS
L2	VEHICULAR SCALE LIGHT POLE - CITY OF WINNETKA STANDARD	KIM LIGHTING	CITY OF WINNETKA STANDARD	3000K, 80+CRI	INTEGRAL 0-10V DIMMABLE TO 1%		PER E.E.	ARM MOUNT		CITY SIDEWALKS
L3	RECESSED UP LIGHT	TARGETTI	JURSPL13024SSLV	3000K, 80+CRI 532 LM	INTEGRAL 0-10V DIMMABLE TO 1%	7	PER E.E.	IN-GRADE		PEDESTRIAN WALKWAY
L4	PEDESTRIAN BOLLARD - CITY OF WINNETKA STANDARD	STERNBERG	CITY OF WINNETKA STANDARD	3000K, 80+CRI 600 LM	INTEGRAL 0-10V DIMMABLE TO 1%	30	PER E.E.	CONCRETE BASE		CITY SIDEWALKS
L5	LARGE POST TOP MOUNTED LANTERN WITH A DIAMETER OF 17" AND HEIGHT OF 28"	SUN VALLEY LIGHTING	LLC30-LED PA-V - 64LED-XX-30K-XXX-PT - XX - XX	3000K, 80+CRI 4500 LM	INTEGRAL 0-10V DIMMABLE TO 1%	30	PER E.E.	POST-TOP	ARCHITECT TO DETERMINE FINISH	BALCONY
W1	LED DIRECT INDIRECT CYLINDRICAL SCONCE. NOMINAL 4" DIAMETER. DIRECT BEAM SHALL BE 50-DEGREE, INDIRECT BEAM SHALL BE 20-DEGREE. RATED FOR WET LOCATION DIRECT TO SKY.	DMF KUZKO	DCC LUND-EW3212	3000K, 80+CRI 2200 LM	INTEGRAL 0-10V DIMMABLE TO 1%	37	UNV	WALL	MOUNTED ON STONE FAÇADE FINISH AT 11- FEET ABOVE FINISHED GROUND.	BUILDING FAÇADE
W2	SMALL WALL MOUNTED SCONCE	VISUAL COMFORT	ASH 8	3000K, 80+CRI 515 LM	INTEGRAL 0-10V DIMMABLE TO 1%	18	PER E.E.	WALL	BLACK WITH BRONZE ACCENT	BUILDING FAÇADE
W3	LED 72-INCH MULLION MOUNTED EGRESS LIGHT WITH FORWARD THROW OPTIC.	VISA	OW2484-L30K-MVOLT-FT-*CUSTOM COLOR	3000K, 80+CRI 1809 LM	INTEGRAL 0-10V DIMMABLE TO 1%	27	UNV	WALL	*FINAL FINISH SHALL BE DETERMINED BY ARCHITECT.	PEDESTRIAN WALKWAY
W3A	LED 36-INCH MULLION MOUNTED EGRESS LIGHT WITH FORWARD THROW OPTIC.	VISA	OW2480-L30K-MVOLT-FT-*CUSTOM COLOR	3000K, 80+CRI 900 LM	INTEGRAL 0-10V DIMMABLE TO 1%	14	UNV	WALL	*FINAL FINISH SHALL BE DETERMINED BY ARCHITECT.	PEDESTRIAN WALKWAY

NOTES:
1 PROVIDE ALL OPTIONS AND ACCESSORIES REFERENCED AND AS NEEDED BASED ON REVIEW OF ARCHITECTURAL RCP'S, ELEVATIONS AND ACTUAL FIELD CONDITIONS FOR COMPLETE INSTALLATION.
2 SPECIFICATIONS AND DRAWINGS CONVEY THE FEATURES, AND FUNCTIONS OF LUMINAIRES ONLY AND DO NOT SHOW EVERY ITEM OR DETAIL NECESSARY FOR THE WORK.
3 COORDINATE HOUSING TYPE WITH ARCHITECTURAL REFLECTED CEILING PLANS FOR GRID OR GYP. BOARD CEILING MOUNTING OF THE FIXTURES.
4 FIXTURE COLOR TEMP SHALL BE 3000K UNLESS OTHERWISE NOTED.
5 COORDINATE ALL DIMMING DRIVERS WITH SPECIFIED LIGHTING CONTROLS. VERIFY COMPATIBILITY OF DIMMING CIRCUITS AND FIXTURE SELECTION PRIOR TO ORDERING.

SECTION 5: SITE ENGINEERING

EEA - \\FILE-GRAY\Projects\22297 - OKW - One Winnetka\Drawings\Siteplan Winnetka.dwg
Plotted: 6/26/23 @ 1:03pm By: nhart

GENERAL NOTES

1. The Location of Existing Underground Utilities, Such As Watermains, Sewers, Gas Lines, Etc., As Shown On The Plans, Has Been Determined From The Best Available Information and is Given For The Convenience of The Contractor. However, The Owner and The Engineer Do Not Assume Responsibility In The Event That During Construction, Utilities Other Than Those Shown May Be Encountered, and That The Actual Location of Those Which Are Shown May Be Different From The Location As Shown On The Drawings. Contact Engineer Immediately If Surface and/or Subsurface Features Are Different Than Shown On The Drawings.
2. Notify The Engineer Without Delay of Any Discrepancies Between the Drawings and Existing Field Conditions.
3. Contractor Shall Provide Private Utility Locating Services for the Project Area.
4. Notify The Owner, Engineer and The Village A Minimum of 48 Hours In Advance of Performing Any Work.
5. All Areas, On or Off Site, Disturbed During Construction Operations and Not Part of the Work As Shown Hereon Shall Be Restored To Original Condition to the Satisfaction of the Owner at No Additional Cost to the Owner. It is Incumbent Upon Contractor to Show That Damaged Areas Were Not Disturbed By Construction Operations.
6. These Drawings Assume That The Contractor Will Utilize An Electronic Drawing File (DWG) to Stake All Site Improvements Accordingly. Contractor Shall Re-Establish Horizontal Control. Horizontal Control Points Not Provided.
7. No Person May Utilize The Information Contained Within These Drawings Without Written Approval From Eriksson Engineering Associates, Ltd.
8. The Engineer Is Furnishing These Drawings For Construction Purposes As A Convenience To The Owner, Architect, Surveyor, or Contractor. Prior To The Use Of These Drawings For Construction Purposes, The User Of This Media Shall Verify All Dimensions And Locations Of Buildings With The Foundation Drawings And Architectural Site Plan, and Coordinate All Dimensions and Locations of All Site Items. If Conflicts Exist The User Of This Information Shall Contact The Engineer Immediately.
9. Provide An As-built Survey Prepared By A Licensed Professional Land Surveyor In Accordance With The Authorities Having Jurisdiction Which Shall Include As a Minimum All Detention Basins and Best Management Practices, Include All Storm and Sanitary Sewers, Structure Locations, Sizes, Rim and Invert Elevations, Final Detention Volume Calculations For The Basin(s), Watermain and Valve and Appurtenance Locations.
10. The Illinois Department Of Transportation Standard Specifications For Road And Bridge Construction Latest Edition, And All Addenda Thereto, Shall Govern The Earthwork And Paving Work Under This Contract Unless Noted Otherwise.

DEMOLITION NOTES

1. All Signs to Be Removed Shall Be Salvaged and Stored in the Owner's Facility for Future Use as Applicable.
2. Keep All Village Streets Free and Clear of Construction Related Dirt/Dust/Debris.
3. Coordinate Existing Utility Removal with Local Authorities and Utility Companies Having Jurisdiction.
4. Coordinate Removal of Overhead Wires And Utility Poles With Authorities Having Jurisdiction And Respective Utility Providers.
5. The Existing Building is to Remain Operational During Construction. Therefore, the Temporary Relocation of All Necessary Utilities Serving the Existing Building Shall Be Coordinated Prior to the Commencement of Construction Operations.
6. All Sawcutting Shall be Full Depth to Provide a Clean Edge to Match New Construction. Match Existing Elevations at Points of Connection for New and Existing Pavement, Curb, Sidewalks, etc. All Sawcut Locations Shown are Approximate and May be Field Adjusted to Accommodate Conditions, Joints, Material Type, etc. Remove Minimum Amount Necessary for Installation of Proposed Improvements.
7. Provide and Maintain All Necessary Traffic Control and Safety Measures Required During Demolition and Construction Operations Within or Near the Public Roadway.
8. All Light Poles to Be Removed From Private Property Shall Be Removed in Their Entirety, Including Base and All Appurtenances. Coordinate Abandonment of Electrical Lines With Electrical Engineer and Owner Prior to Demolition.
9. Perform Tree Pruning In All Locations Where Proposed Pavement And/or Utility Installation Encroach Within The Existing Drip Line Of Trees To Remain. All Trenching Within The Drip Line Of Existing Trees To Remain Shall Be Done Radially Away From Trunk If Roots In Excess Of 1" Diameter are Exposed. Roots Must Be Cut By Reputable Tree Pruning Service Prior To Any Transverse Trenching. Obtain Approval Of The Architect Prior To Operations For A Variance From This Procedure.
10. Coordinate Tree Removal with Landscape Architect. All Trees To Be Removed Shall Be Removed In Their Entirety and Stumps Shall Be Ground to Proposed Subgrade. Use As Much for Proposed Landscaping Where Applicable and Acceptable to Architect.
11. Provide Tree Protection Fencing Prior To Construction Operations. Maintain Throughout Construction.

GEOMETRY NOTES

1. All Dimensions Contained Herein Reference Back Of Curb, Face Of Retaining Wall, Edge Of Pavement, Center of Structure And Outside Face Of Building Foundation Unless Otherwise Noted.
2. All Pavement Striping Shall Be 4" Wide Yellow Paint Per Specifications, Two Coats for Latex Paints. All Cross Hatch Striping Shall Be 45° At 2'-0" Centers.
3. All Accessible Parking Signs (R7-8) Must be Placed at the Center of the Space and Within 5 Feet of the Space.
4. Refer to Architectural Drawings for Exact Locations of All Buildings.
5. Refer to Architectural Drawings for Locations and Details of All Permanent Site Fencing.

UTILITY NOTES

1. Utility Service Lines as Shown Hereon are Approximate. Coordinate The Exact Locations With The Plumbing Drawings. Coordinate The Locations With The Plumbing Contractor and/or the Owner's Construction Representative Prior to Installation of Any New Utilities.
2. Refer to Plumbing Drawings for Continuation of All Utilities Within 5 Feet of Building Face.
3. Field Verify Invert & Locations of Existing Utility Mains Prior to Installing Any On-Site Utilities or Structures. All Elevations and Inverts Referencing Said Utility Shall Be Field Verified Prior To Installation Of Any New Structures Or Utilities, and Adjustments Shall Be Made as Necessary. Contact Engineer Prior to Installation if Discrepancy Exists With These Drawings.
4. Coordinate the Relocation Of Any Utilities Encountered And Replacement Of Any Utilities Damaged Within Influence Zone Of New Construction. Contact Engineer if The Existing Utilities Vary Appreciably From The Plans.
5. All Water Main and Services Shall Be Installed at a Minimum Depth of 5.5' From Top of Finished Ground Elevation to Top of Main.
6. Protection of water supplies shall be as described in Section 370.350 of the Illinois Recommended Standards for Sewage Works or Section 41-2.01 of the Standard Specifications for Water and Sewer Main Construction in Illinois, latest edition.
7. Clean Out All Existing and Proposed Storm Inlets and Catch Basins at the Completion of Construction.
8. Provide Adequate Coupling Device and/or Oversized Concrete Flared-End Section to Accommodate HDPE Storm Sewer.
9. The "Standard Specifications for Water and Sewer Main Construction in Illinois", Current Edition Shall Govern Work Where Applicable.
10. Rebuild Existing Structures and Adjust Rim Elevations to Match Proposed Ground Elevations.
11. All Proposed Utilities are Public Unless Noted Otherwise.
12. All Water Ductile Water Mains And/Or Service Lines Shall Be Poly-Wrapped.

GRADING NOTES

1. The Grading and Construction of Proposed Improvements Shall Be Done In A Manner Which Will Allow For Positive Drainage, and Not Cause Ponding of Stormwater on the Surface of Proposed Improvements.
2. All Landscaped Areas Disturbed By Construction Shall Be Reseaped With 6 Inches (Min.) to 12 Inches (Max.) Topsoil and Hydroseeded Unless Noted Otherwise On The Landscape Drawings.
3. Refer to Architectural Drawings for Locations and Patterns of Expansion and Control Joints in Concrete Pavement and Sidewalks.
4. Accessible Parking Spaces and Loading Spaces Shall Be Sloped at Maximum 2.0% In Any Direction. Maximum Sidewalk Cross Slopes Shall be 2.0%. Maximum Longitudinal Sidewalk Slope Shall Be 4.9%. Contact Engineer if Conflicts Exist.
5. Rebuild Existing Structures and Adjust Rim Elevations to Match Proposed Ground Elevations.

SOIL EROSION & SEDIMENTATION CONTROL NOTES

1. Illinois Urban Manual Shall Govern All Soil Erosion and Sediment Control, and Related Work.
2. Contractor Shall Be Responsible for Compliance With IEPA NPDES and ILR10 Permit Requirements for Project.
3. Soil Disturbance Shall Be Conducted in Such A Manner as To Minimize Erosion. Soil Stabilization Measures Shall Consider the Time of Year, Site Conditions, and the Use of Temporary or Permanent Measures.
4. Soil Erosion and Sediment Control Features Shall Be Constructed Prior to the Commencement of Upland Disturbance.
5. Temporary Soil Stabilization Shall Be Applied to Topsoil Stockpiles and Disturbed Areas, Where Construction Activity Will Not Occur For A Period of More Than 14 Calendar Days. Temporary Measures Shall Be Applied Within 7 Calendar Days of the End of Active Hydrologic Disturbance. The Sediment Control Measures Shall be Maintained On A Continuing Basis Until The Site is Permanently Stabilized And All Inspections are Complete. Permanent Stabilization Shall Be Completed Within 14 Days after Completion of Final Grading of Soil.
6. All Temporary And Permanent Erosion Control Measures Shall Be Removed Within 30 Days After Final Site Stabilization is Achieved Or After The Temporary Measures are No Longer Needed. Trapped Sediment And Other Disturbed Soil Areas Shall Be Permanently Stabilized.
7. Final Site Stabilization is Defined By The EPA General Permit as Meaning That All Soil Disturbing Activities At The Site Have Been Completed, And That A Uniform Perennial Vegetative Cover With A Density Of 70 Percent Of The Cover For Unpaved Areas Not Covered By Permanent Structures Has Been Established Or Equivalent Permanent Stabilization Measures (Such As The Use Of Riprap, Gabions, Or Geotextiles) Have Been Employed.
8. All Storm Sewer Structures That Are, Or Will Be, Functioning During Construction Shall Be Protected, Filtered, Or Otherwise Treated To Remove Sediment. The General Contractor Shall Use "Catch-All" Inlet Protectors (or equal) and Filter Watties Around The Grate In Landscaped Areas And "Catch-All" Inlet Protectors (or equal) in Paved Areas To Prevent Siltation.
9. All Temporary And Permanent Sediment And Erosion Control Measures Must be Maintained, Repaired, And Inspected in Conformance With All Applicable IEPA-NPDES Phase II Requirements.
10. Following The Termination Of Construction Activities And Issuance Of The Required "Notice Of Termination", The Permittees Must Keep A Copy Of The Storm Water Pollution Prevention Plan, Inspection Reports, And Records Of All The Data Used To Complete The Notice Of Intent For A Period Of At Least Three Years Following Final Stabilization.
11. Install And Maintain Silt Fence At The Perimeter Of The Construction Zone And Wetland Areas And As Shown On The Plans. Maintain Silt Fence Throughout Construction And Until Vegetation Has Been Fully Established.
12. Contractor Shall Provide Qualified Soil Erosion and Sediment Control Inspector Services In Accordance with NPDES and Governmental Requirements. Inspections Shall Occur at Every Seven Calendar Days Or Within 24 Hours of a 0.5" or Greater Rainfall Event. Engineer Shall Be Copied on Inspection Logs.
13. The Erosion Control Measures Indicated On The Drawings Are The Minimum Requirements. Additional Measures May Be Required As Directed By The Qualified Soil and Erosion Sediment and Control Inspector Or Governing Agency.
14. Unless Otherwise Indicated on the Drawings, Stabilize All Disturbed Ground Areas Where Slopes Exceed 6:1 or Within Swales with North American Green BioNet SC150BN Erosion Control Blanket, or Approved Equal.
15. Report Releases of Reportable Quantities of Oil or Hazardous Materials If They Occur In Accordance with IEPA NPDES Requirements.
16. All Concrete Washout Shall Conform To The "Temporary Concrete Washout Facility" Standards (Code 954) of the Illinois Urban Manual, Latest Edition.
17. If Necessary, The SWPPP Shall Be Modified To Reflect Changes Required During The Effective Period Of The IEPA NPDES General Permit No ILR10 and Local and County Permits.
18. Dewatering of Excavations Shall be Performed in a Manner Such as Through the use of Filter Bags or Polymer Treated Dewatering Swales, so as to Not Discharge Sediment Laden Water Into Storm Sewers Tributary to Open Water.

MWRDGC GENERAL NOTES

- A. Referenced Specifications
1. All Construction Shall Be In Accordance With The Applicable Sections Of The Following, Except As Modified Herein Or On The Plans:
 - Standard Specifications For Road And Bridge Construction (Latest Edition) By The Illinois Department Of Transportation (DOT) For All Improvements Except Sanitary Sewer And Water Main Construction;
 - Standard Specifications For Water And Sewer Main Construction In Illinois, Latest Edition (SSWS) For Sanitary Sewer And Water Main Construction;
 - Village Of Winnetka Municipal Code;
 - The Metropolitan Water Reclamation District Of Greater Chicago (MWRD) Watershed Management Ordinance And Technical Guidance Manual;
 - In Case Of Conflict Between The Above Cited Documents, The More Stringent Shall Take Precedence And Shall Control All Construction.

- B. Notifications
1. The MWRD Local Sewer Systems Section Field Office Must be Notified At Least Two (2) Working Days Prior To The Commencement Of Any Work (Call 708-588-4055).
 2. The Village Of Winnetka Engineering Department And Public Must Be Notified At Least 24 Hours Prior To The Start Of Construction And Prior To Each Phase Of Work. Contractor Shall Determine Items Requiring Inspection Prior To Start Of Construction Or Each Work Phase.
 3. The Contractor Shall Notify All Utility Companies Prior To Beginning Construction For The Exact Locations Of Utilities And For Their Protection During Construction. If Existing Utilities Are Encountered That Conflict in Location With New Utility, Immediately Notify The Engineer So That The Conflict Can Be Resolved. Call J.U.L.I.E. At 1-800-892-0723.

- C. General Notes
1. All Elevations Shown On Plans Reference The North American Vertical Datum Of 1988 (NAVD83).
 2. MWRD, The Municipality And The Owner Or Owner's Representative Shall Have The Authority To Inspect, Approve, And Reject The Construction Improvements.
 3. The Contractor(s) Shall Indemnify The Owner, Engineer, Municipality, MWRD, And Their Agents, Attorneys, And Authorized Agent, The Construction, Installation, Or Testing Of This Work On The Project.
 4. The Proposed Improvements Must Be Constructed In Accordance With The Engineering Plans As Approved By MWRD And The Municipality Unless Changes Are Approved By MWRD, The Municipality, Or Authorized Agent. The Construction Details, As Presented On The Plans, Must Be Followed. Proper Construction Techniques Must Be Followed On The Improvements Indicated On The Plans.
 5. The Location Of Various Underground Utilities Which are Shown On The Plans Are For Information Only And Represent The Best Knowledge Of The Engineer. Verify Locations And Elevations Prior To Beginning The Construction Operations.
 5. Any Existing Pavement, Sidewalk, Driveway, Etc., Damaged During Construction Operations And Not Called For To Be Removed Shall Be Replaced At The Expense Of The Contractor.
 7. Material And Compaction Testing Shall Be Performed In Accordance With The Requirements Of The Municipality, MwrD, And Owner.
 8. The Underground Contractor Shall Make All Necessary Arrangements To Notify All Inspection Agencies.
 9. All New And Existing Utility Structures On Site And In Areas Disturbed During Construction Shall Be Adjusted To Finish Grade Prior To Final Inspection.
 10. Record Drawings Shall Be Kept By The Contractor And Submitted To The Engineer. All Plans And Underground Utilities Are To Be Corrected. All Payments To The Contractor Shall Be Held Until They Are Received, Any Changes In Length, Location Or Alignment Shall Be Shown In Red Lines Or Bands Shall Be Located From The Upstream Manhole. All Valves, B-Boxes, Tees Or Bands Shall Be Tied To A Fire Hydrant.

- D. Sanitary Sewer
1. The Contractor Shall Take Measures To Prevent Any Polluted Water, Such As Ground And Surface Water, From Entering The Existing Sanitary Sewers.
 2. A Water-Tight Plug Shall Be Installed In The Downstream Sewer Pipe At The Point Of Sewer Connection From Any Underdrain Or Any Sewer Construction. The Plug Shall Remain In Place Until Removal Is Authorized By The Municipality And/Or MWRD After The Sewers Have Been Tested And Accepted.
 3. Discharging Any Unpolluted Water Into The Sanitary Sewer System For The Purpose Of Sewer Flushing Of Lines For The Deflection Test Shall Be Prohibited Without Prior Approval From The Municipality Or MWRD.
 4. All Sanitary Sewer Construction Shall Be In Accordance With The Standard Specifications For Water And Sewer Main Construction in Illinois (Latest Edition).
 5. All Floor Drains Shall Discharge To The Sanitary Sewer System.
 6. All Downspouts And Footing Drains Shall Discharge To The Storm Sewer System.
 7. All Sanitary Sewer Pipe Materials And Joints (And Storm Sewer Pipe Materials And Joints In A Combined Sewer Area) Shall Conform To The Following:

Pipe Material	Joint Specification	
ASTM C-477 Pipe	ASTM C-477	
Reinforced Concrete Sewer Pipe	ASTM C-76	ASTM C-443
Cast Iron Soil Pipe	ASTM A-74	ASTM C-564
Ductile Iron Pipe	ANSI A21.51	ANSI A21.1
Polyvinyl Chloride (PVC) Pipe	ASTM D-3034	ASTM D-3212
6-Inch To 15-Inch Diameter SDR 26		
18-Inch To 27-Inch Diameter 770V-46	ASTM F-679	ASTM S-3212
High Density Polyethylene (HDPE)	ASTM D-3350	ASTM D-3251, F-2620 (Heat Fusion)
	ASTM D-3035	ASTM D-3212, F-477 (Coinketed)
Water Main Quality PVC	ASTM D-2241	ASTM D-2672 Or ASTM D-3139
4-Inch To 36-Inch		
4-Inch To 12-Inch	AWWA C900	ASTM D-3212
14-Inch To 48-Inch	AWWA C905	ASTM D-3212

8. All Sanitary Sewer Construction (And Storm Sewer Construction In Combined Sewer Areas), Requires Stone Bedding With Stone To 1 In. Below Minimum Bedding Thickness Equal To 1/4 The Outside Diameter Of The Sewer Pipe, And Not Less Than 18 Inches. The Bedding Shall Be Extended At Least 6" Above The Top Of The Pipe When Using PVC.
9. "Band Seal" Or Similar Non-shear Flexible-type Couplings Shall Be Used In The Connection Of Sewer Pipes Of Dissimilar Materials.
10. Below The Flood Protection Elevation (FPE = BFE + 2 Feet), All Sanitary Sewer Manholes And Structures Shall be Provided With Bolted, Watertight Covers. Sanitary Lids Shall Be Constructed With A Concealed Pickhole And Watertight Gasket With The Word "Sanitary" Cast Into The Lid.
11. When Connecting To An Existing Sewer Main, By Means Other Than An Existing Wye, Tee, Or An Existing Manhole, One Of The Following Methods Shall Be Used:
 - (a) A Circular Saw-Cut Of Sewer Main By Proper Tools ("Shewer-Tap" Machine Or Similar) And Proper Installation Of Hubwy Saddle Or Hub-Tee Saddle.
 - (b) Remove An Entire Section Of Pipe (Breaking Only The Top Of One Bell) And Replace With A Wye Or Tee Branch Section.
 - (c) With Pipe Cutter, Neatly And Accurately, Cut Out Desired Length Of Pipe. For Insertion Of Proper Fitting, Using Band Seal Or Similar Couplings To Hold It Firmly In Place.
12. Whenever A Sanitary/Combined Sewer Crosses Under A Watermain, The Minimum Vertical Distance From The Top Of The Sewer To The Bottom Of The Watermain Shall Be 18 Inches. Furthermore, A Minimum Horizontal Distance Of 10 Feet Between Sanitary/Combined Sewers And Watermains Shall Be Maintained Unless The Sewer is Laid In A Separate Trench, Keeping A Minimum 18" Vertical Separation; Or The Sewer is Laid In The Same Trench With The Watermain Located At The Opposite End Of A Bench Of Undisturbed Earth, Keeping A Minimum 18" Vertical Separation. If Either The Vertical Or Horizontal Distances Described Above Cannot Be Maintained, Or The Sewer Crosses Above The Watermain, The Sewer Shall Be Constructed To Watermain Standards.
13. All Existing Septic Systems Shall Be Abandoned. Abandoned Tanks Shall Be Filled With Granular Material Or Removed.
14. All Sanitary Manholes, (And Storm Manholes In Combined Sewer Areas), Shall Have A Minimum Inside Diameter Of 48 Inches, And Shall Be Cast In Place Or Pre-Cast Reinforced Concrete.
15. All Sanitary Manholes, (and Storm Manholes In Combined Sewer Areas), Shall Have Precast Rubber Boots That Conform To Astm C-923 For All Pipe Connections. Precast Sections Shall Consist Of Modified Groove Tongue And Rubber Gasket Type Joints.
16. All Abandoned Sanitary Sewers Shall Be Plugged At Both Ends With At Least 2 Feet Long Non-shrink Concrete Or Mortar Plug.
17. Except For Foundation/Footing Drains Provided To Protect Buildings, Or Perforated Pipes Associated With Volume Control Facilities, Drain Tiles/Field Tiles/Underdrains/Perforated Pipes Are Not Allowed To Be Connected To Or Tributary To Combined Sewers, Sanitary Sewers, Or Storm Sewers Tributary To Combined Sewers In Combined Sewer Areas. Construction Of New Facilities Of This Type Is Prohibited; And All Existing Drain Tiles And Perforated Pipes Encountered Within The Project Area Shall Be Plugged Or Removed, And Shall Not Be Connected To Combined Sewers, Sanitary Sewers, Or Storm Sewers Tributary To Combined Sewers.
18. A Backflow Preventer Is Required For All Detention Basins Tributary To Combined Sewers. Required Backflow Preventers Shall Be Inspected And Exercised Annually By The Property Owner To Ensure Proper Operation, And Any Necessary Maintenance Shall Be Performed To Ensure Functionality. In The Event Of A Sewer Surcharge Into An Open Detention Basin Tributary To Combined Sewers, The Permittee Shall Ensure The Clean Out And Wash Out Of Sewage Takes Place Within 48 Hours Of The Storm Event.

MWRDGC SESC NOTES

- E. Erosion And Sediment Control
1. The Construction Shall Be In Accordance With The Erosion And Sediment Control Devices As Shown On The Approved Erosion And Sediment Control Plan.
 2. Erosion And Sediment Control Practices Shall Be Functional Prior To Hydrologic Disturbance Of The Site.
 3. All Design Criteria, Specifications, And Installation Of Erosion And Sediment Control Practices Shall be In Accordance With The Illinois Urban Manual.
 4. Copy Of The Approved Erosion And Sediment Control Plan Shall Be Maintained On The Site At All Times.
 5. Inspections And Documentation Shall Be Performed, At A Minimum:
 - (a) Upon Completion Of Initial Erosion And Sediment Control Measures, Prior To Any Soil Disturbance;
 - (b) Once Every Seven (7) Calendar Days And Within 24 Hours Of The End Of A Storm Event With Greater Than 0.5 Inch Of Rainfall Or Liquid Equivalent Precipitation.
 6. Soil Disturbance Shall Be Conducted In Such A Manner As To Minimize Erosion. If Stripping, Clearing, Grading, Or Landscaping Are To Be Done In Phases, The Co-Permittee Shall Plan For Appropriate Soil Erosion And Sediment Control Measures.
 7. A Stabilized Mat Of Crushed Stone Meeting The Standards Of The Illinois Urban Manual Shall Be Installed At Any Point Where Traffic Will Be Entering Or Leaving A Construction Site. Sediment Or Soil Reaching An Improved Public Right-Of-Way, Street, Alley Or Parking Area Shall Be Removed By Scraping Or Street Cleaning As Accumulations Warrant And Transported To A Controlled Sediment Disposal Area.
 8. Concrete Washout Facilities Shall Be Constructed In Accordance With The Illinois Urban Manual And Shall Be Installed Prior To Any On Site Construction Activities Involving Concrete.
 9. Mortar Washout Facilities Shall Be Constructed In Addition To Concrete Washout Facilities For Any Brick And Mortar Building Envelope Construction Activities.
 10. Temporary Diversions Shall Be Constructed As Necessary To Direct All Runoff From Hydrologically Disturbed Areas To An Appropriate Sediment Trap Or Basin. Volume Control Facilities Shall Not Be Used As Temporary Sediment Basins.
 11. Disturbed Areas Of The Site Where Construction Activities Have Temporarily Or Permanently Begun Shall Be Stabilized With Temporary Or Permanent Measures Within Seven (7) Days.
 12. All Flood Protection Areas And Volume Control Facilities Shall, At A Minimum, Be Protected With A Double-Row Of Silt Fence (Or Equivalent).
 13. Volume Control Facilities Shall Not Be Constructed Until All Of The Contributing Drainage Area Has Been Stabilized.
 14. Soil Stockpiles Shall, At A Minimum, Be Protected With Perimeter Sediment Controls. Soil Stockpiles Shall Not Be Placed In Flood Protection Areas Or Their Buffers.
 15. Earthen Embankment Side Slopes Shall Be Stabilized With Appropriate Erosion Control Blanket.
 16. Storm Sewers That Are Or Will Be Functioning During Construction Shall Be Protected By Appropriate Sediment Control Measures.
 17. The Contractor Shall Either Remove Or Replace Any Existing Drain Tiles And Incorporate Them Into The Drainage Plan For The Development. Drain Tiles Cannot Be Tributary To A Sanitary Or Combined Sewer. Drain Tiles Allowed In Combined Sewer Area For Green Infrastructure Practices.
 18. If Dewatering Services Are Used, Adjoining Properties And Discharge Locations Shall Be Protected From Erosion And Sedimentation. Dewatering Systems Should Be Inspected Daily During Operational Periods. The Site Inspector Must Be Present At The Commencement Of Dewatering Activities.
 19. The Contractor Shall Be Responsible For Trench Dewatering And Excavation For The Purpose Of Sewer Flushing Of Lines For The Deflection Test Shall Be Prohibited Without Prior Approval From The Municipality Or MWRD. Services And Other Appurtenances, Any Trench Dewatering, Which Contains Sediment Shall Pass Through A Sediment Settling Pond Or Equally Effective Sediment Control Device. Alternatives May Include Dewatering Into A Sump Pit, Filter Bag Or Existing Vegetated Upslope Area. Sediment Laden Waters Shall Not Be Discharge To Waterways, Flood Protection Areas Or The Combined Sewer System.
 20. All Permanent Erosion Control Practices Shall Be Initiated Within Seven (7) Days Following The Completion Of Soil Disturbing Activities.
 21. All Erosion And Sediment Control Measures Shall Be Maintained And Repaired As Needed On A Year-Round Basis During Construction And Any Periods Of Construction Shutdown Until Permanent Stabilization is Achieved.
 22. All Temporary Erosion And Sediment Control Measures Shall Be Removed Within Thirty (30) Days After Permanent Site Stabilization.
 23. The Erosion And Sediment Control Measures Shown On The Plans Are The Minimum Requirements. Additional Measures May Be Required, As Directed By The Engineer, Site Inspector, Or MWRD.



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	05/04/23	Revised Per Village Comments
	05/19/23	PDC & DRB Revised Submission
	06/28/23	Revised Per Staff Comments

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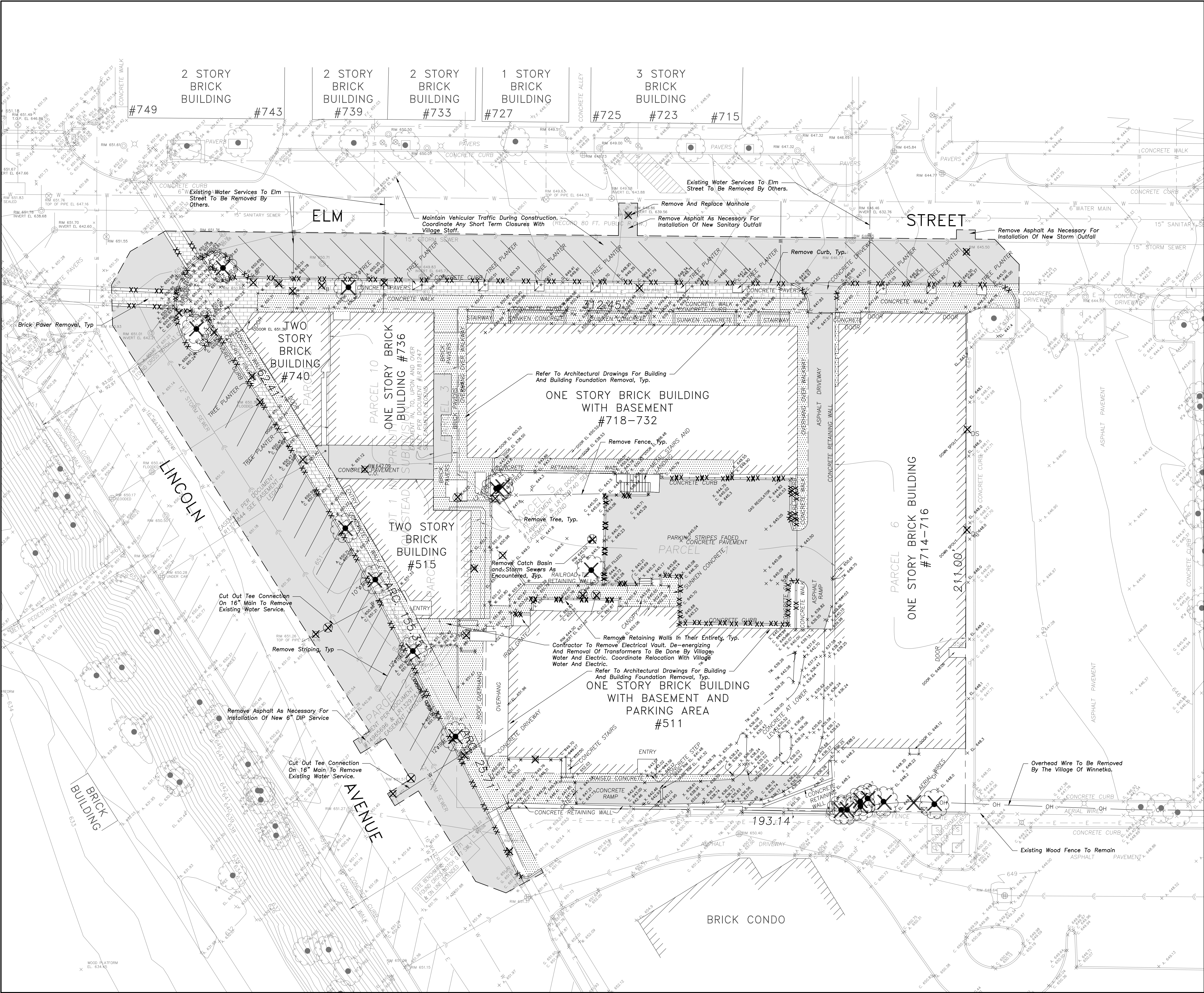
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NH	PD	05/04/23

Sheet Title:

SITE NOTES AND
LEGENDS

Sheet No:

C001



Scale: 1"=20'

LEGEND

EXISTING	PROPOSED

DEMOLITION LEGEND

	Utility Line Removal
	Bituminous Pavement Removal (Full Depth)
	Concrete Pavement Removal (Full Depth)
	Brick Paver Removal
	Pavement Sawcut
	Curb & Gutter Removal
	Structure Removal
	Tree Removal

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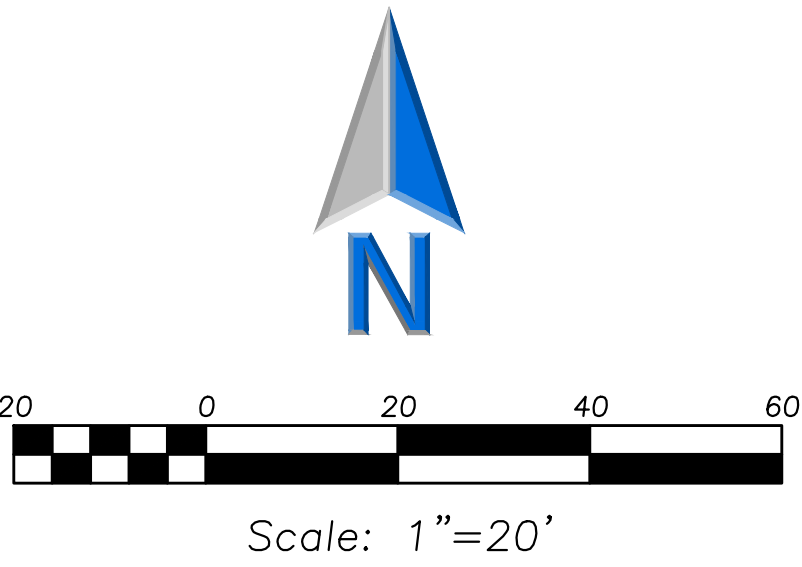
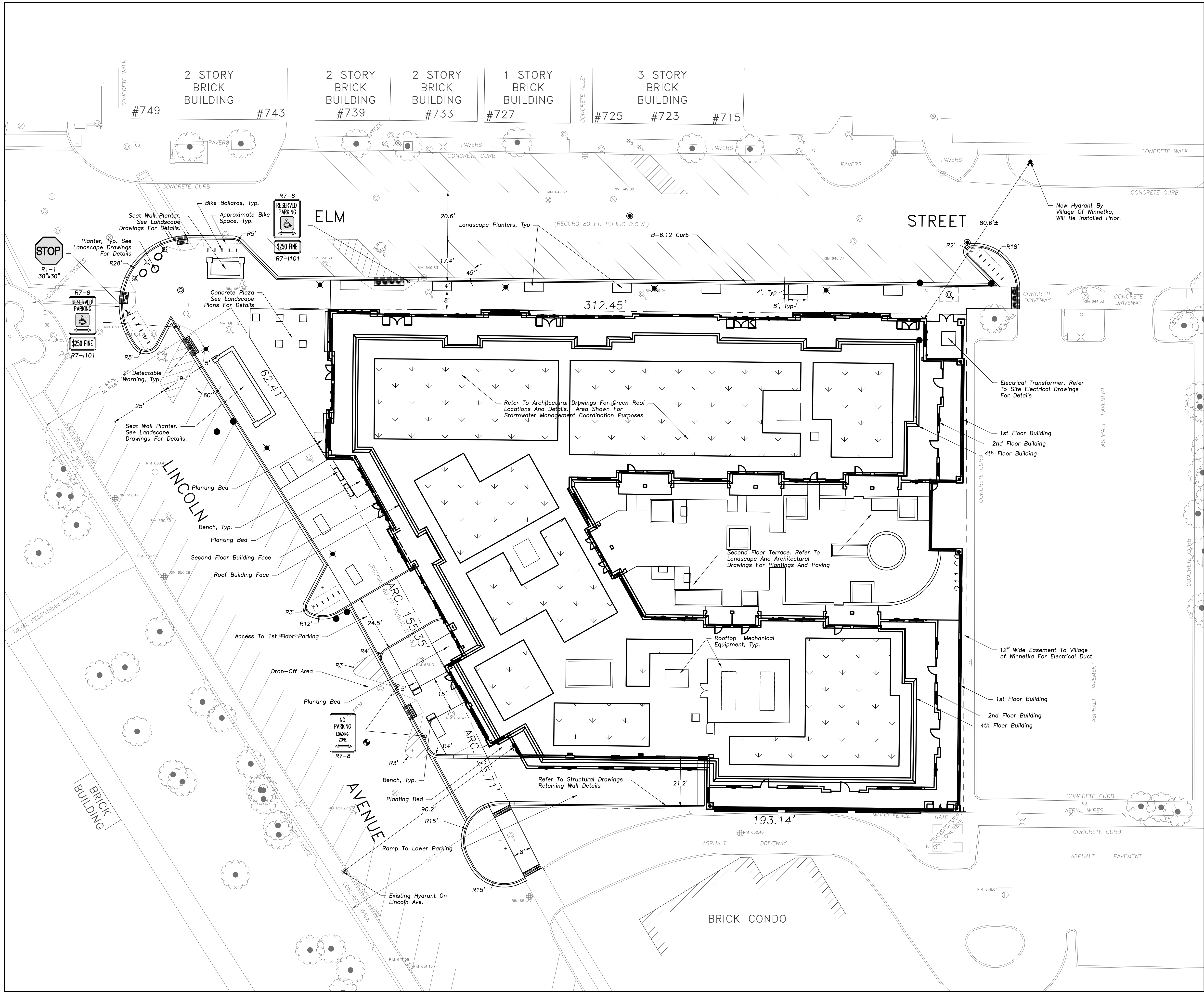
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Sheet Title:
**SITE DEMOLITION
PLAN**

Sheet No:
C101



LEGEND	
EXISTING	PROPOSED



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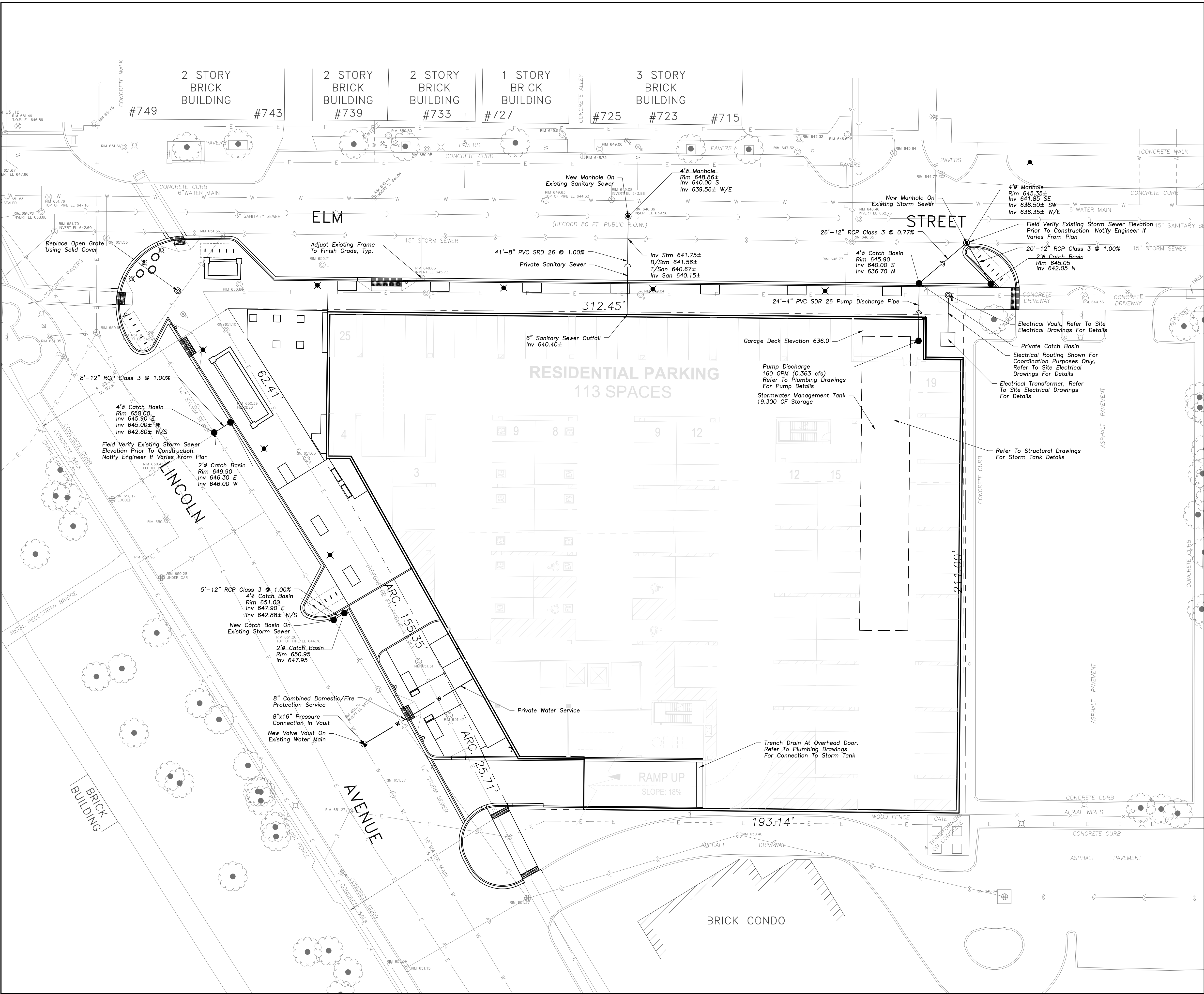
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Sheet Title:

**SITE GEOMETRY
PLAN**

Sheet No:

C201



Scale: 1"=20'

LEGEND

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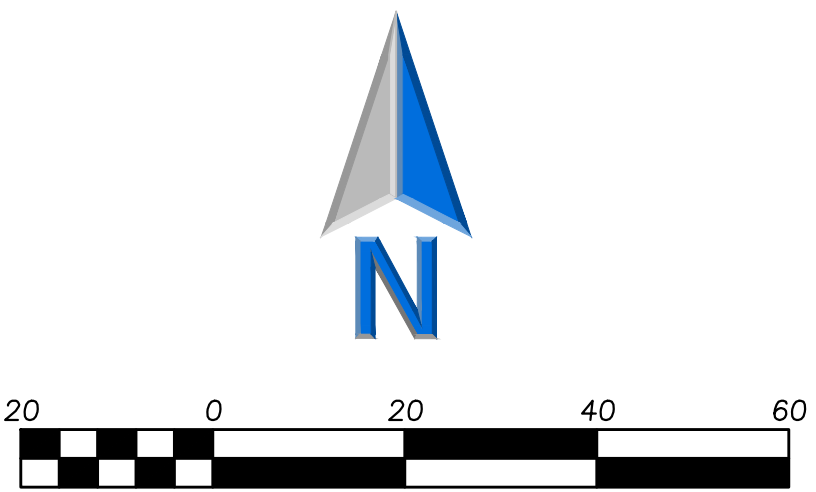
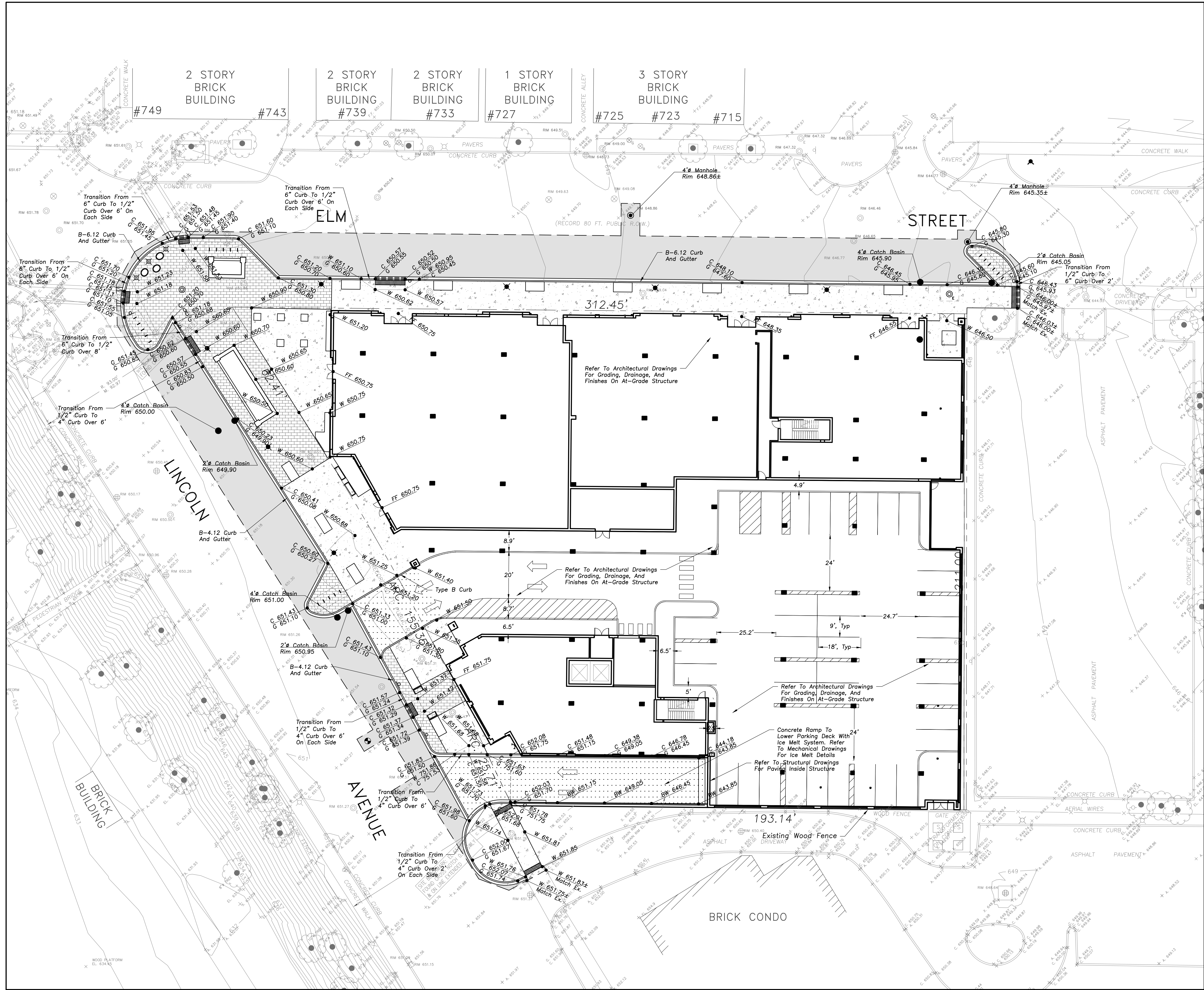
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Sheet Title:
**SITE
UTILITY
PLAN**

Sheet No:
C301



LEGEND	
EXISTING	PROPOSED

PAVING & SURFACE LEGEND	
	Asphalt Pavement Section 1 1/2" Hot Mix Asphalt, Mix D, IL-9.5, N50 2 1/2" Hot Mix Asphalt, IL-19.0, N50 Prime Coat (0.25 gal/sq yd) 8" Aggregate Base Course, Type B, Crushed, CA-6 Non-Woven Geotextile Fabric, 5 oz/sy
	Concrete Driveway Section 8" Portland Cement Concrete 6"x6" W2.9xW2.9 Welded Wire Fabric 6" Aggregate Base Course, Type B, Crushed
	Concrete Sidewalk Section 5" Portland Cement Concrete 6"x6" W1.4xW1.4 Welded Wire Fabric 2" Aggregate Base Course, Type B, Crushed
	Brick Paver Section See Landscape Plans for Section Details
	Stormwater Overland Flow Path
	Ridge Line/High Point

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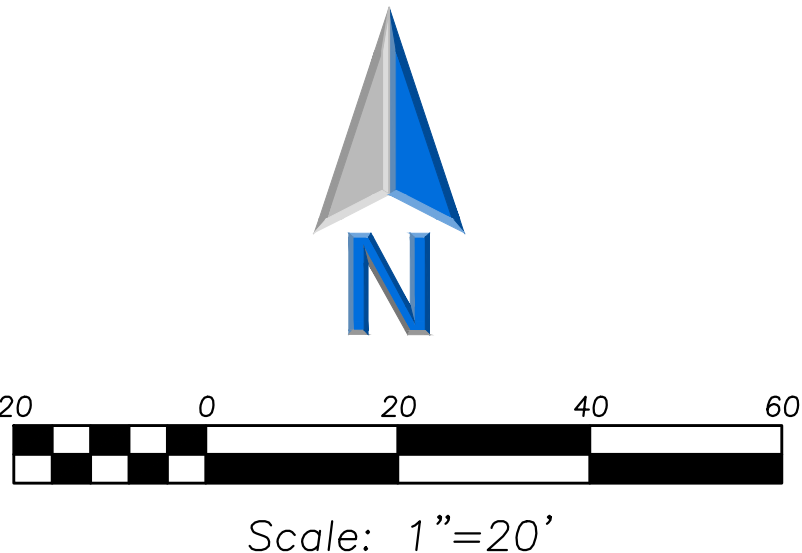
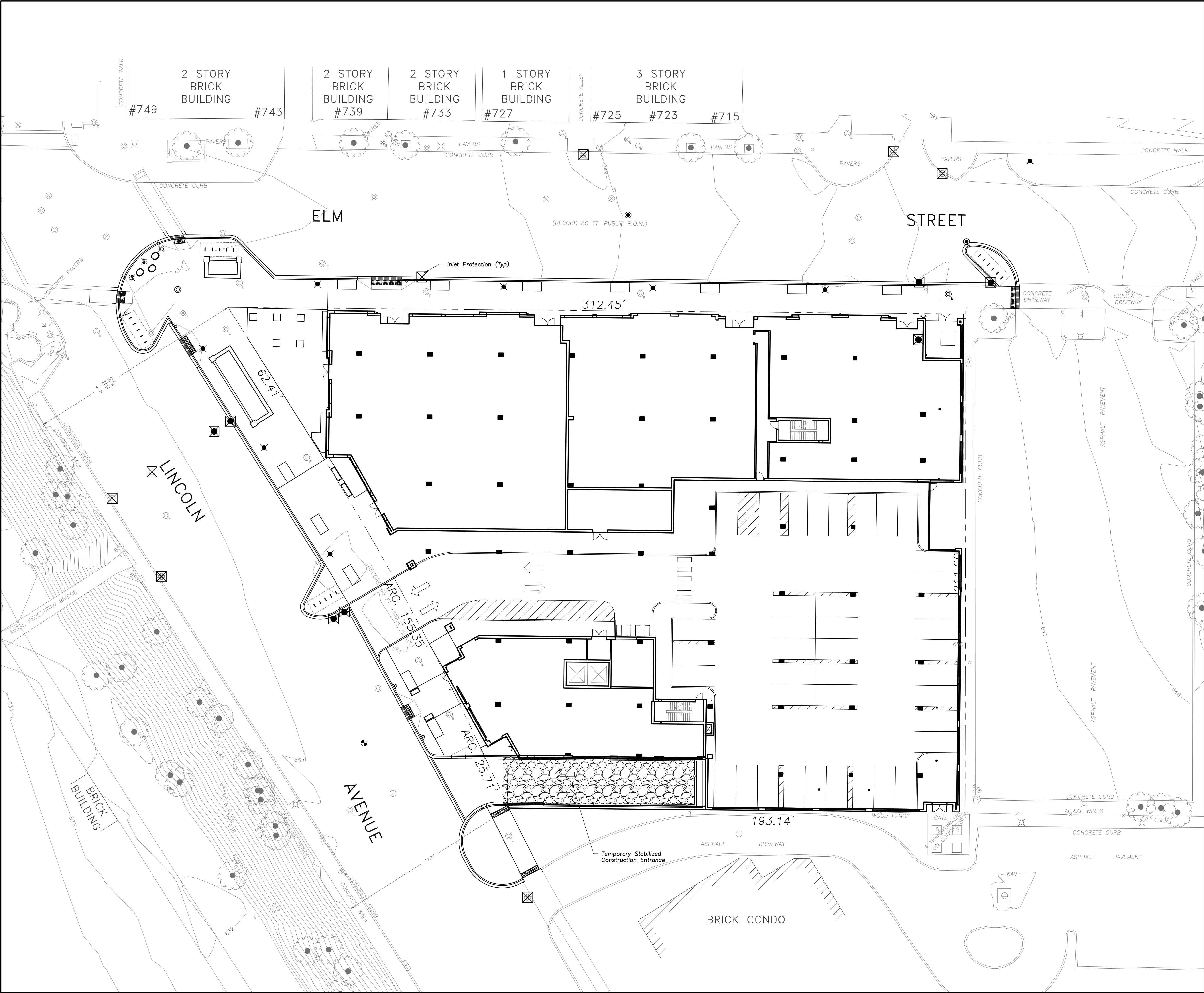
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Sheet Title:
**GRADING AND
PAVING PLAN**

Sheet No:
C401



LEGEND	
EXISTING	PROPOSED

SOIL EROSION & SEDIMENTATION CONTROL LEGEND	
	Silt Fence
	Catchment Area



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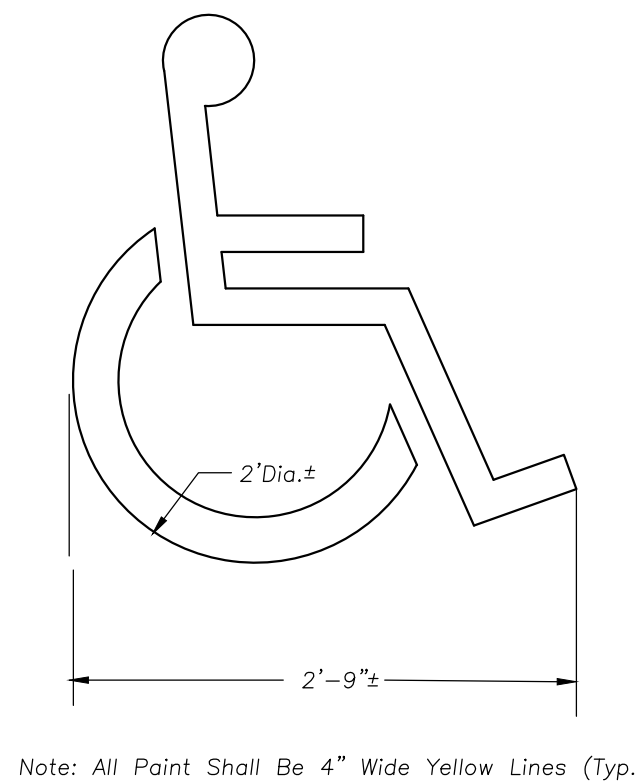
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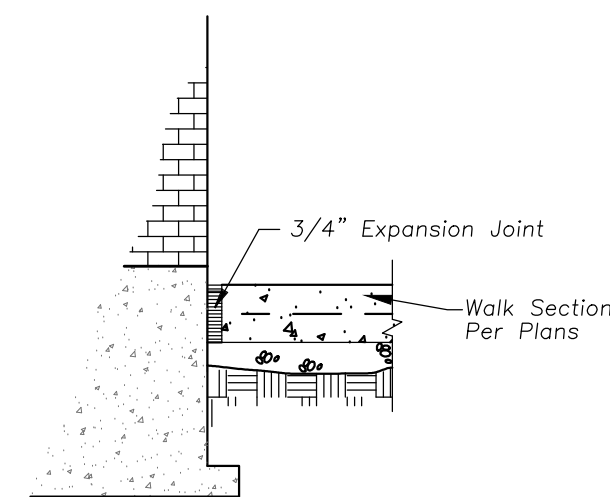
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Sheet Title:
**SITE EROSION
AND SEDIMENT
CONTROL PLAN**

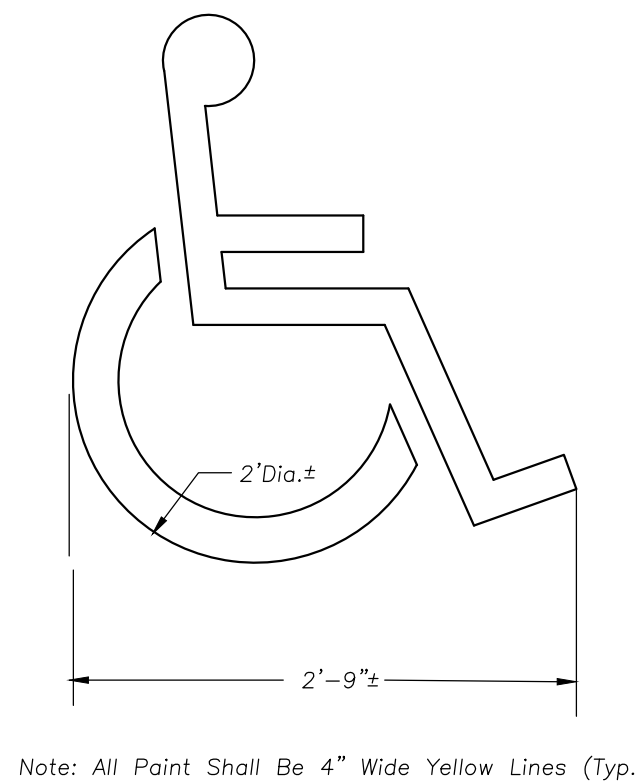
Sheet No:
C501



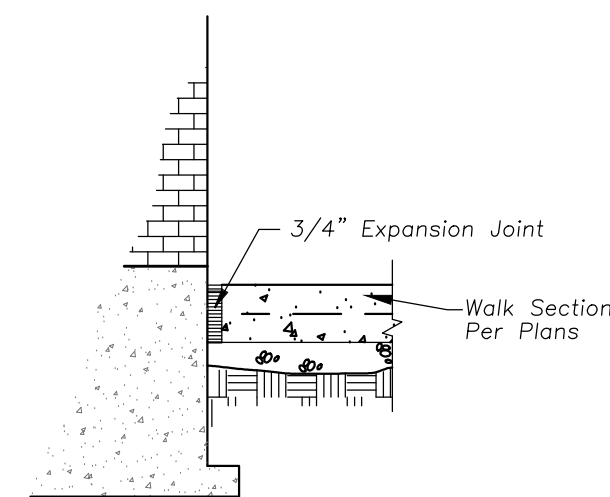
WALK ADJACENT TO BUILDING



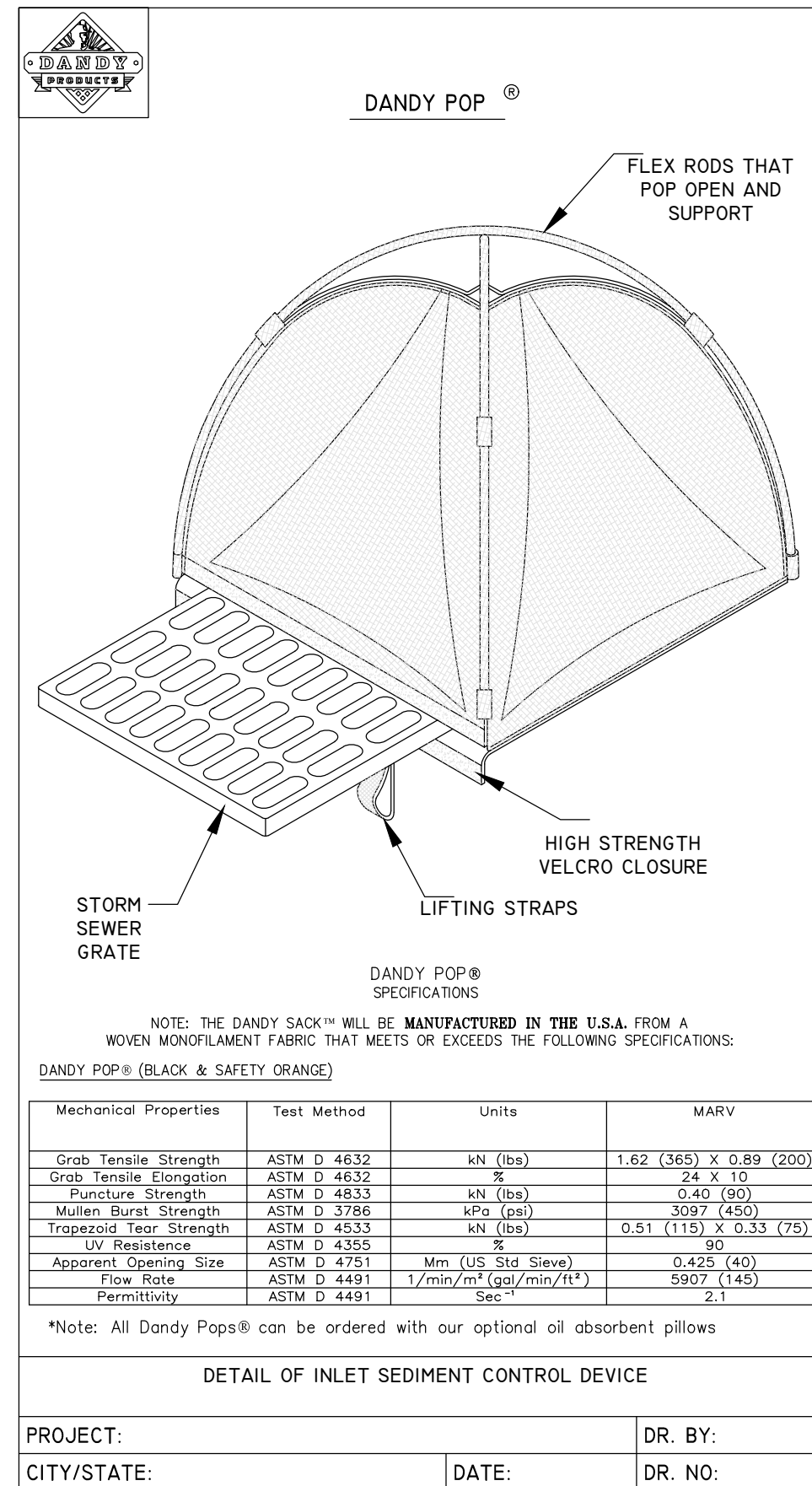
ACCESSIBLE PARKING SIGN



WALK ADJACENT TO BUILDING



ACCESSIBLE PARKING SIGN

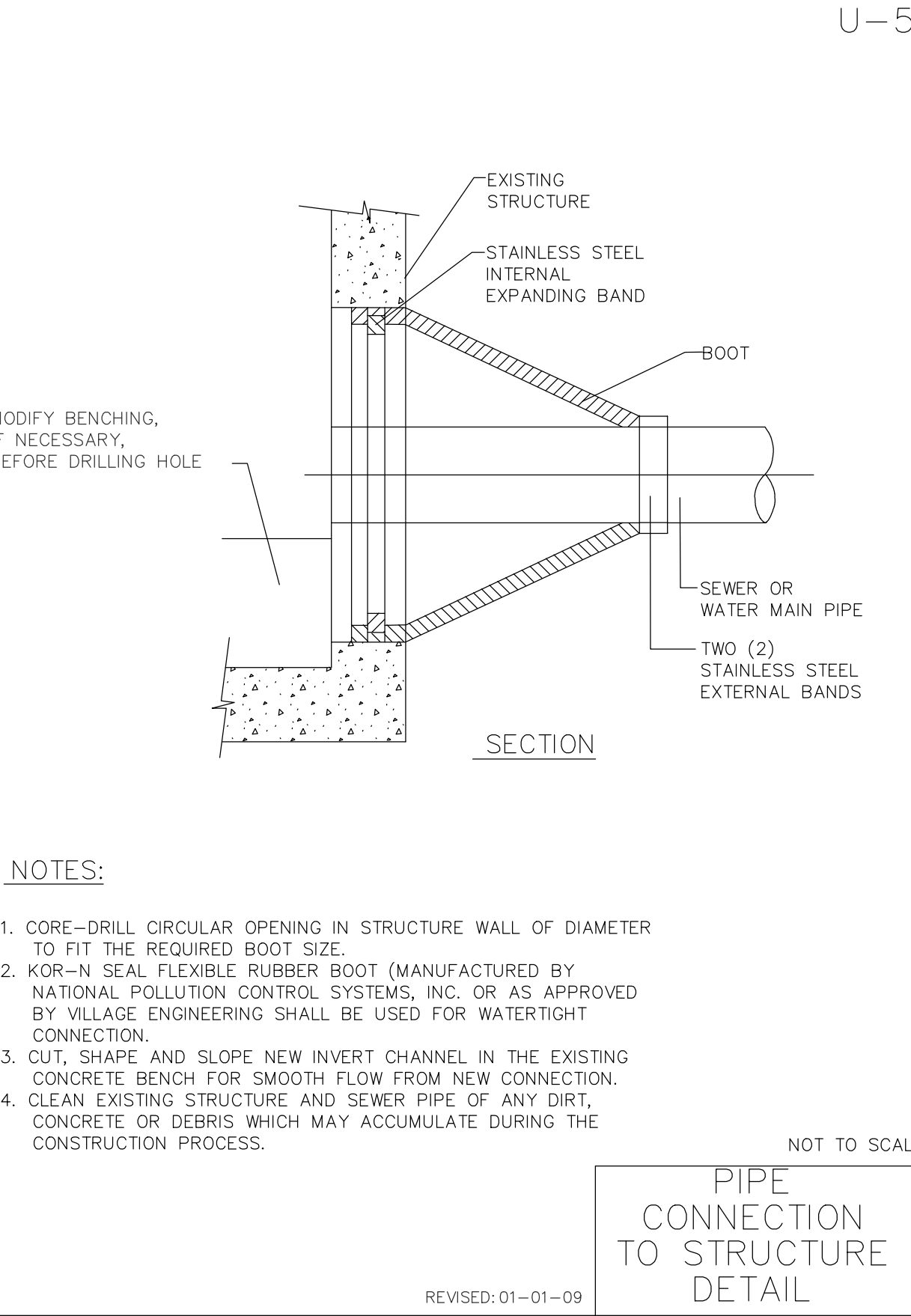
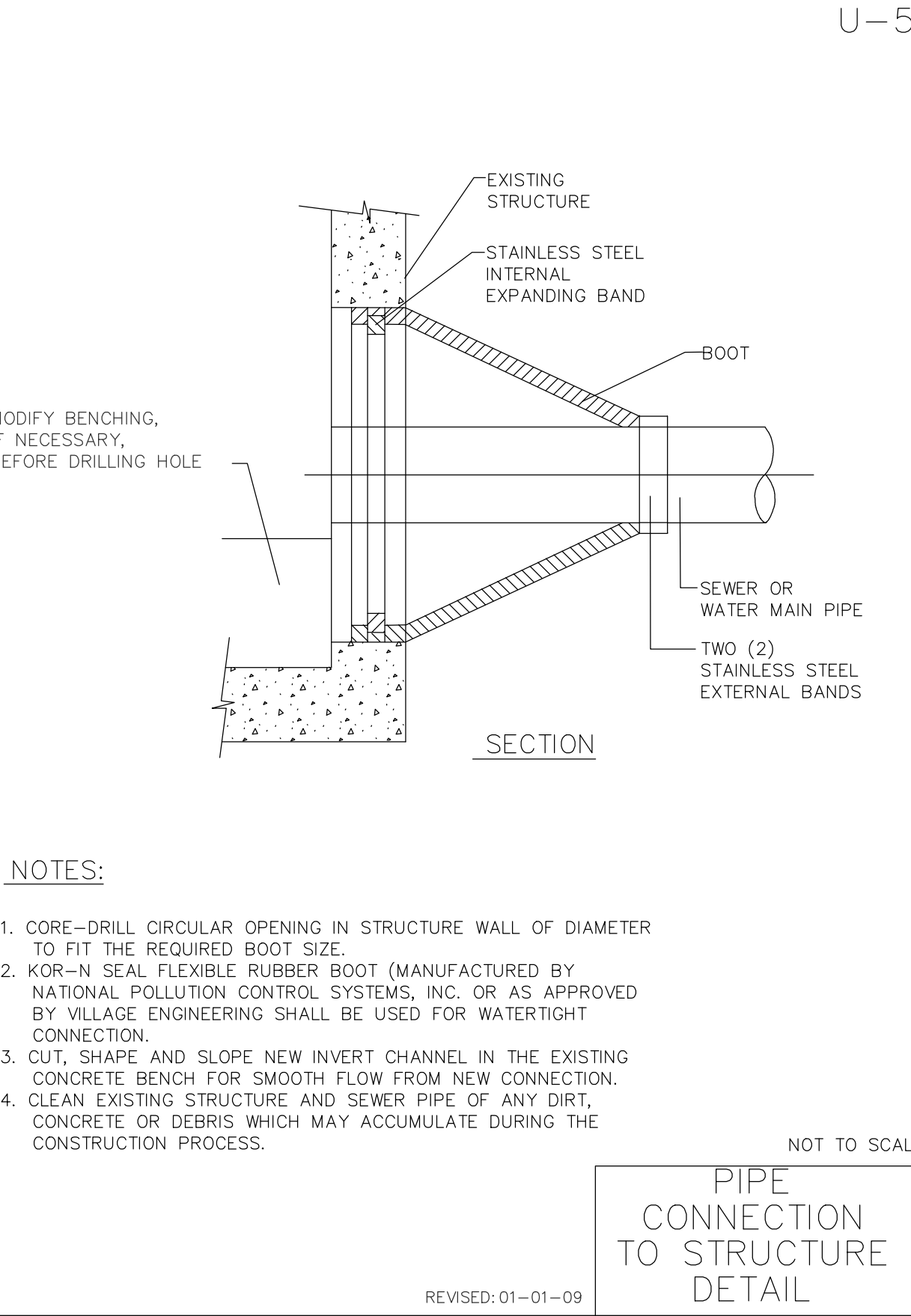
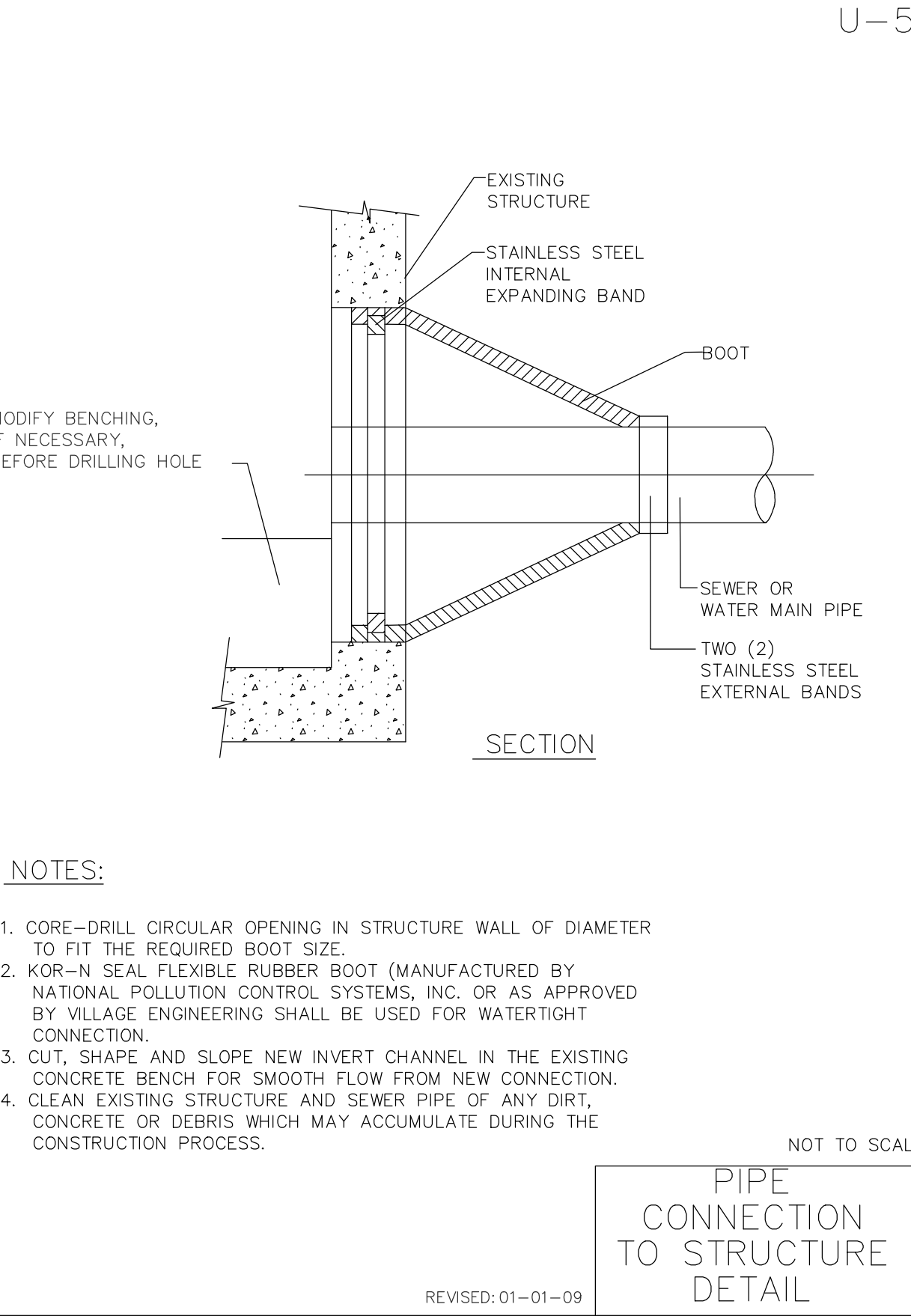
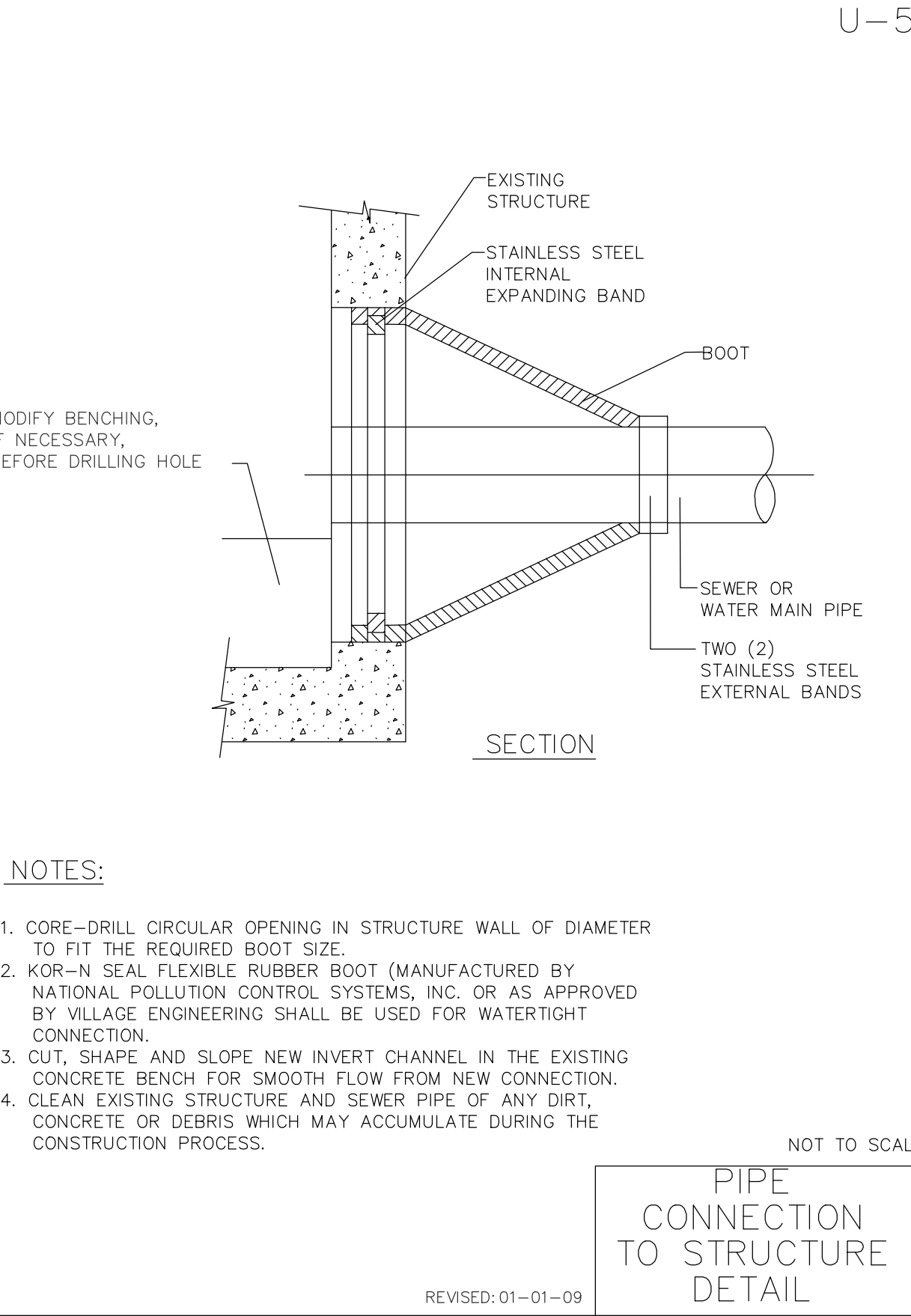
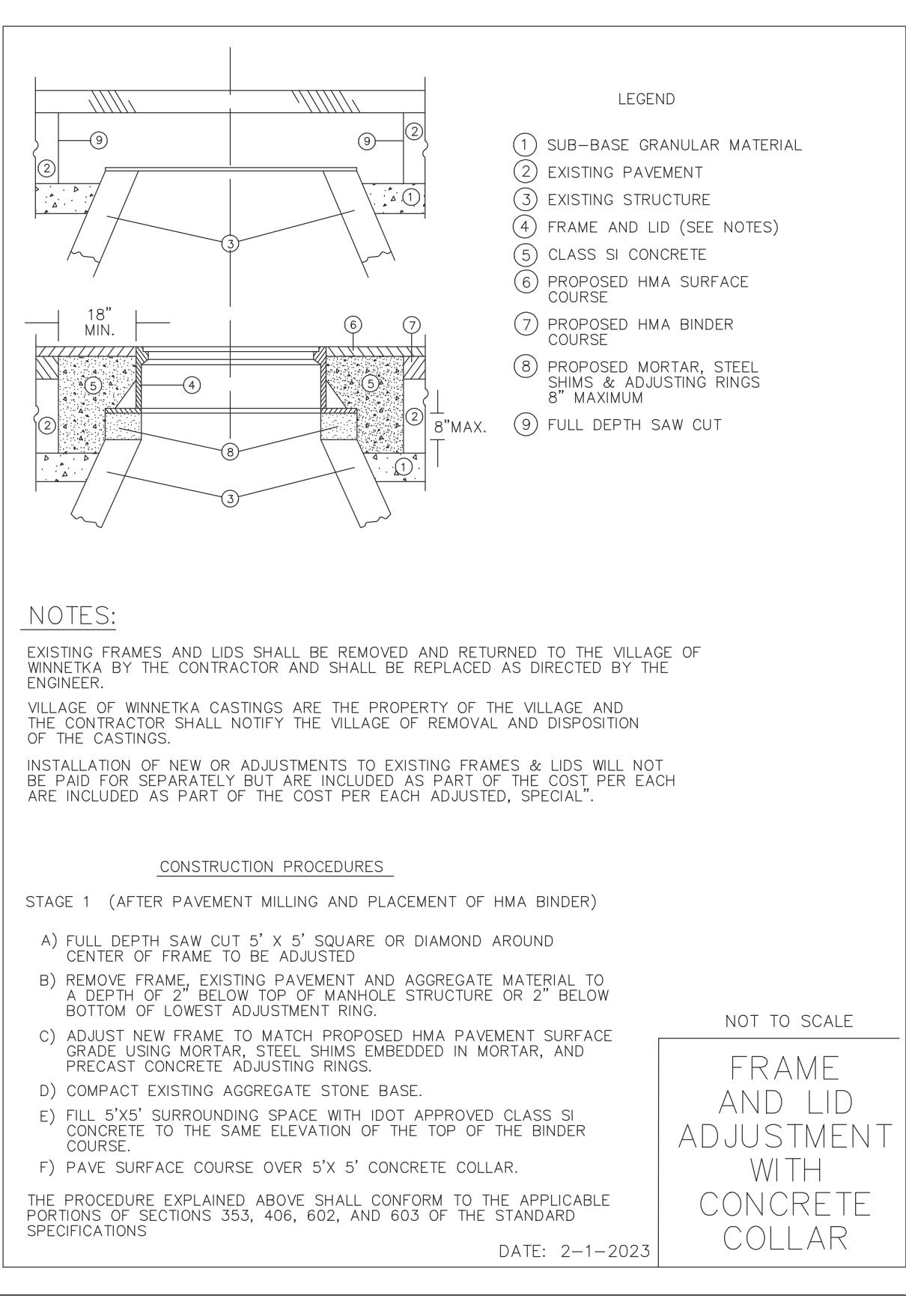
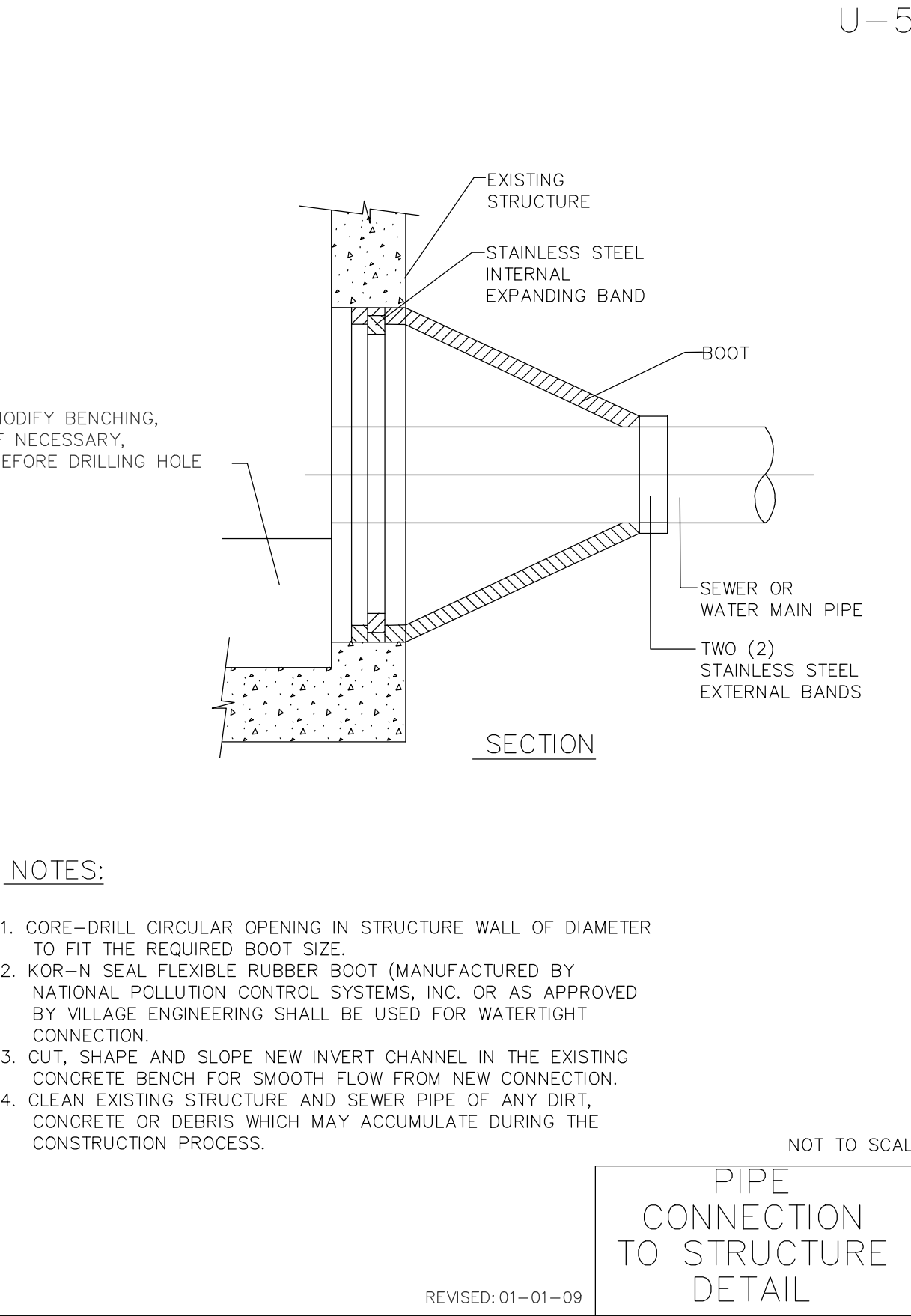
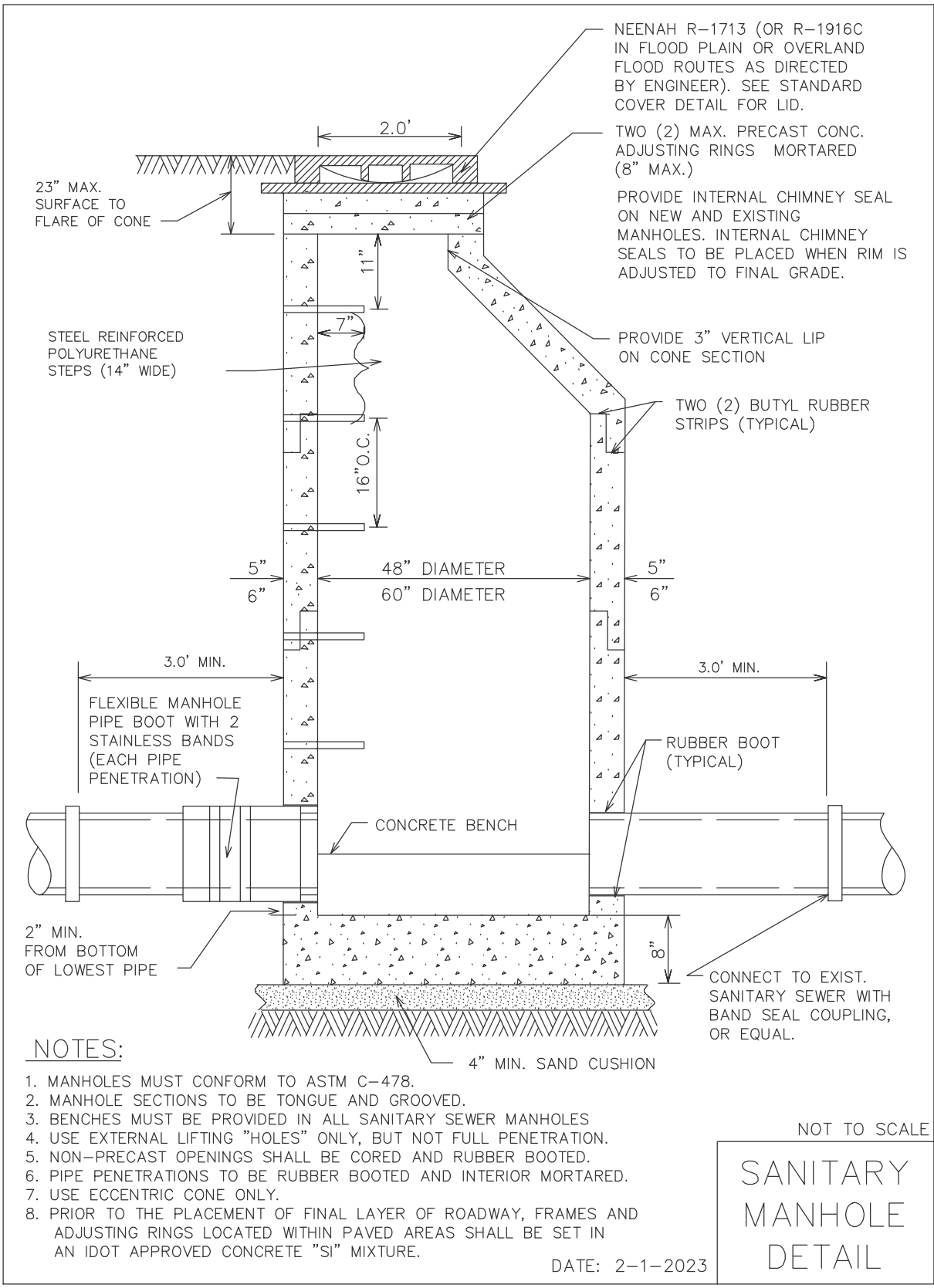
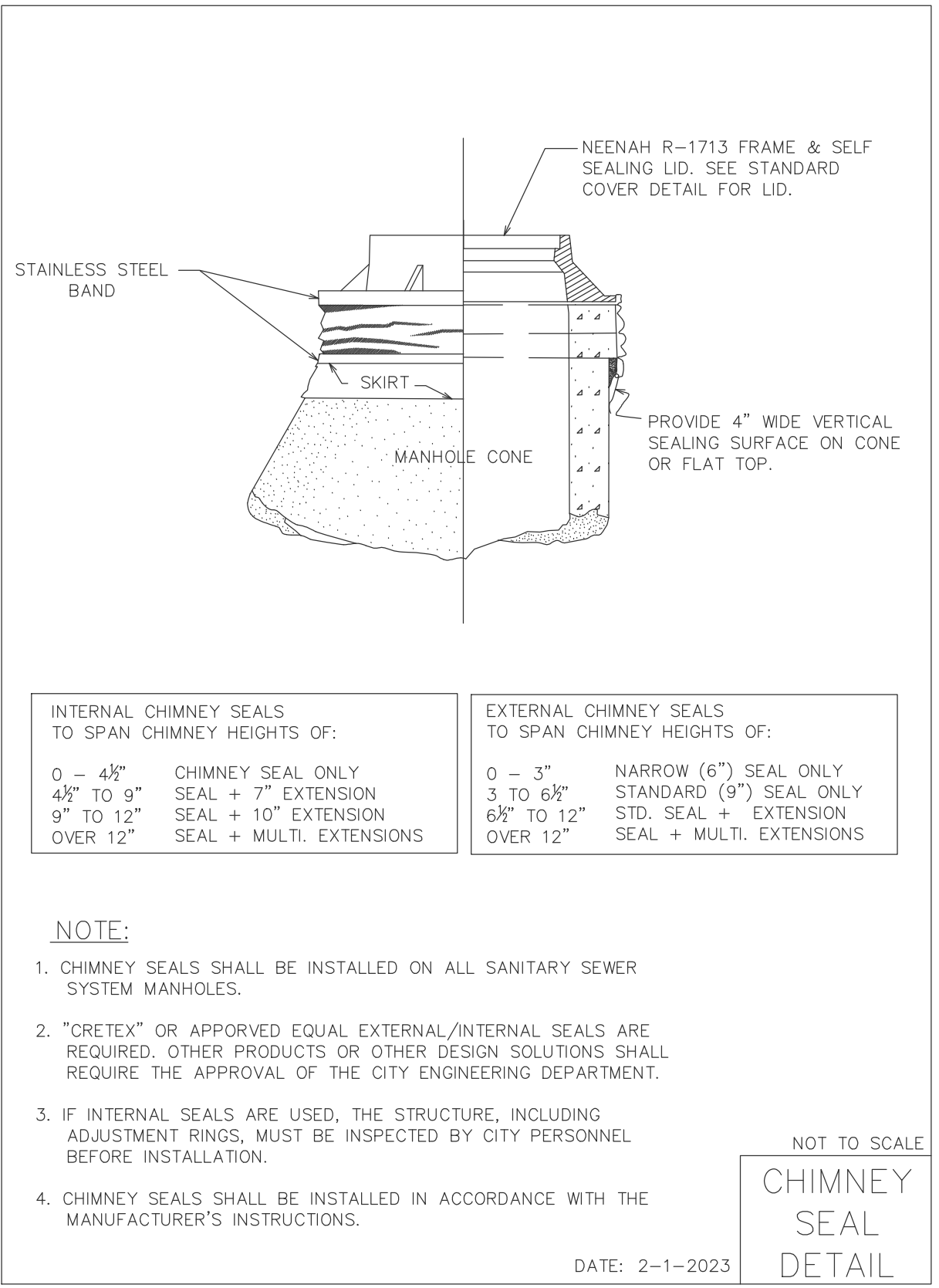


Install baskets in all existing storm inlets prior to construction and all new storm inlets immediately after installation. Contractor shall maintain throughout construction activities.

"CATCH-ALL" INLET PROTECTORS

ONE WINNETKA
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Winnetka, Illinois

Sheet Title:	
SITE DETAILS	
Sheet No:	C601



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GRAYSLAKE, ILLINOIS 60030
PHONE (847) 223-4864
FAX (847) 223-4864
EMAIL INFO@EEA-LTD.COM
PROFESSIONAL DESIGN FIRM
LICENSE NO. 184-003220
EXPIRES: 04/30/2023

ONE WINNETKA
Elm Street and Lincoln Avenue
Winnetka, Illinois

Reserved for Seal:

No.	Date	Description
	03/10/23	Issued For Village PD
	05/04/23	Revised Per Village Comments
	05/19/23	PDC & DRB Revised Submission
	06/28/23	Revised Per Staff Comments

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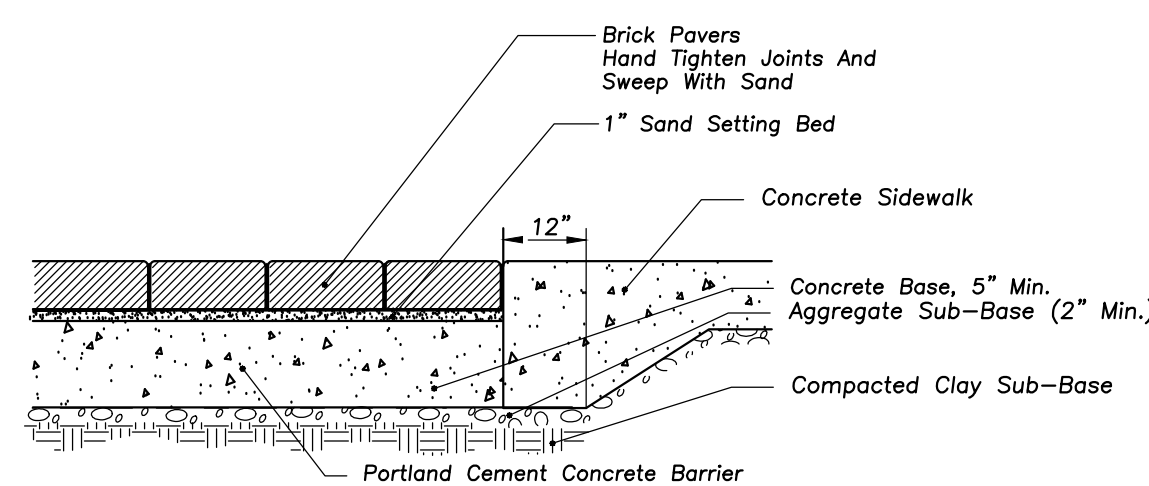
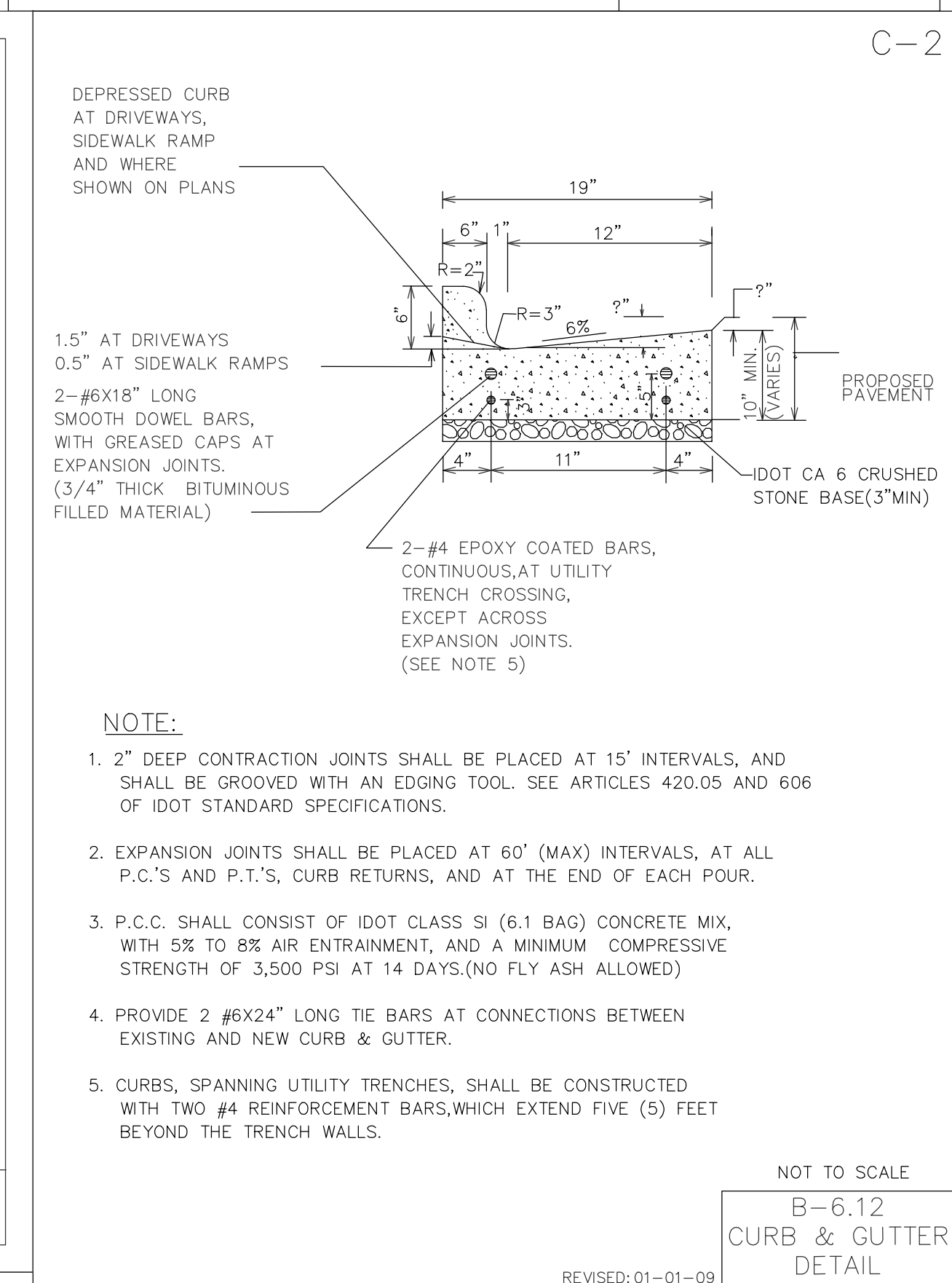
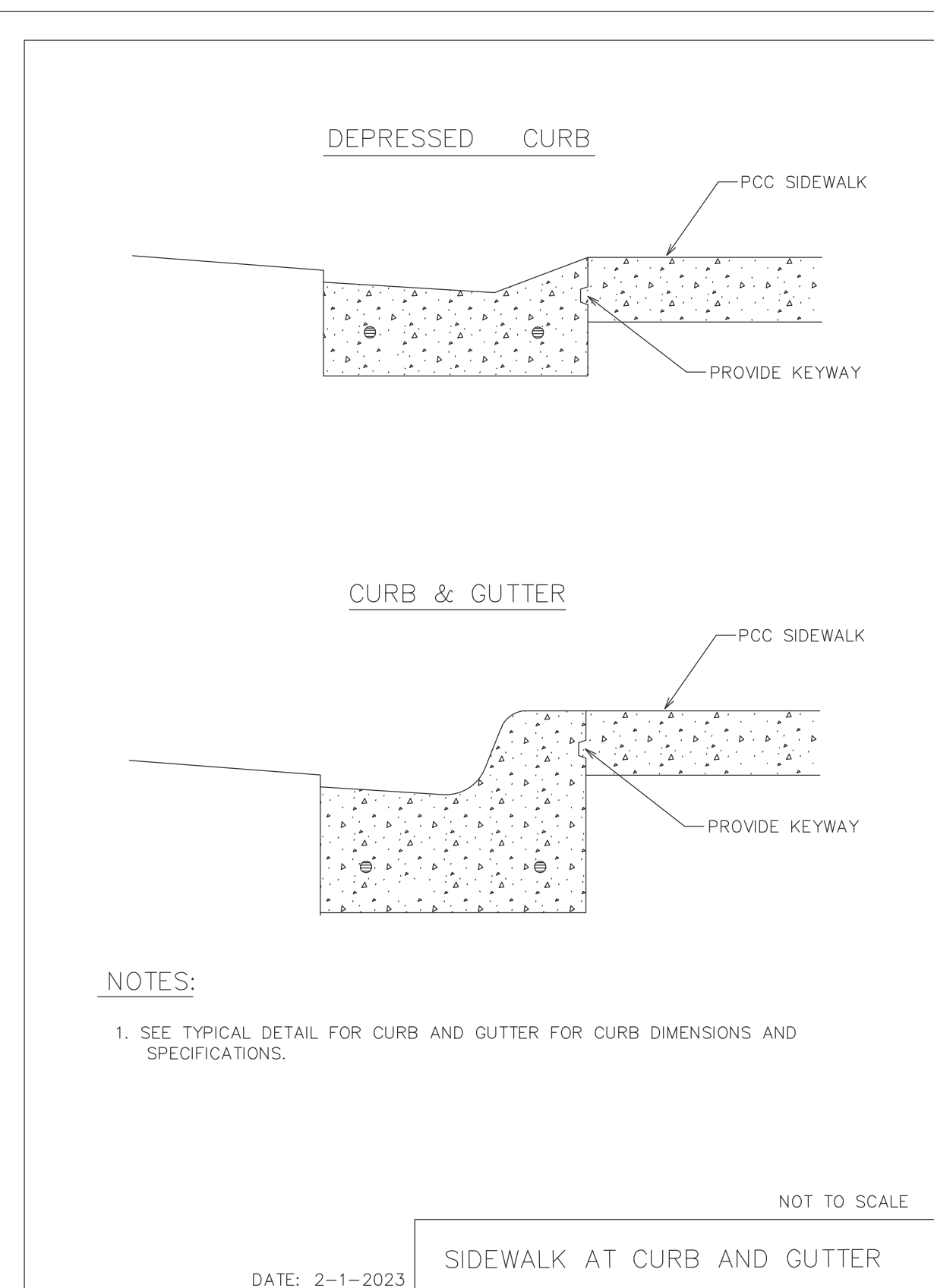
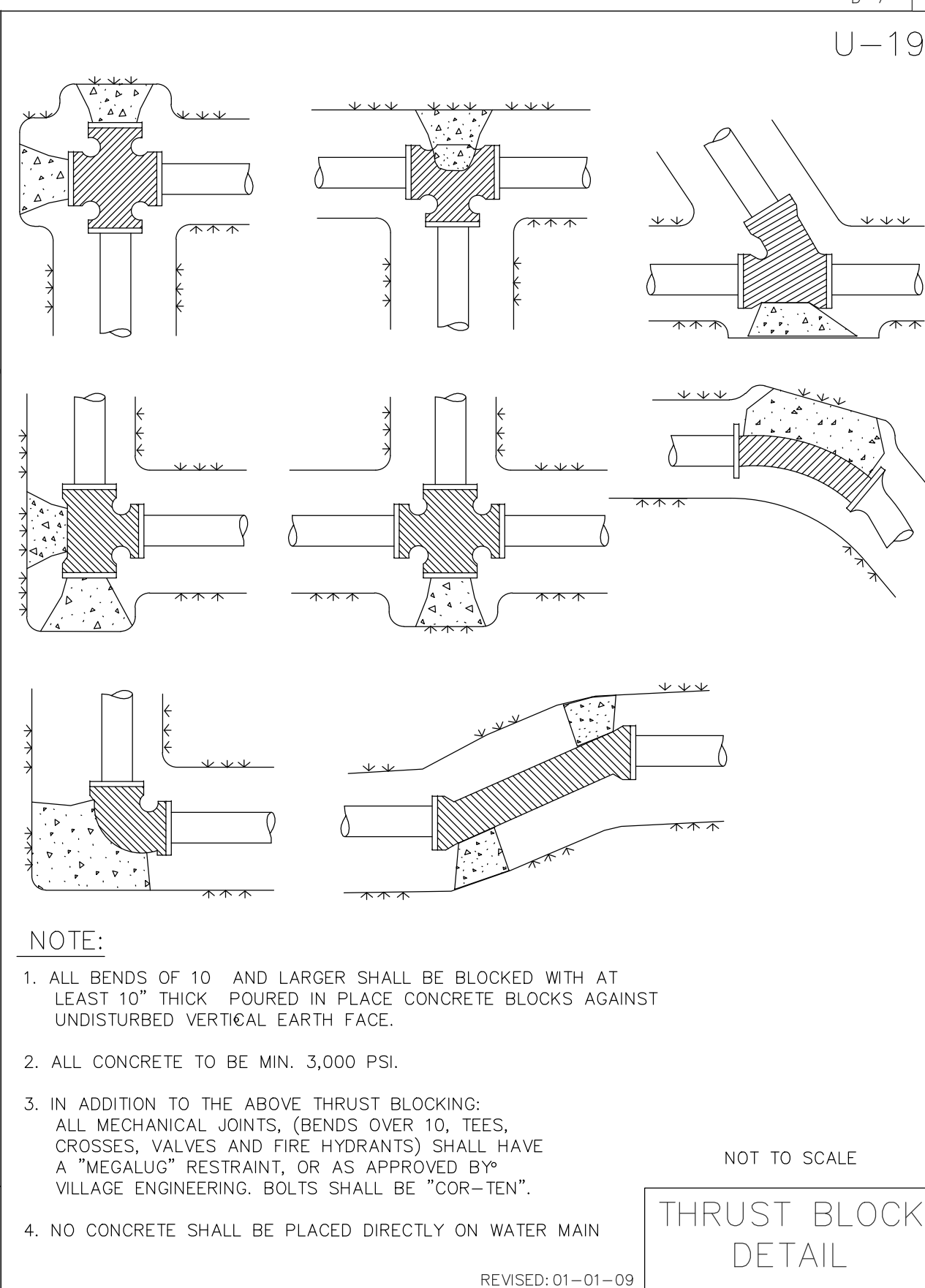
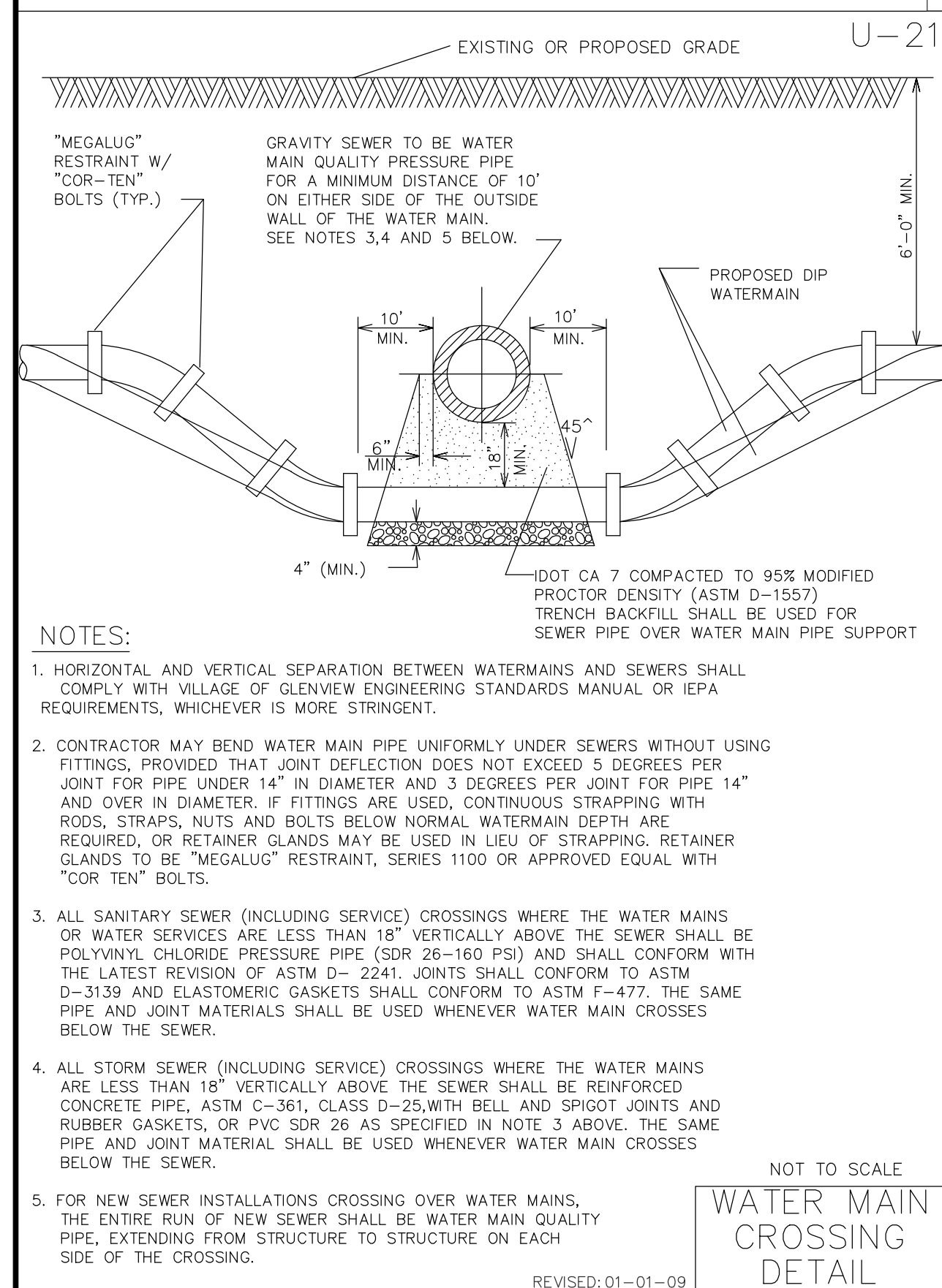
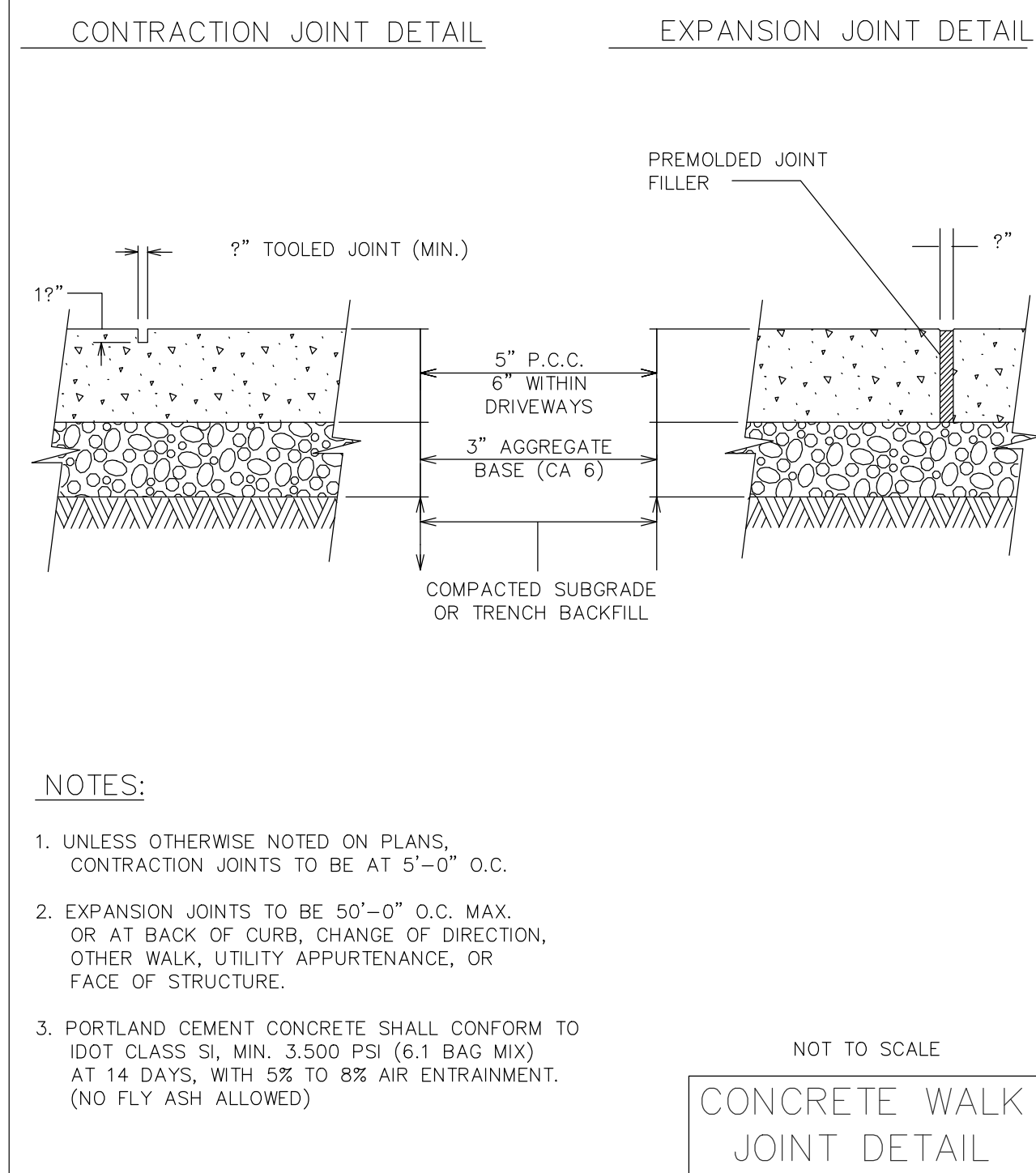
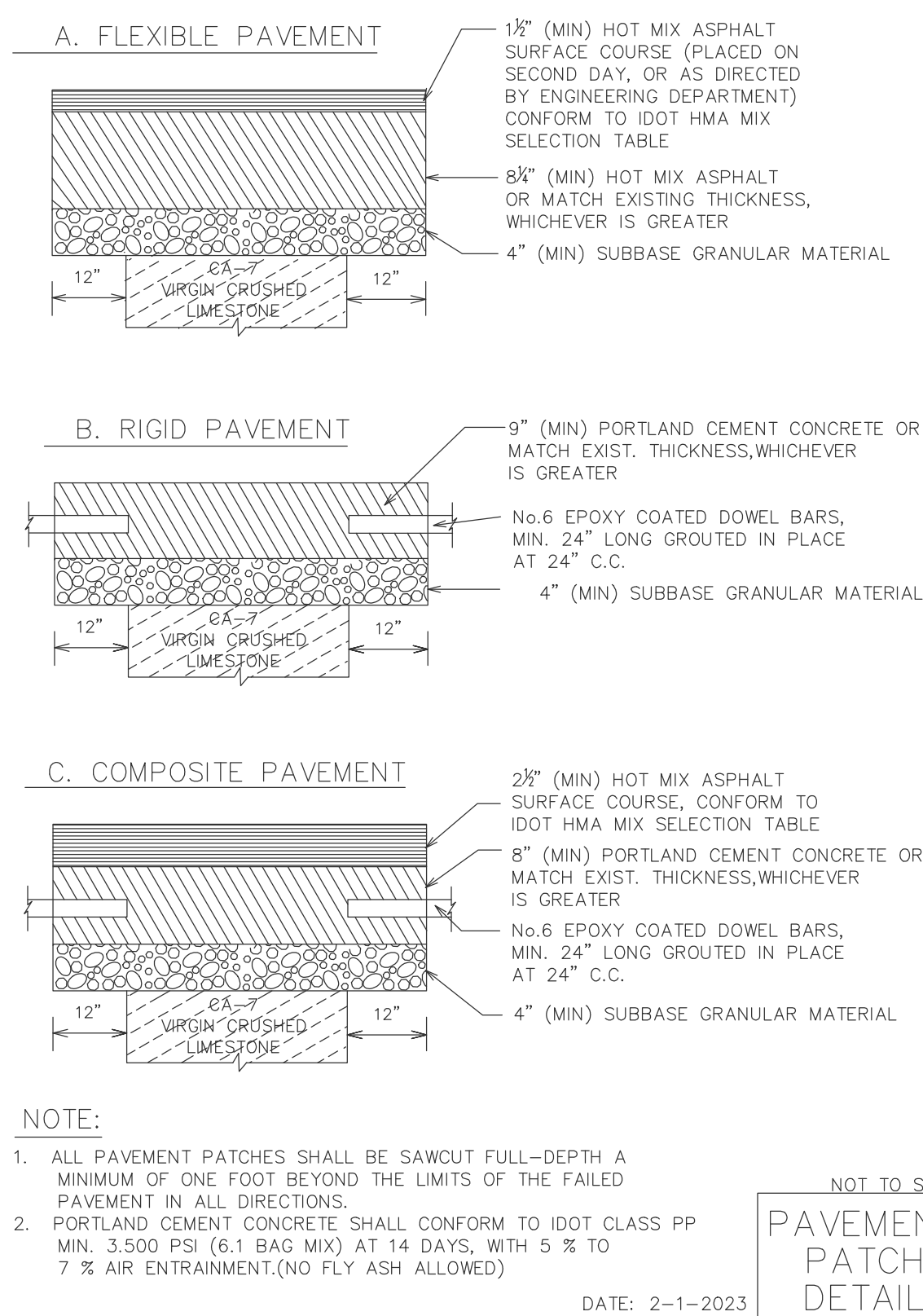
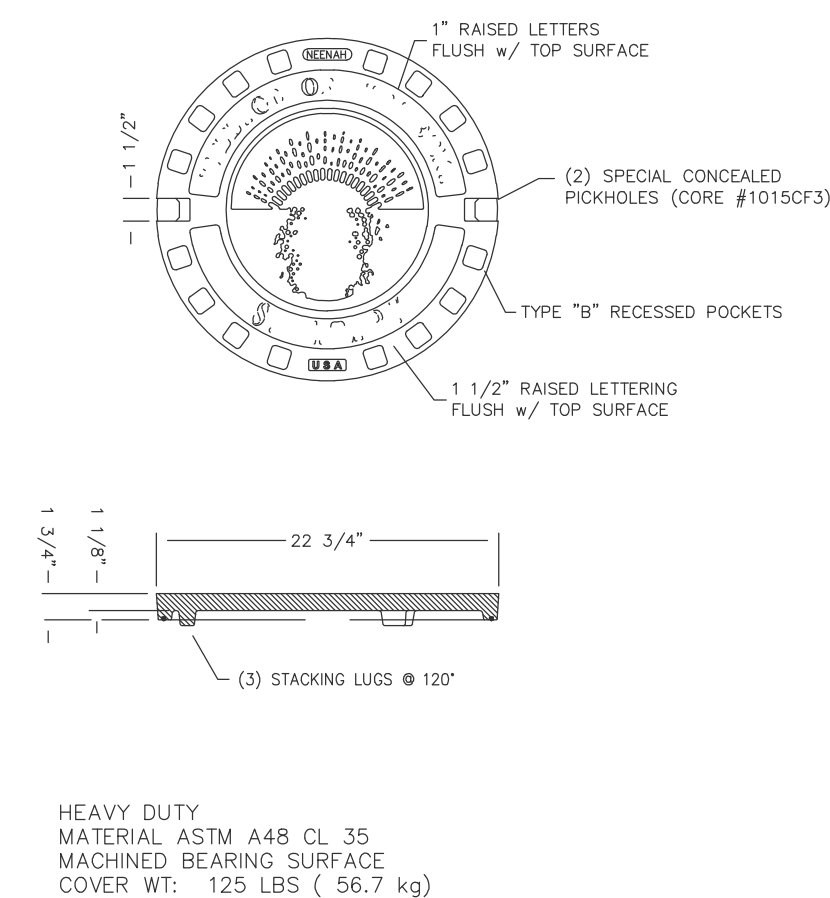
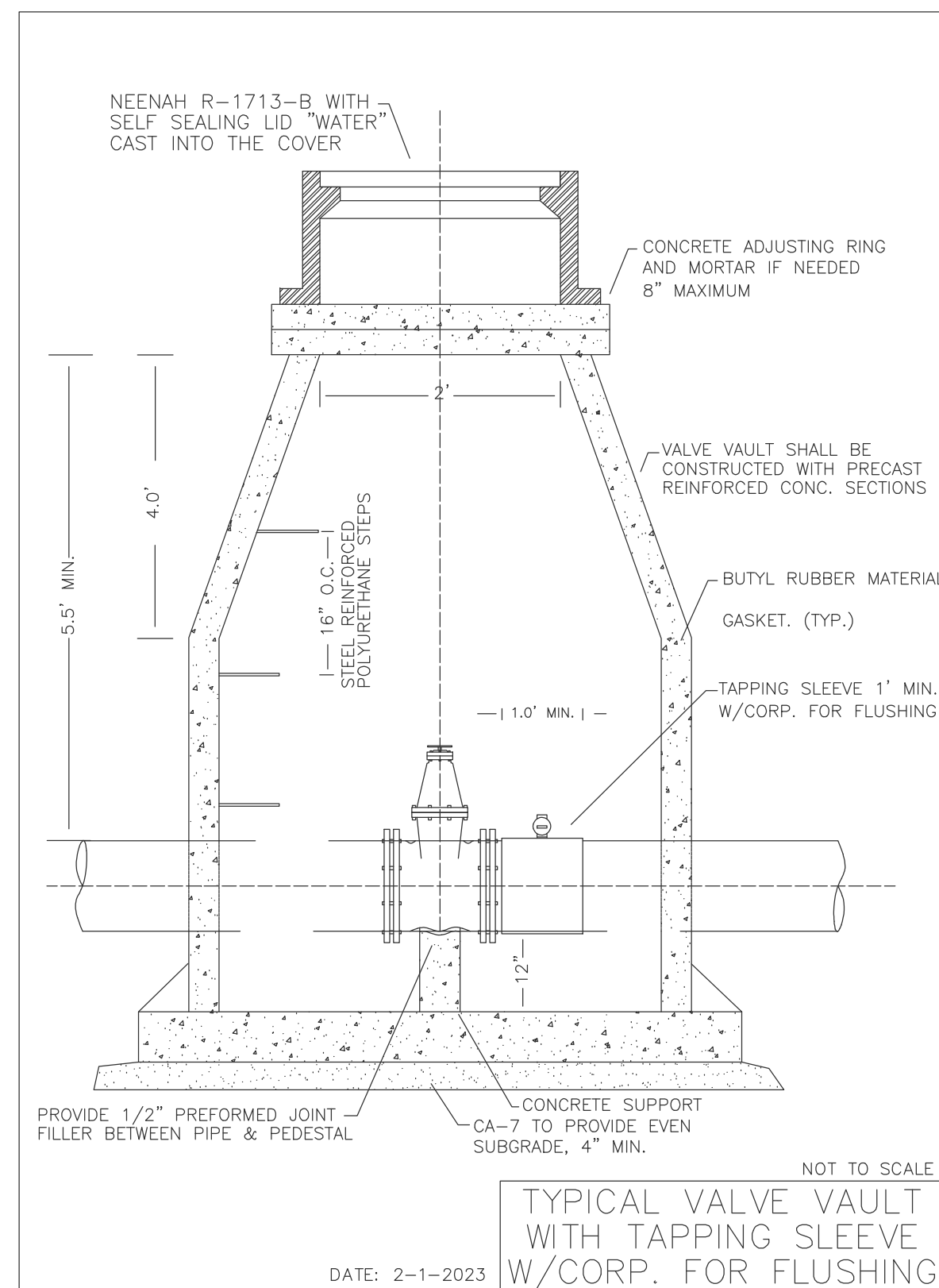
Design By: NH Approved By: PD Date: 05/04/23

Sheet Title:

SITE DETAILS

Sheet No:

C602



ONE WINNETKA
Elm Street and Lincoln Avenue
Winnetka, Illinois

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Design By: NH	Approved By: PD	Date: 05/04/23
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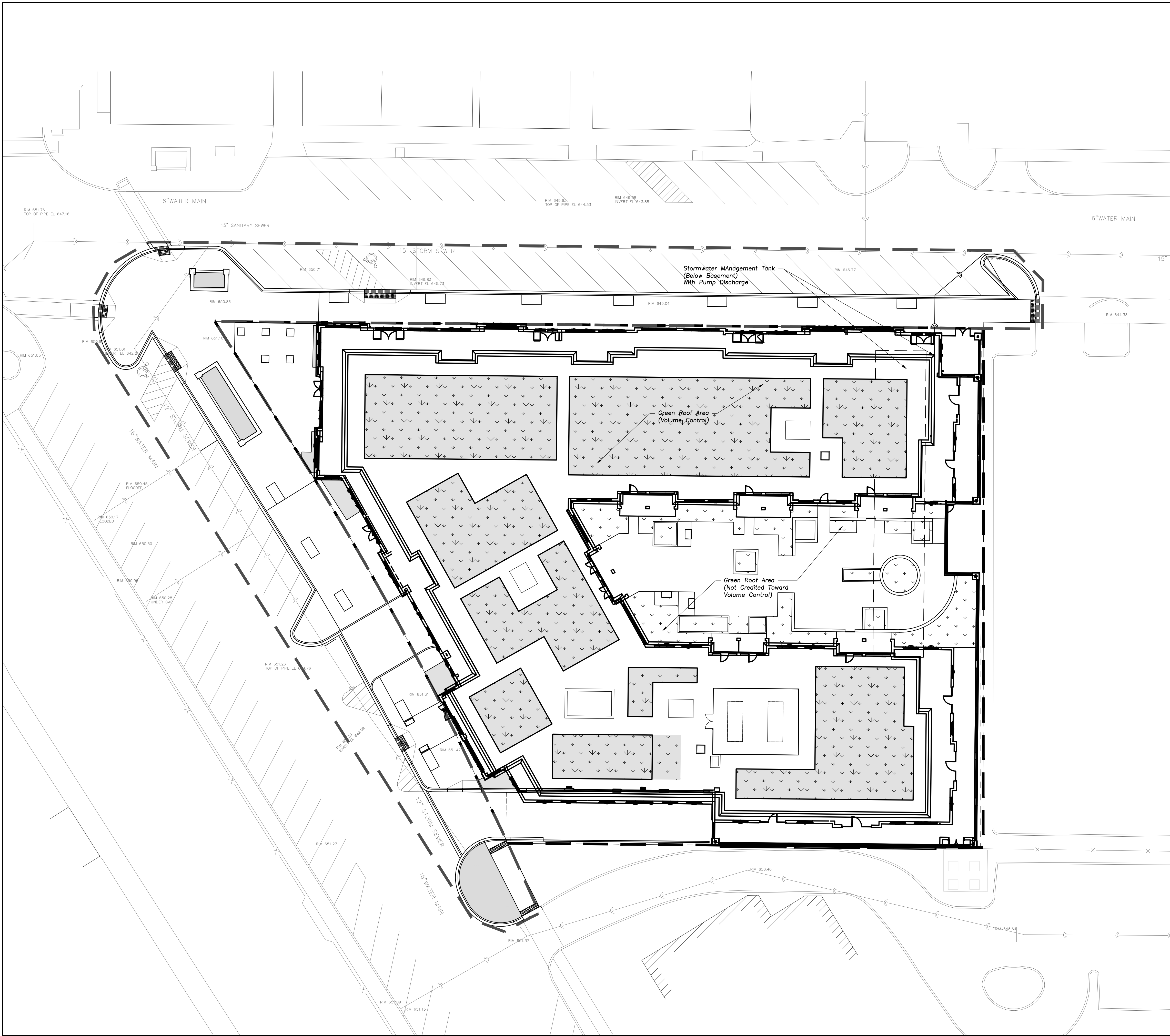
Sheet Title:

SITE DETAILS

Sheet No.

C603

EEA - \\FILE_GRAY\Projects\22297 - OKW - One Winnetka\Drawings\Siteplan Winnetka.dwg
Plotted: 6/28/23 @ 1:13pm By: nhart



STORMWATER SUMMARY

PROPERTY AREA 1.21 Acres (Development Area)			
EXISTING SITE			
Pervious Area	0.10	Acres (CN 80)	
Impervious Area	1.11	Acres (CN 98)	
	91.7%		
PROPOSED SITE			
Pervious Area	0.01	Acres (CN 80)	
Green Roof Area	0.41	Acres (CN 90)	
Impervious Area	0.79	Acres (CN 98)	
	65.3%		
Required VC Volume	0.065	Ac-Ft	
	2,870	CF	
Allowed VC Reduction	26 x 5%	> 100%	
Green Roof Area	14,985 SF	(4\" Media Thickness=1\"/SF)	
VC Volume Prov'd	1,249 CF	(Excludes 2nd Level Terrace)	
CN 95.14			
Watershed	North Branch Chicago River		
Discharge	0.30 cfs/acre		
	0.363 cfs		
Required Det	0.443 Ac-Ft (19,300 CF)	(B75 Nomograph)	

ROW AREA 0.54 Acres (Maintenance and Demolition)

EXISTING SITE			
Pervious Area	0.01	Acres (CN 80)	
Impervious Area	0.53	Acres (CN 98)	
	98.1%		
PROPOSED SITE			
Pervious Area	0.02	Acres (CN 80)	
Impervious Area	0.51	Acres (CN 98)	
	96.6%		

SURFACE LEGEND

	PERVIOUS SURFACE CN 80
	GREEN ROOF CN 90 (Reduced CN) 4\" Media Thickness
	IMPERVIOUS SURFACE CN 98



**ERIKSSON
ENGINEERING
ASSOCIATES, LTD.**

145 COMMERCE DRIVE, SUITE A
GRAYSLAKE, ILLINOIS 60030
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FAX: (847) 223-4864
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Design By: NH	Approved By: PD	Date: 05/04/23

Sheet Title:
**STORMWATER
PLAN**

Sheet No:
CX1

SECTION 6: CONSTRUCTION LOGISTICS & SCHEDULE

CONSTRUCTION LOGISTICS PLAN & SCHEDULE

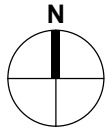


Logistics Notes:

- 1. Sidewalk closures on Lincoln and Elm along project required for entire duration
- 2. Parking Lane on Lincoln and Elm required for duration of demolition and building erection (+- 12 months)
- 3. Parking lot on Elm required for duration of demolition and building erection (+- 12 months)
- 4. Lincoln Avenue Parking Lane During Construction:
If the Village of Winnetka approves, it would be possible to create several parking spots that are parallel to Lincoln Avenue. Temporary striping would be installed. 5 Additional spaces would be provided during construction. If Village of Winnetka would consider one way traffic on Lincoln during construction, parking spaces could be angled in green area leading to approximately 12-15 spaces provided.

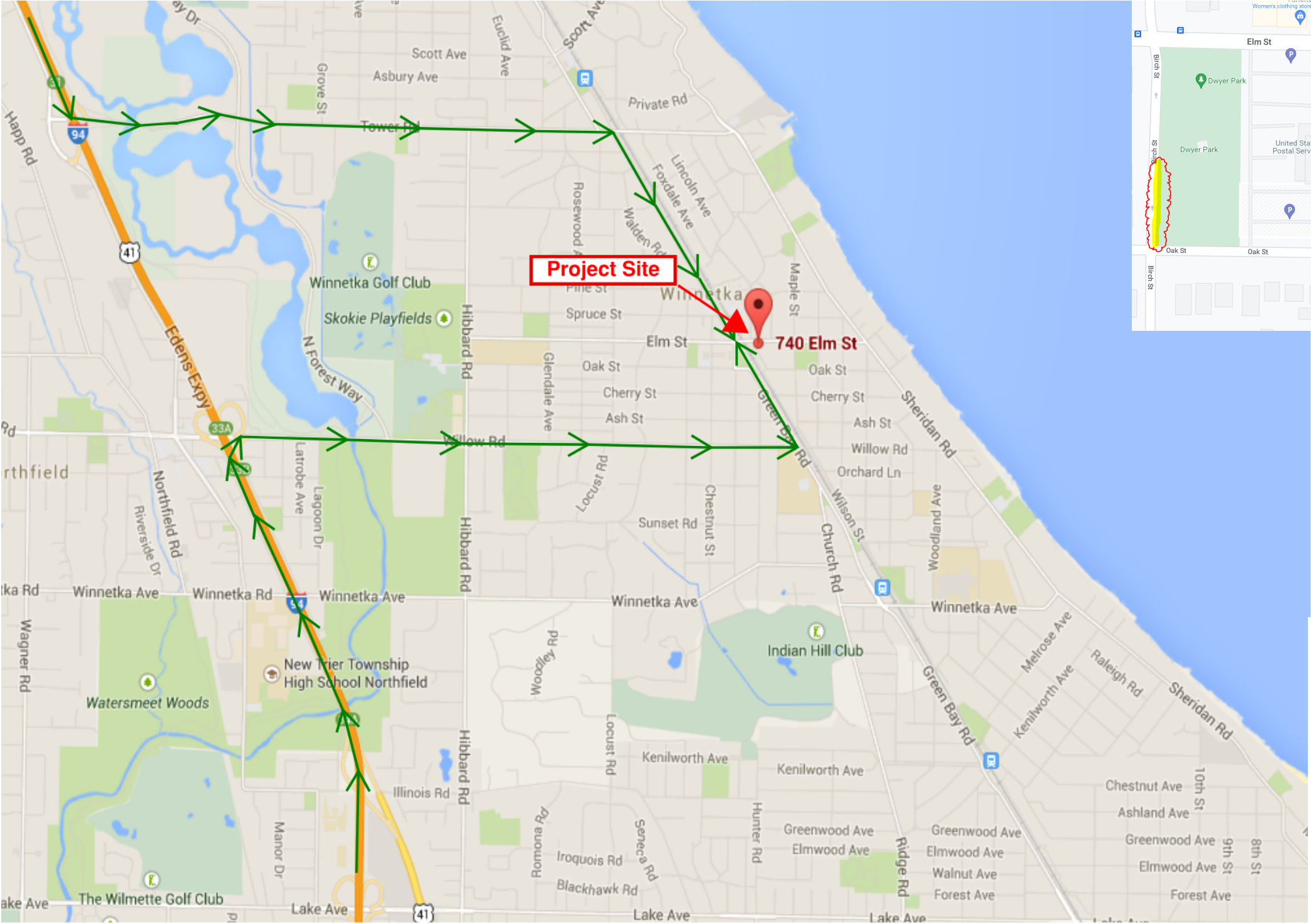


OKW ARCHITECTS
600 W. Jackson, Suite 250
Chicago, IL 60661



ONE WINNETKA - MIXED USE DEVELOPMENT
ELM ST. & LINCOLN AVE., WINNETKA, IL
July 12, 2023 Project #: 21077

CONSTRUCTION LOGISTICS - PROJECT DELIVERY TRAFFIC FLOW

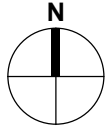


TRADE PARKING OPTION
If trade contractors cannot park on site (for instance during demolition, foundation installation, and initial structure installation), we would seek to discuss the option of directing trade contractors to the Village parking spaces along Birch Street.

One Winnetka
Overall Anticipated Schedule
February 2023



Activity	Time Frame
Existing Structures Abatement and Utility Disconnections	Q4 2023
Mobilization	Q1 2024
Demolition of Existing Structures	Mid Q1 2024
Earth Retention and Excavation	Early Q2 2024
Structure and Enclosure	Early Q3 2024
Interior Construction	Q4 2024
Substantial Completion	Q3 2025



Attachment 7

EXCERPT – Minutes adopted May 18, 2023

Winnetka Design Review Board/Sign Board of Appeals Meeting Minutes April 20, 2023

Members Present:

Kirk Albinson, Chairman
Maggie Meiners
Katie Moor
Heather Niehoff

Members Absent:

Fritz Duda
Paul Konstant
Michael Ritter

Village Staff:

David Schoon, Director of Community Development
Ann Klaassen, Assistant Director of Community
Development
Davorka Kirincic, Building and Code Enforcement
Manager

New Applications:

f. **Case No. 22-25-PD: 714-16, 718-732, 736 & 740 Elm Street and 511 & 515 Lincoln Avenue - One-Winnetka Preliminary Planned Development: Certificate of Appropriateness to allow construction of new four-story mixed-use building as part of a planned development. The Village Council has final jurisdiction on this request.**

Chairman Albinson explained how the matter would proceed. Mr. Schoon stated he would outline the planned development process, the Village Council's comments during the concept plan stage, the zoning relief being requested and summarize the changes made since the concept plan review. He stated the applicant would then provide a detailed presentation.

Mr. Schoon explained the planned development process and the steps it contained beginning with the preliminary concept plan review. He identified the Village Council's comments and concerns made relating to the preliminary concept plan. Mr. Schoon stated following the Board's review and deliberation, the application would be presented to the Planned Development Commission to review the zoning and subdivision relief with the matter then being presented to the Village Council for consideration. He stated if the Village Council approved the preliminary plan, the applicant would need to submit all documents necessary for final plan approval noting that the Board only participated in the preliminary plan review stage, provided the final plan represents the approved preliminary plan.

Mr. Schoon then described the One Winnetka site which did not include the Village owned parking lot on Elm Street. He noted the new Comprehensive Plan was adopted by the Village Council on Tuesday and identified the various land use classifications for the site, and he noted the proposed project is consistent with the Comprehensive Plan and current zoning. He referred to a summary of the project which includes residential rental units, ground floor commercial space and lower level parking. Mr. Schoon then identified the changes made to the plan as a result of the Village Council's comments. He noted the Village staff completed their first review of the plan and provided comments in terms of design, zoning and code compliance issues which the applicant is planning to address after receiving the Board's comments.

1 Mr. Schoon stated in terms of zoning relief, he identified the relief needed which included a plat of
2 consolidation, a planned development and zoning special uses. He then identified the exceptions needed
3 for the project. Mr. Schoon stated language from the code is included in the packet for a Certificate of
4 Appropriateness along with excerpts from the design guidelines. He stated following the applicant's
5 presentation and public comment, they would like to receive the Board's initial comments on the project
6 and a motion to continue the application to a date certain.

7
8 Chairman Albinson asked for the applicant's presentation. John Talty, Chairman of OKW Architects,
9 introduced himself to the Board and identified his involvement with the project from its inception. He also
10 introduced the team who would speak to the project. Mr. Talty then referred to the PowerPoint
11 presentation and stated he would first provide a project overview including the planning effort, the
12 architecture and elevations, the streetscape, and storm water issues. He described the building's
13 components which would contain residential units on three floors and ground floor commercial space and
14 identified its access. Mr. Talty stated covered ground floor parking and underground parking would be
15 provided. He discussed the driveway vehicular access which was relocated from Elm to Lincoln to address
16 concerns with regard to underground parking which would have 116 parking spaces for the residential
17 units. He then identified the site's high and low elevation points and grade changes.

18
19 Mr. Talty stated they are cognizant of how the tenants would interact with the surrounding context with
20 the plaza being an important part of it. He described the parking and mechanical elements on the lower
21 level which would include electric vehicle charging stations. Mr. Talty also identified the residential uses
22 and access with drop-off at the front door. He described the second floor residential uses and amenity
23 spaces as well as the setbacks at upper levels to help reduce massing. Mr. Talty then described the third
24 floor residential elements noting the balconies were eliminated on the building periphery on the second
25 and third floors to address the neighbors' privacy concerns. He stated the fourth floor would be pulled
26 back even further and would include terrace space and additional views. Mr. Talty then referred to the
27 green roof strategy incorporated in the project.

28
29 Mr. Talty referred to the building's materials which would consist of brick, cast stone and fiber cement,
30 or hardy-board, to create a timely and maintenance free building as well as the roof materials, fabric
31 awnings and trellises. He identified the Lincoln and Elm Street elevations and described them in
32 comparison to the former proposal, which included Tudor architecture. Mr. Talty stated while they
33 planned to respect Tudor architectural elements, it would be used in a more modern and graceful
34 application. He referred to the Elm Street elevation which would be broken up with vertical gable
35 elements and infill pieces to break up the elements and identified the materials to be used.

36
37 Mr. Talty stated on the Lincoln Avenue elevation, it would contain commercial and residential uses with
38 the primary residential access point to the south. He also identified the grade level parking access with a
39 ramp leading to below grade parking for the building residents. He identified the south elevation and
40 materials without balconies. Mr. Talty stated the east elevation would provide a view into the second
41 floor courtyard and noted the transformers would not be located where they are currently identified and
42 described the building materials, landscaping and parking. He also described the revised contemporary
43 courtyard and its materials as well as the walkway scale and residential entry. He noted some parking and
44 tenant signage has been addressed with tenant signage to come before the Board at a later date, noting
45 there would be a need for blade signage. Mr. Talty then referred to several elevations to provide a
46 streetscape view and their attempts to break up the building scale and massing along with 3D images of
47 the site. He also identified shadow studies and referred to additional renderings from various elevations
48 which would be respectful of streetscape element requirements on Lincoln and Elm. He described the

1 fourth floor element coloring and pedestrian views of the building along with parking and the ramp, the
2 courtyard elements and private terraces.

3
4 Katherine Talty, the landscape architect, informed the Board they are still working with the Village's
5 streetscape consultant to determine how to treat some of the streetscape while attempting to address
6 the standards. She referred to the Elm Street elevation which would contain standard landscape elements
7 used elsewhere in the Village and then referred to the Lincoln Avenue elevation where vehicular use was
8 reduced to expand the public sidewalk. Along Lincoln, Ms. Talty identified planters to be used and the
9 green area in front of the building as well as the residential entrance where emphasized plantings would
10 be used along with the possibility for a bench. Ms. Talty stated they plan to mirror the same elements
11 used across the street near Hometown on the widened sidewalk area which would contain standard
12 planters, light fixtures and furniture. She then described the plaza at the Elm and Lincoln corner and
13 material change to be incorporated for which they currently plan to create an overhead canopy of trees
14 and include sculptural furniture. She reiterated the landscape plans are a work in progress.

15
16 Ms. Talty then described the second floor landscape amenities which were divided into active and open
17 zones and can contain furniture, grills and planters. She described the open area to be used for communal
18 or intimate gatherings.

19
20 Mr. Talty stated with regard to lighting there would be public lighting along the streetscape, the
21 intersection, the covered pedestrian walkway and parking area, and for the retail locations on Elm and
22 Lincoln. He noted the photometrics were sensitively considered and that the parking garage needed to be
23 well lit for vehicular and pedestrian safety. Mr. Talty also identified sconces which would be mounted
24 outside the wall of the residential areas and referred to an illustration of the lighting sources for the
25 project. He then stated the project is very important to the Village and confirmed they are working hard
26 to get the project done which is needed in the community. Mr. Talty then asked if there were any
27 questions.

28
29 Chairman Albinson then asked for public comment to be limited to three minutes. Frank Petrek, 711 Oak
30 Street, stated Mr. Talty has been very responsive in working with them as the next door neighbors. He
31 then referred to an area on the illustration for the south end of the property which represented their
32 building and their view of the project and questioned the 3-foot setback and asked if there would be a
33 zero foot setback. He also referred to the second and third floor terraces on the south elevation and asked
34 for an explanation of them. Mr. Petrek then referred to another area on the illustration he described as a
35 bump out and asked if the terrace above it would be exaggerated.

36
37 Carolina Polo, 558 Arbor Vitae, described the presentation as great and agreed the Tudor façade went
38 great with the Village and the different materials break up the building's monotony. She also commented
39 favorably on the mirroring of the streetscape on Elm Street and the tree canopy. Ms. Polo then stated she
40 is concerned with the building height and commented the middle portion felt disjointed. She stated the
41 limited building heights in the Village is what made the Village and also stated she is concerned with the
42 pedestrian walkway to the west parking lot in terms of safety. Ms. Polo also stated she is concerned with
43 regard to the shadows generated by the building height as well as the difficulties of parking and the
44 possibility of noise generated by outdoor gathering spaces.

45
46 Elandro Romero, 558 Arbor Vitae, questioned the variation process in terms of the height request with
47 the request asking for 50% additional height. No additional comments were made at this time.
48

1 Chairman Albinson called the matter in for discussion. Ms. Meiners thanked the applicant for their
2 presentation and commented the proposal is great. She stated her two concerns related to the globe
3 lighting in the pedestrian walkway and the fourth floor height and suggested they work to keep the same
4 aesthetic with a lower height. Ms. Moor agreed with the comments made and referred to the Elm Street
5 façade and walkway entrance which she commented appeared unsymmetrical. She asked if they
6 considered a more symmetrical design. She also agreed with the fourth floor comments and questioned
7 the ceiling heights and pergolas on Elm Street and suggested they be lowered. Ms. Moor then stated she
8 is not in favor of the globe lighting and suggested a more traditional and contemporary fixture be used.
9 She then referred to the amount of awning colors on the Hoffman building and suggested the awning
10 color be blended more. Ms. Moor then concluded she liked the plan which would add a lot to the amount
11 of real estate in town.

12
13 Chairman Albinson asked for the applicant to respond to the issues raised. Mr. Talty stated there are other
14 four story buildings in town which are not modern in terms of function. He referred to the 5-foot grade
15 change which affected the height and noted floor to floor heights matter for the ground floor commercial
16 space and the residences. Mr. Talty stated the ground floor height is 15 feet and identified the residential
17 ceiling heights as 9 foot 6 inches with the fourth floor having a 10-foot high ceiling with the anticipation
18 of having discriminating tenants. He described the building as being very transparent with an elegant and
19 graceful residential experience which drove the height. Mr. Talty stated if the ceiling heights were
20 reduced, a 3-foot reduction of building height would be imperceptible and stated otherwise, a three-story
21 building would not work. He stated the street experience was lessened with the fourth floor being unseen
22 from the street. Mr. Talty added the building height is also a function of construction of a concrete base
23 which contained a ceiling structure containing 2 feet for mechanical ductwork, electrical, etc.

24
25 Chairman Albinson asked if the parapet height above the fourth floor can be lowered and Mr. Talty
26 responded there is a minimal parapet and noted the mechanical room is located there. He noted there
27 would be a large room on the fourth floor to house the mechanical equipment which would not generate
28 a lot of noise.

29
30 Mr. Talty then stated he understood the comments relating to the globe fixtures which would be revised
31 in the next iteration. He also stated in terms of security, there would be security and cameras installed for
32 the pedestrian walkway and parking lot. Mr. Talty stated with regard to the south wall, he referred to the
33 0-foot setback which is the parking lot wall and identified setbacks in several areas noting the building
34 would walk back as it extended upward. He then identified 116 dedicated parking spaces for the
35 residences, an additional 38 public parking spaces, Elm Street parking remaining unchanged and an
36 overall net loss of a few on-street parking spaces. Mr. Talty described the amount of parking as parking
37 neutral. He stated the parking area would be quiet and for medical or office ground floor uses, they would
38 not consume parking more than other uses would with the development being responsive to parking
39 concerns.

40
41 Ms. Moor questioned how the first floor ceiling heights compared to Hometown across the street. Mr.
42 Talty responded finished ceiling heights would be 12 feet and explained how ceiling heights could be used
43 to the tenant's advantage.

44
45 Ms. Meiners asked if there could be a building design which would make the height appear less. Mr. Talty
46 responded the fourth floor roof was intentionally made flat and the color would make it disappear. He
47 referred to the materials which he described as intentional and stated it would not loom from the

1 pedestrian perspective. He noted height was their concern initially and they tried hard to lessen it. Mr.
2 Talty noted the window height is 8½ feet.

3
4 Chairman Albinson suggested different coloring be used for the fourth floor to reduce the visual impact
5 and suggested a color study be done. He also suggested the window head height on the fourth floor be
6 altered to underscore the tall ceiling height. Mr. Talty agreed to consider optional color permutations. He
7 also stated they have to consider head height relative to the fourth floor ceiling.

8
9 Ms. Niehoff disclosed she knew John Murphy and confirmed there would be no conflict of interest. She
10 then described the presentation as thorough and stated it is important for something to happen on the
11 site. Ms. Niehoff then stated she struggled with the design and what does the site mean to the Village.
12 She described buildings which are prominent three corner entries to the Village and the consideration of
13 what can be done for this site. Ms. Niehoff then stated she is not personally in favor of Tudor but if they
14 chose to go with Tudor, she described it as a challenge. She asked for more design clarity that takes more
15 ownership over an aesthetic. Ms. Niehoff stated with regard to the height, this is a big project and she
16 understood the floor heights being a requirement in terms of marketability. She also stated with regard
17 to the fourth floor, she referred to the Elm and Lincoln facades and commented the west (Lincoln) side is
18 the most successful. Ms. Niehoff also commented on the Lincoln Avenue façade and suggested the Elm
19 Street façade needed more of that type of treatment. She agreed with Chairman Albinson's comments
20 relating to the fourth floor coloring in terms of continuity.

21
22 Mr. Talty informed the Board that in a previous iteration, the fourth floor was waterfalled to the grade to
23 better integrate with the pedestrian experience. Ms. Niehoff commented she would like to see more
24 clarity in terms of the overall design. Chairman Albinson agreed with Ms. Niehoff's comments and referred
25 to the scale and repetition but stated it gets lost on Elm Street. He then suggested more study be done in
26 that it felt disjointed.

27
28 Ms. Meiners commented she is fine with the height on Lincoln Avenue's west side. Mr. Talty explained
29 the appearance of the height elevation and its view. Ms. Niehoff suggested the use of a more vertical and
30 larger fenestration on the Elm Street side. She also referred to fenestration issues relating to the windows
31 and suggested it be broken up compared to the Lincoln Avenue commercial side. The Board members
32 discussed the awning color. Mr. Talty suggested awnings not be used on every bay when they do not serve
33 a purpose. Ms. Niehoff agreed with the concerns relating to the walkway safety issues and suggested it
34 be softened with acoustics. Mr. Talty informed the Board they have engaged in discussions with regard to
35 using public art in certain areas.

36
37 Chairman Albinson then read new Board Member Fritz Duda's comments relating to the new application
38 into the record as follows: "One Winnetka PD: In general, I support staff's review comments on design of
39 building, signage, hardscape and landscape. Specifically: (a) I commend the applicant on the proposed
40 plaza at the corner of Elm and Lincoln and believe this proposed space will not only be useful, but a fitting
41 asset to the community; (b) Applicant's response to Village Council's initial comments appear both well
42 thought out and well executed; (c) It appears "Uses" fall within the Design Guidelines and thus subject to
43 DRB review. If so, I would consider medical and financial uses to fall within customary retail/commercial
44 uses today and are typical in Winnetka's downtown area. I would also note that due to (what I believe
45 are) permanent changes to the distribution channel, a higher level of flexibility should be afforded to
46 property owners; (d) staff's comment regarding the trellis elements along the east elevation should be
47 considered, as trellises on the northern portion of such elevation (near Elm Street sidewalk) would be
48 more important than trellises on the southern portion of such wall. After reviewing site conditions, I do

1 not believe the trellises along the western portion of the southern wall are necessary, as the neighboring
2 property has a parallel access drive adjacent, with a landscaped island planned in-between.”
3

4 Chairman Albinson stated he agreed with the comments made and described the presentation and project
5 as well done. He then stated the project is not at a point where the Board can sign off on landscaping,
6 lighting ,signage, and awnings. Chairman Albinson stated with regard to materials and fixtures and tree
7 types, he stated as part of the Board’s recommendation to the Village Council for those items could be
8 specifically be omitted from the recommendation and the applicant come back before the Board to review
9 those items.
10

11 Chairman Albinson then stated he agreed with the Board Members’ comments in terms of the fourth floor
12 requiring further study with regard to coloring, the design being integral with the rest of the building,
13 rhythm and scale and if there is a way to make the solids appear less solid and less top heavy and maximize
14 glass use. He also stated he agreed with Ms. Niehoff’s comments relating to the design and Tudor use and
15 the suggestion that it be more authentic to modern sensibility. Chairman Albinson also encouraged the
16 applicant to reinterpret that style in a modern way if they decide to use it. He also referred to the tight
17 gables on the third floor dormers and suggested they be more consistently spaced and show more of the
18 sloped roofline. He suggested the use of a half-height railing over the residential entrance to make it feel
19 lighter. Chairman Albinson then referred to the walkway to the commercial parking area and agreed with
20 the comments made and suggested it be bricked and add a cast stone base with indirect light. He also
21 stated for the parking lot floor plan, he suggested the elimination of the block walls on the south and east
22 sides to allow for natural light and ventilation. Mr. Talty responded they cannot penetrate those walls
23 since it is 0-foot lot line.
24

25 Chairman Albinson also suggested the use of light wells in connection with landscaping for the pedestrian
26 walkway intersecting with the parking lot to make it feel more inviting. Mr. Talty informed the Board the
27 use of stone was intentionally used on one corner to make it more solid. He agreed the use of some of
28 the materials the Board mentioned can be investigated to make them more authentic. Chairman Albinson
29 described the site as the largest site to ever be developed in the community and challenged the applicant
30 to make it an award winning project. He also referred to the modern box residential entrance and
31 suggested in connection with the side elevation being a blank wall, to rethink it three-dimensionally.
32

33 Chairman Albinson then stated he appreciated the applicant’s initial pass and recommended the matter
34 be continued until the next meeting. Mr. Talty provided the material board to the Board for their review.
35 Ms. Niehoff suggested the proposed brick’s photo adjacent to the existing brick on the two buildings to
36 the north be provided to ensure a more accurate color comparison. The Board members commented on
37 several of the items on the material board. Ms. Meiners suggested the view of the proposed building from
38 the Elm Street bridge be considered. Mr. Talty suggested the use of more glass would provide
39 transparency. Chairman Albinson suggested a rendering from the Elm Street bridge’s high point be done,
40 and Mr. Talty agreed. Ms. Niehoff referred to the turret on the bank building at Green Bay and Elm and
41 noted that the proposed building could be a signature element such as that one. Mr. Talty stated balance
42 would be provided and they planned to take advantage of the corner.
43

44 Chairman Albinson asked for a motion to continue the matter to the May 18, 2023, meeting. Ms. Niehoff
45 moved to continue the matter to the May 18, 2023, meeting. Ms. Meiners seconded the motion. A vote
46 was taken and the motion unanimously passed, 4 to 0:

47 AYES: Albinson, Meiners, Moor, Niehoff

48 NAYS: None

**Winnetka Design Review Board/Sign Board of Appeals Meeting Minutes
June 15, 2023**

Members Present:

Katie Moor, Acting Chairperson
Fritz Duda
Maggie Meiners
Heather Niehoff
Michael Ritter

Members Absent:

Paul Konstant

Others Village Officials Present:

Kirk Albinson

Village Staff:

David Schoon, Director of Community Development
Davorka Kirincic, Building and Code Enforcement
Manager

Continued Applications:

a. **Case No. 22-25-PD: 714-16, 718-732, 736 & 740 Elm Street and 511 & 515 Lincoln Avenue - One-Winnetka Preliminary Planned Development (Continued from April 20, 2023, meeting): Certificate of Appropriateness to allow construction of a new four-story mixed-use building as part of planned development. The Village Council has final jurisdiction on this request.**

Chairperson Moor provided background for the request and Kirk Albinson's role in the application's presentation. She then asked for a motion to appoint Mr. Albinson as presiding officer for this application's presentation. A motion to nominate Mr. Albinson as Chairperson for the request was made by Ms. Meiners and the motion was seconded. A vote was taken, and the motion unanimously passed, 5 to 0:

AYES: Duda, Meiners, Moor, Niehoff, Ritter

NAYS: None

Mr. Schoon provided a staff introduction including the background of the request and details relating to the application and questions raised by the Board at its previous meeting. He also stated the applicant was asked to clarify some elements which are included on Table 1 of the Staff Report. Mr. Schoon identified two design elements that the Village staff would like to briefly review for the Board, the electronic transformer location and proposed streetscape elements. He identified the concerns raised relating to the transformer location and referred to the lighted bollard theme at the intersections and for the applicant to consider extending the pedestrian light element to the edge of the property on the east and south with the elements being consistent with the Village's streetscape design. Mr. Schoon then stated in connection with the proposed design elements to be used in the private plaza area, they are asked for more specific information relating to the paving material and proposed seating as well as additional information on the area's landscaping elements.

Mr. Schoon then referred to the factors the Board is to consider when reviewing a Certificate of Appropriateness as well as guidelines in making their recommendation to the Village Council. He stated following the applicant's presentation, public comment and the applicant's response to public comment, the Board will determine if they are ready to make a recommendation on the project or if they need additional information. Mr. Schoon then asked if there were any questions. No questions were raised at this time.

Chairman Albinson asked for the applicant's presentation. John Talty of OKW Architects introduced himself and Katherine Talty, the landscape architect, John Murphy and Deidre Klein of Murphy Development to the Board. He referred to the Board's positive comments received at the April 2023 meeting and the issues they were instructed to address. Mr. Talty also referred to the comments made regarding the Lincoln and Elm Street elevations and noted they were sensitive to the issue of scale. He then outlined how the presentation would take place.

Mr. Talty began by stating the building grew 4 inches in height which would result in better architecture and an increase in the fourth-floor transparency by 8% with the remainder of the factual elements remaining the same. He referred to comments made relating to the pedestrian walkway which they wanted to be safe, well-lit, and welcoming. Mr. Talty stated after much consideration, they decided to remove the walkway and replace it with a north-south corridor to remain inside the building with access off Elm. He referred to interior underground parking, ground floor commercial space and residential units on the second, third and fourth floors.

Mr. Talty stated regarding the building's architecture and aesthetic, he referred to the previous discussion relating to Tudor architecture. He identified some of the gables which contributed to Tudor architecture and described the exterior change to brown stone and white brick which he described as an elegant and beautiful solution. Mr. Talty also stated the top floor and roof of the building were darkened to address transparency and relate to the material's color palette. He described the Elm Street solution as powerful and explained how they introduced a triple gable element mid-block to break it up and created a double gabled expression at the east end like that at the Lincoln Avenue corner. Mr. Talty stated regarding the view from east to the southwest, he identified the transformer location and noted the pergola previously used as part of the solution was removed. He added the wall along the public parking lot on the east side is articulated and there would be an inset for the backup generator. Mr. Talty then identified the second-floor terraces and bay on the third floor which wrapped the corner.

Mr. Talty referred to the second-floor courtyard and common area activity for the building with gathering and dining options. He stated that in lieu of using lighter color material, the bays were addressed similarly to the perimeter architecture. Mr. Talty identified areas where the architecture is now wrapped inside the building which would be articulated with a different material color to help activate that space. He then identified the Lincoln elevation and entrance and described the architecture used on it with landscaping addressing the building's luxury. Mr. Talty identified the ramp leading to the underground parking area and the residential entry point.

Mr. Talty then stated they were asked to consider the scale from the Elm Street bridge and referred to a rendering and stated the building would not overwhelm the community and would fit comfortably in the community. He also identified streetscape elevations compared to the neighbors. Mr. Talty stated the Lincoln elevation would be viewed as a true elevation of a building with Elm Street never being able to be viewed in that context. He also identified renderings of the color changes and the stone based used on the ground floor on Lincoln and Elm all the way across with the stone rising to meet the third floor on Lincoln. Mr. Talty also identified the true white brick used on the second floor and gables along with the use of white brick and stucco material. Mr. Ritter questioned the gable's timber material. Mr. Talty responded it would be a cementitious, hardy material which will be used as a divider. He noted the south and east elevations would speak to the same material use. Mr. Talty then described the four sides of the building as four-sided architecture with the building having no back side.

1 Mr. Talty identified the elevations of the amenity terrace and described the materials used. He also
2 stated proposed material boards would be provided to the Board for their review. Mr. Talty then stated
3 the building and tenant signage would be presented later with the building's actual address to be later
4 confirmed. He also referred to the transformer location which was relocated and enclosed to address
5 the Board's concerns. Mr. Talty then identified the gate, fencing and railings in the rendering as well as
6 the planter at the residential entrance.

7
8 Katherine Talty stated she would identify the landscape changes made based on the architecture
9 evolution. She referred to the corner feature on the building as the bunch of trees which she described
10 as an overhead living pergola, and which was adjusted to respond to the entry door at that corner. Ms.
11 Talty stated they determined a table and chair setup would be more appropriate for that corner. She
12 stated the comments received from Teska relating to streetscape have been addressed. Ms. Talty stated
13 the plaza surface material would marry the streetscape pallet architecture which she described as deep
14 red brick and would be a banded, stained concrete plaza. She also described the tree's flush grating
15 system and identified a streetscape holistic streetscape view. Ms. Talty confirmed the private amenity
16 terrace on the second floor would not change.

17
18 Mr. Talty stated regarding lighting, he referred to an illustration of the variety of types which are
19 standard for the Village. He identified the areas where ornamental, parking and apartment lighting
20 would be used. Mr. Talty then identified a comparison of the previous and revised proposal and referred
21 to shed dormers and gables which served to break up the Elm Street corridor elevation and on the
22 Lincoln elevation. He also identified previous and revised elevation comparisons comparing the changes
23 made and stated any other information the Board would like to see is available. Mr. Talty then asked if
24 there were any questions.

25
26 Chairman Albinson first asked for public comment and asked for comments to be limited to three
27 minutes or less. Mr. Schoon noted for the record written comments were received.

28
29 Frank Petrek, 711 Oak, referred to a photo he submitted of windows on the north façade from his
30 building. He stated his concern related to the fact that there were not supposed to be balconies on the
31 south façade. Mr. Petrek referred to his view of the fourth floor, the number of windows and their view
32 and the ability of fourth floor residents of the proposed building to see into their building. He stated his
33 concerns relate to privacy and noise and added his concern also relating to the transformer location
34 with the applicant having done a nice job addressing it.

35
36 John Phelan, President of the Condominium Association, stated his concerns related to the backup
37 generator's location, its size, and the ability to minimize the amount of noise generated from it. He
38 asked for clarification regarding its proposed location.

39
40 No additional public comments were made at this time. Chairman Albinson then called the matter in for
41 discussion.

42
43 Mr. Duda thanked the Village staff and the applicant for the presentation. He noted he submitted
44 comments at the previous meeting and the applicant addressed all the concerns raised by the
45 Commission. He stated the request met the design guidelines and standards with the revised proposal
46 resulting in a better expression of the Board's comments. Mr. Duda stated he is in support of the project
47 and added of the previously approved requests for this site over the last several years, the proposal is
48 the best submittal so far. He added he would like to see the project advance from the Board and noted

1 four of the Village Trustees recommended at the January 2023 meeting to get the project moving
2 forward.

3
4 Ms. Meiners agreed with Mr. Duda's comments and thanked the applicant for considering the Board's
5 concerns. She stated her only comment related to the fourth floor and asked for the corners of the top
6 floor to be cut in order to not lose ceiling height but visually lower the building height. Ms. Meiners also
7 stated she appreciated the site line provided from the bridge and the proposal looked as though it
8 belonged and is a contemporary proposal.

9
10 Chairman Albinson agreed with Ms. Meiners' suggestion and stated the factor creating the concern is
11 the cornice piece creating a heavy shadow line making the building feel top heavy. He stated removing
12 the cornice at a minimum would help. Mr. Talty asked for clarification on Ms. Meiners' suggestion,
13 which she provided to the applicant. Mr. Ritter commented that if it is taken off entirely, it would
14 appear unfinished. Mr. Talty agreed with the Board's suggestion and that it is a simple solution which
15 can be achieved.

16
17 Ms. Niehoff stated she also appreciated the applicant addressing the Board's concerns and noted for the
18 record she did not feel there was a direction to pursue Tudor in any way. She commented that the
19 building needed to be a center piece project for Winnetka and the site, and she did not see it that way
20 yet. Ms. Niehoff then referred to page 34 with the image looking over the bridge. She stated regarding
21 the view and bookend of mimicry from the corner of Hometown Juice, she commented it did not feel it
22 is right to be book ended. Ms. Niehoff reiterated the Board agreed at the April 2023 meeting that the
23 applicant is going in the right direction and that she did not feel it is at the quality level or material use
24 standpoint although she liked the use of white brick. She also commented that the building at the corner
25 of Elm and Lincoln did not come down to the ground enough with the continuous stone base band felt
26 like generic suburban retail versus upscale residential in a mixed-use environment. Ms. Niehoff
27 suggested they break the material at the ground floor and referred to page 22.

28
29 Ms. Niehoff also stated there seemed to be too many different articulations from a coloration and
30 materials standpoint of the outside versus the inside. She referred to page 34 and commented on the
31 scale sold the height and the way the top floor was setback which is positive from a massing standpoint.
32 Ms. Niehoff then asked for a view from Elm looking to the west. She stated she is also concerned
33 regarding the transformer location in terms of precedent. Mr. Schoon informed the Board he could not
34 think of another property where there was a similar condition in terms of the transformer location,
35 which he noted are no longer allowed to be located underground. Mr. Talty responded it could not be
36 located on the east elevation due to the zero-lot line condition in that area or the south elevation. Mr.
37 Schoon confirmed access from either of those elevations would not be allowed to service the
38 transformer in that area, and there are limited onsite options to locate it.

39
40 Ms. Niehoff then referred to the triple gables on Elm and stated she preferred the double gables on
41 Lincoln and questioned their use from the design of units' perspective. Mr. Talty responded that the
42 units were designed inside out and outside in. Ms. Niehoff commented she preferred more simplicity of
43 elements on the façade and referred to the different expressions.

44
45 Chairman Albinson agreed with Ms. Niehoff's comments relating to the three gables on Elm and two
46 gables on Lincoln. He commented that the previous Elm elevation felt too long and horizontal, and the
47 revised delivery is not correct. Mr. Talty commented that it is subjective, and they were advised to
48 enhance the wall's verticality which was done with these elements. He described their attempts to

1 break up the façade and noted they have months of work ahead of them with the proposal not a
2 construction document. He stated they want the project to meet their objectives and the general
3 objectives of the Village and the Board.

4
5 Chairman Albinson commented individually, the elements are nice and referred to the wider expanse of
6 more horizontal with shed dormers in between which he felt were too spaced out and lacked rhythm.
7 He then identified his areas of concern in the illustration and suggested a simplification option.
8 Chairman Albinson then referred to the width of the shed dormer element and commented that it
9 should be simplified. He suggested the gable dormer elements be eliminated with only the shed dormer
10 included.

11
12 Mr. Talty referred to the comments made several years ago that any project for the site should contain
13 Tudor architecture, which was repeatedly suggested. He stated for the project to advance, their hands
14 were tied, and they had to include Tudor in the proposal. Mr. Talty then stated he appreciated the
15 Board's comments relating to the inclusion of Tudor. Ms. Niehoff stated the project is very important to
16 the Village and the Board would encourage the project's advancement. Mr. Ritter agreed with Mr.
17 Talty's comments relating to the inclusion of Tudor elements and added the project looked great. He
18 stated he felt no changes were necessary but would agree with the removal of the small dormers
19 suggested by Chairman Albinson and Ms. Niehoff. Mr. Duda referred to the approval on the prior project
20 proposal for the site years ago and referred to unintended consequences and to being sensitive to the
21 applicant's work. Mr. Talty provided the Board with the reasoning for the inclusion of the dormer
22 elements.

23
24 Ms. Meiners asked if there would be an opportunity to reapprove the materials. Chairman Albinson
25 responded there would not. Ms. Niehoff provided clarity relating to her comment about the building
26 coming down in certain areas and referred to the line of material change in the illustration at Elm and
27 Lincoln. Chairman Albinson referred to Image 31 as an example of Ms. Niehoff's suggestion. Mr. Talty
28 identified the differentiation between each bay as well as additional information on the piers and their
29 materials. The Board Members and Mr. Talty discussed several options regarding relocating the gables
30 and brick to break up the Lincoln and Elm elevations as well as how those alternatives would relate to
31 the sign band.

32
33 Mr. Talty stated regarding the generator's location, he identified a carve-out and the generator access
34 point. He stated it would only be visible to those parking in the public lot and not to the 711 Oak
35 residents with it generating minimal noise. Mr. Talty then addressed Mr. Petrek's concerns regarding the
36 private tenant terrace location. He identified the terraces' locations on the various elevations noting
37 there would be no terrace on the fourth floor. Mr. Talty stated the only terraces on the south side of the
38 building are for two units on the second floor. He stated they were mindful of how the spaces live and to
39 be considerate of the neighbors.

40
41 Ms. Moor then stated she appreciated the nod to Tudor with the new pallet being more elevated and
42 having a more luxurious feel. She stated she understood more after taking Mr. Talty's comments into
43 consideration and applauded the applicant's presentation. Ms. Moor also commented she liked the new
44 landscape plan better and identified her concerns relating to the corner on the illustration on page 36
45 which she commented felt corporate as opposed to warm and welcoming. Ms. Talty informed the
46 Board it is stained concrete, and the rendering provided the idea of the color change of two gradients of
47 gray and identified the most accurate photograph in the rendering. She also identified the entry doors

1 which would be accentuated with a low-level planter to define the space. Ms. Moor then stated the
2 project is moving in the right direction.

3
4 Ms. Niehoff asked for additional clarification regarding the courtyard material change which Mr. Talty
5 provided to the Board, noting the intent was to make the courtyard as open and transparent as possible.
6 He also described the proposed materials noting there is a structural implication to the space since
7 public parking is located below. Mr. Talty then provided color samples to the Board for their review. Ms.
8 Niehoff commented she is troubled with how different it appeared from the rest of the building.
9 Chairman Albinson stated he understood from a continuity standpoint and indicated there could be a
10 lighter shade of cementitious material while understanding the applicant's budget concerns. Mr. Talty
11 explained the reasoning for the color change noting it is a private space.

12
13 Ms. Niehoff asked who the building would be marketed to. Mr. Murphy responded mostly transitional
14 residents or those selling their homes. He estimated the monthly rent to be \$1,700 and up to \$14,000-
15 \$15,000 per month for the larger units. Mr. Talty provided information regarding the square footage for
16 the various units.

17
18 Chairman Albinson commented the proposal is beautiful and the comments the Board made were
19 splitting hairs. He referred to the rendering on the Elm elevation and the slope change and questioned
20 how it worked with the street and sidewalk. Mr. Talty explained how the grade change would be
21 addressed. Chairman Albinson asked if the lattice and vines in the previous proposal for the parking lot
22 could be reintroduced. Mr. Talty responded it is a zero-lot line and they are challenged with the lack of
23 space for planting. Chairman Albinson suggested an easement be worked out with the Village. Mr.
24 Murphy suggested a decorative screen be used in those locations.

25
26 Chairman Albinson stated at the previous meeting, he referred to his comments relating to color
27 focused on the fourth floor and did not expect an entirely different color pallet. He stated he preferred
28 the original color although he is not opposed to the alternate scheme. Mr. Talty described the color
29 pallet as a far more elegant solution for the building when compared to farmhouse coloring. Mr.
30 Murphy stated the current proposal's stone enhancements are far beyond those of the previous
31 proposal as well as the addition of copper along with the gutters. Ms. Meiners stated the current color
32 scheme provided enough variation as well as the materials.

33
34 Chairman Albinson asked the applicant if they considered removing the half timbering. Mr. Talty
35 responded they did, and it would have been too pronounced. Chairman Albinson then commented on
36 the transformer's relocation as being a good solution. He also stated he appreciated the comments
37 made regarding the use of stone and then questioned the timeline. Chairman Albinson asked the Board
38 if they would like to make a recommendation to the Village Council with conditions or to ask the
39 applicant to come back before the Board. Mr. Schoon noted the Board must be clear as to what the
40 conditions are. Mr. Duda suggested the Board approve the submittal with suggestions as opposed to
41 conditions. Mr. Schoon stated that the Village Council is looking for as much clarity as possible from the
42 Board with their recommendation if it should include conditions. Mr. Talty stated the triple gables and
43 double gables can be modified on the Elm and Lincoln elevations and they can go back to the shed
44 dormer expression, the cornice on the fourth floor can be modified with an edge detail to soften the top
45 floor expression, and the horizontal band sitting on top of the retail commercial base can be broken up
46 by pulling the masonry to the ground while considering it be done in an architecturally sensible fashion.
47 Chairman Albinson also included the addition of a screening element on the ground floor wall along the
48 Village parking lot. Ms. Meiners stated she would be in favor of approving the request with the

1 condition of the items mentioned being evaluated noting the applicant has listened to the Board's
2 previous comments.

3
4 Chairman Albinson then asked for a motion to recommend approval of a Certificate of Appropriateness
5 for the design of the building, streetscape and landscaping proposed for the mixed-use building on the
6 subject property subject to the conditions as outlined by Mr. Talty.

7
8 A motion to recommend approval of a Certificate of Appropriateness for the One Winnetka project with
9 the following conditions was made by Mr. Duda and seconded by Mr. Ritter.

- 10
11 1. Replace the triple gable design element on Elm Street and the double gable design element on
12 Lincoln Avenue with shed dormers.
13 2. Study and modify the cornice on the fourth floor to recede rather than come forward.
14 3. Break up the horizontality of the band that sits atop the commercial storefronts by varying the
15 height of that stone cap.
16 4. Add ornamental lattice to the painted CMU block wall elements on the east and south ground
17 floor elevations to soften the wall behind it.

18
19 A vote was taken, and the motion unanimously passed, 5 to 0:

20 AYES: Duda, Meiners, Moor, Niehoff, Ritter

21 NAYS: None
22

**WINNETKA PLANNED DEVELOPMENT COMMISSION
MEETING MINUTES
JULY 19, 2023**

Members Present:

Matt Bradley, Chairman
Mamie Case
Layla Danley
Chris Foley
John Golan
Liz Kunkle
Mike Nielsen
Todd Vender

Members Absent:

Lynn Hanley

Village Staff:

David Schoon, Director of Community Development
Ann Klaassen, Assistant Director of Community
Development

New Applications:

a. **Case No. 22-25-PD: 714-16, 718-732, 736 & 740 Elm Street and 511 & 515 Lincoln Avenue - One Winnetka Preliminary Planned Development:** An application seeking the following approval of subdivision and zoning relief to allow the construction of a new four-story mixed-use building: (1) a plat of consolidation to create one lot of record, which consolidation requires an exception to allow a side lot line to abut a rear lot line; and (2) preliminary planned development plan approval with the following zoning exceptions and special use approvals: (a) an exception from the maximum permitted building height; (b) an exception from the maximum front yard setback requirement; (c) an exception from the maximum corner yard setback requirement; (d) an exception from the minimum rear yard setback requirement; (e) an exception from the rear yard landscaped area requirement; (f) an exception from the minimum fourth story setback requirement; (g) a special use to allow parking on the ground floor level; (h) a special use to allow medical office uses within the C-2 Commercial Overlay District; and (i) a special use to allow financial service office uses within the C-2 Commercial Overlay District. The Village Council has final jurisdiction on this request.

Mr. Schoon stated he would provide a general review of the site and the request as well as a review of the planned development process, the Village Council's concept plan review, the Design Review Board's review of the application, and then followed by the zoning and subdivision relief being requested. He identified the site, noting the current proposal only related to privately owned land, and its current zoning designations as well as the Comprehensive Plan goals and vision statements the Commission is to consider applicable to the request. Mr. Schoon outlined the Village Council's concept plan review which identified their initial thoughts on the proposal that are not binding and which he identified for the Commission. He explained the Village Council's comments relating to the zoning request for medical and financial service uses. Mr. Schoon then identified the process' next steps following the Commission's review, which includes Village Council consideration and approval.

Mr. Schoon provided the Commission with an update of the DRB's comments including comments relating to the fourth floor level and Tudor elements as well as for the pedestrian passageway to Elm Street to be redesigned. He stated these comments were addressed by the applicant with the Design Review Board (DRB) recommending unanimous approval with several conditions which he identified for the

1 Commission. Mr. Schoon also identified details in connection with the zoning relief and several exceptions
2 being requested as part of the application. He then stated given a portion of the site is in the Overlay
3 District, special use approval would be needed for certain land uses, including medical and financial
4 service uses. He noted the applicant is requesting that these two particular special uses go to Planned
5 Development Commission and Village Council in terms of the operational aspects of these special uses
6 which is not the Village's typical approach that required consideration of particular tenants. Mr. Schoon
7 stated the applicant would provide further detail regarding this request.

8
9 Mr. Schoon stated in terms of the planned development, he explained the process in terms of exceptions
10 requiring zoning relief and that the applicant would elaborate on the specifics of the request. He then
11 identified the various standards the Commission is to consider with this application. Mr. Schoon
12 summarized three potential actions the Commission can take following the applicant's presentation and
13 public comment. He then asked if there were any questions.

14
15 Chairman Bradley also asked if there were any questions. He referred to the compensating benefit with
16 regard to zoning relief and exceptions. Mr. Schoon responded the compensating benefit should provide
17 some relief to the community in response to the requested exceptions being requested. No additional
18 questions were raised at this time. He then asked for the applicant's presentation.

19
20 Chairman Bradley swore in those speaking to this matter. John Murphy of Murphy Development Group
21 stated he would provide the Commission with an introduction of their firm and that Jon Talty with OKW
22 Architects would provide details in connection with the proposal. He reviewed several projects they have
23 worked on as well as renovation work.

24
25 Mr. Talty began by referring to views of the proposal in illustrations from Elm and Lincoln along with how
26 it would respond to the community and the street. He identified the main entrance in an elevation which
27 was revised following comments they received. Mr. Talty referred to the building's views looking from
28 across the street from the Hadley School for the Blind and identified how the view addressed the
29 transformer visibility concerns previously raised. He also referred to the blind arches sitting along the
30 parking area which were infilled with a trellis. Mr. Talty stated windows could not be installed on that
31 ground floor elevation due to the zero-lot line condition. Mr. Talty also identified views of Lincoln and the
32 residential entrance which he described as an elegant and quiet space as well as the ramp down to private
33 parking for the residences and an opening on the ground floor which is a driveway to parking for the
34 ground floor commercial spaces.

35
36 Mr. Talty stated in terms of building height, he identified the highest point at the site's southwest corner
37 with the lowest point at the northeast corner. He stated they were careful in considering floor heights for
38 the commercial spaces and identified how it varied due to the grade level change. Mr. Talty identified how
39 they addressed the concerns raised regarding the covered pedestrian walkway from the parking area,
40 which walkway was ultimately eliminated. He identified the underground parking spaces for residential
41 use as well as storage space. He then referred to the second floor residences, courtyard and private
42 amenity terrace and its features. He described the third floor as more traditional and the square foot
43 range of the luxury units rental between 1,000 square feet and 2,000 square feet. He noted the fourth
44 floor would be set back from each elevation and identified the provision of terraces where appropriate.
45 Mr. Talty noted specific outdoor spaces for the fourth floor were intentionally not provided as a gesture
46 to the 711 Oak neighbors immediately to the south.

47
48 Mr. Murphy stated with regard to community benefits, he referred to the widened sidewalks and

1 crosswalks along Lincoln and Elm as well as streetscape and landscape improvements, additional street
2 lighting and bike racks. He then referred to the elements which would enhance the environment and
3 increase sustainability as the inclusion of a green roof, lower level storm water detention, infrastructure
4 and electronic vehicle charging. Mr. Murphy then stated the new residential units would bring
5 approximately 100 residents to the downtown area which would patronize businesses and activate the
6 area and the Village's economy. Mr. Murphy also described how the new electric transformer would
7 benefit the community. He stated the enhanced architectural integrity at the corner of Lincoln and Elm
8 would serve to anchor the intersection and complement surrounding structures as well as influence
9 design for future development. He concluded by stating the redevelopment would be an improvement of
10 the long vacant site.

11
12 Mr. Talty informed the Commission of their consideration of keeping Phototronics and their ability to
13 obtain Conney's Pharmacy which positively affected the development. He stated although the ground
14 floor tenant has not yet been determined, the plaza amenity is important, also noting the project would
15 reduce the vehicular travel lanes and widen the sidewalk on Lincoln Avenue. He also explained how the
16 Lincoln Avenue improvements would enhance the community.

17
18 Mr. Talty then referred to the requested exceptions noting height is being driven by the market demand
19 for 15-foot ceiling heights for the commercial space and described the second, third and fourth residential
20 ceiling heights. He described how the building was designed from the inside out in terms of glass and
21 transparency. He reiterated the building height of 53-57 feet is being driven by its programming noting
22 they had the same conversation with the DRB and the Village Council. Mr. Talty stated the setbacks are a
23 function of the zero-lot line and the building's undulating façade with the result being a better overall
24 building.

25
26 Mr. Murphy stated the ground floor would be a special use of medical, financial and diagnostic services.
27 Mr. Talty then described the types of medical uses they propose for the space which would accommodate
28 the Village's demand. Mr. Talty then referred to the various elevations and stated the mixed-use building
29 would serve a multitude of masters including pedestrian and vehicular activity which required them to
30 ask for setback exceptions. He also referred to the elevations to further explain the need for the building's
31 height and grade variations. He then referred to pockets cut into the building along the east wall to
32 accommodate the emergency generators. He stated the fourth floor being pulled back served to pull the
33 building back and lessen the height impact from the street while identifying its proximity to 711 Oak and
34 Elm. Mr. Murphy also described how the building is pulled back on the Lincoln Avenue frontage, the
35 courtyard shape and expression and lower level residential parking. He explained the shadow study and
36 how it would impact surrounding properties.

37
38 Mr. Talty then stated in terms of how the building height would be impactful from the bridge over the
39 tracks on Elm, he identified an illustration from the midpoint view of the bridge looking east which he
40 commented he felt would fit in as time goes on. He concluded by stating a lot of information was
41 presented to the Commission and asked if there were any questions.

42
43 Ms. Danley referred to the Conney's Pharmacy authorization submitted as part of the application packet
44 and asked for a status update. Mr. Murphy responded it is under contract with a hard deposit and the
45 property would ultimately be acquired. Ms. Danley referred to mechanical equipment in the rendering
46 and its screening and asked if it would be visible from the street. Mr. Murphy stated it may be visible from
47 certain angles and they are making every attempt to minimize it. Ms. Danley then referred to the
48 commercial space on page 5 and asked if they did not plan to subdivide the space. Mr. Murphy responded

1 it may be broken down to five to seven tenancies.

2
3 Ms. Case asked if the commercial space would have conditions such as a potential restaurant use. Mr.
4 Murphy indicated they would be open to lower-intensity use restaurants, and they are cognizant of the
5 effects of full-service restaurants on the residential tenants. He added the additional uses they identified
6 as potential tenants would be similar to those in a high-class mall which tenants would be an amenity to
7 the Village.

8
9 Mr. Golan questioned the building's color. Mr. Murphy responded it would be white brick with contrasting
10 hardy board stone. Mr. Golan referred to nighttime lighting and whether it would be similar in intensity
11 to the surrounding blocks. Mr. Murphy responded it would be in context with the community and would
12 have a soft glow. Mr. Golan then questioned whether rules would be instituted for balconies near 711
13 Oak. Mr. Murphy stated there would be restrictions such as no barbeque grills, etc.

14
15 Mr. Vender stated with regard to alternative medical uses, he asked if they considered allocating a certain
16 amount of space to those uses due to its resistance from the community. Mr. Murphy responded their
17 plan is to have it integrated with several tenants. He also stated integrating the space with several tenants
18 would mitigate risk, downtown vacancy, etc. Mr. Murphy added they would prefer a high end bistro for
19 the space at the end.

20
21 Chairman Bradley stated the applicant is seeking a special use in advance which is not how it is typically
22 done and would allow the applicant to accelerate the process of acquiring a tenant and would create a
23 precedent. He commented he did not prefer for it to be done this way and any specific tenant which is a
24 special use would have to ask for approval. Chairman Bradley then referred to how the conditions applied
25 to the application would be applied to push those types of uses to the periphery. Mr. Murphy described
26 it as programmatic sensitivities and those types of high end tenants would want to know who would be
27 adjacent, etc. He also stated it would allow them to do the best they can for the community. Chairman
28 Bradley then asked if street grade parking on the ground floor would be designated for the commercial
29 tenant.

30
31 Chairman Bradley swore in Javier Milan with KLOA. Javier Milan stated a parking survey was conducted to
32 determine the current demand along with several other factors. He stated shopping centers represent a
33 combination of many different uses and described the typical demand. Mr. Milan informed the
34 Commission when combining peak season parking demand with the vacancies, there would be ample
35 parking in terms of what the space could generate. He then stated if the business is geared more toward
36 employees than customers, he referred to the use of parking lot permits. Chairman Bradley stated
37 blanketed special use approval should not be granted for an undetermined tenant with an unknown
38 parking demand and suggested conditions that could be imposed on an approval.

39
40 Ms. Danley asked the applicant if they have spoken to particular tenants and Mr. Murphy confirmed they
41 have. Ms. Danley then asked what type of restaurants they would consider appropriate for the space and
42 referred to the impact of deliveries. Mr. Murphy stated they would not seek high intensity restaurant uses
43 and indicated they spoke to a downtown Chicago restaurant as a potential tenant adding that there is
44 adequate demand to fill the space.

45
46 Mr. Foley agreed special use approvals should be individual determinations and commented it would be
47 problematic to do it in the aggregate and in advance. He asked if there would be a leasing office in the
48 building. Mr. Murphy responded there would be a leasing office for residential tenants. Mr. Talty stated

1 with regard to the 15 foot floor ceiling height for the retail space, it would actually be 12 feet after
2 accounting for mechanicals. He then stated on the Elm Street corridor with three tenants, it addressed
3 the issue of the grade change with three finished floor elevations requiring a wall between them.
4

5 Chairman Bradley commented the building design is beautiful and commended the applicant on their
6 presentation and asked for additional details on the residential units. Mr. Murphy stated in response to
7 the surveys done, he described the average unit size as 1,500 square feet and rent for the different size
8 units would range between \$7,500 and \$10,000. Chairman Bradley questioned the amount of noise
9 generated from the courtyard aggregation space. Mr. Murphy described sound sensitivity as a priority
10 with its design not yet finalized with landscaping to absorb noise along with low level music. Mr. Golan
11 referred to the east side and asked if it backed up to the Village parking lot. Mr. Murphy confirmed that
12 is correct. Mr. Murphy further described how different areas of the space could be used by tenants.
13

14 Ms. Kunkle commented the applicant has done an amazing job and accommodated the concerns
15 previously raised. She agreed with the concerns raised with regard to approval of hypothetical tenants.
16 She stated she also appreciated the incorporation of a green roof, storm water and the introduction of
17 windows and natural lighting which she commented is huge. Ms. Kunkle also commended the applicant
18 on providing the shadow study. No additional questions were raised at this time.
19

20 Chairman Bradley then asked for public comment and swore in those speaking to this matter.
21

22 Frank Petrek, 711 Oak, commented the applicant has done a good job in considering the neighbors'
23 concerns. He referred to his letters submitted as part of the packet. Mr. Petrek then identified his unit in
24 the illustration and referred to the complex's driveway in relationship to the applicant's property. He also
25 referred to Figure 15 on page 13 of the amenity terrace on the south elevation and asked for confirmation
26 as to whether there would be balconies or terraces on the south elevation except for the two units on the
27 southwest corner. Mr. Petrek also referred to paragraph 3 in the summary that the proposed exceptions
28 would not cause an adverse impact on neighboring properties. He then referred to the driveways between
29 the two properties and the building's wall on the setback line. Mr. Petrek stated they would be affected
30 and commented while the proposed building is beautiful, he wanted to bring the matter to the
31 Commission's attention.
32

33 Bob Wozniak, 699 Elm Street, stated he is the owner of townhouses across from the Hadley School. He
34 described the project as beautiful and questioned the angle parking on Elm. He asked if parallel or
35 alternative types of parking could be used to reduce the number of vehicles. Mr. Wozniak also described
36 it as a safety issue and suggested the use of bump-outs or landscaping.
37

38 Carolina Polo congratulated the applicant and described the project as amazing which addressed the
39 comments raised. She stated the community should be on the forefront as to how land is used and
40 referred to how situations have changed since Covid. Ms. Polo asked if additional research could be done
41 as to how the land can be used alternatively and suggested Winnetka could set an example by becoming
42 a trendsetter in terms of how space is used, such as a WeWork space. No additional comments were made
43 at this time. Chairman Bradley then closed public comment.
44

45 Mr. Talty stated he understands Mr. Wozniak's comments and regarding the Elm Street elevation, he
46 noted he worked on the downtown master planning taskforce with the proposal being part of the
47 downtown overall concept suggested by the consultant, Teska. He then stated in response to Mr. Petrek's
48 comments, he referred to the south elevation that Mr. Petrek referred and described it as the inside face

1 of a wall along the interior amenity terrace, which would not face the 711 Oak building. He confirmed
2 there would no balconies on the third and fourth floors on the south elevation and described how the
3 elevation stepped back. Mr. Murphy also confirmed there would be no balconies on the north elevation.
4

5 Chairman Bradley then called the matter in for discussion and outlined the Commission's options. Mr.
6 Vender referred to parking and restrictions and how it is used which represented his concern. He also
7 referred to the potential tenants and the special use steps that would need to be incorporated for special
8 use application approval. Mr. Vender commented he would prefer retail over medical uses and referred
9 to the amount of taxes a retail use would generate. He commented the design is fantastic, the scale is
10 reasonable and he would be in favor of recommending approval.
11

12 Mr. Golan referred to the previous proposal and how the current proposal has come a long way which he
13 described as phenomenal and would be a huge asset to the Village. He then stated with regard to indoor
14 parking, he referred to the elimination of the pedestrian corridor and shoppers' desire to park in front of
15 where they shop. Chairman Bradley questioned how parking would be enforced. Mr. Murphy responded
16 they would be vigilant in terms of management.
17

18 Ms. Case commended the applicant on their presentation and stated she is not opposed to the setbacks
19 and restrictions and her hesitation related to preauthorization of medical or financial special uses which
20 would require the imposition of too many conditions. She stated any special use applicant should come
21 before the Commission and she would rather not have preapproved of the medical and financial services
22 special uses as part of the application. Ms. Case concluded she is very much in favor of recommending
23 approval.
24

25 Ms. Danley agreed it is a beautiful and well thought out project and agreed with the Commission
26 Members' comments. She also agreed she did not agree with prior special use approval although she may
27 agree with its use on the periphery. Ms. Danley stated their preference is for retail at the prominent
28 corner. She then stated the building would serve to attract others to the Village.

29 Mr. Nielsen stated commercial parking represented his biggest concern and he is fine with the height,
30 setbacks and landscaping. He stated he would also prefer not to see a financial use in the space and
31 commented it is a great project compared to the presentation years ago.
32

33 Mr. Foley congratulated the applicant on an excellent presentation and referred to the traffic study done.
34 He agreed with the proposed height, setbacks, transformer location and lot consolidation as well as the
35 upper level setbacks. Mr. Foley also agreed with the comments made relating to preauthorized special
36 use approval. He referred to the benefits including the streetscape improvements which he commented
37 are necessary as well as the proposal's reference to the new Comprehensive Plan and included a variety
38 of residential options. Mr. Foley concluded the project would eliminate the current vacant lot and he is in
39 favor of recommending approval with stipulations. Ms. Kunkle agreed with the comments made including
40 not allowing preauthorized special use approval of medical and financial uses.
41

42 Chairman Bradley stated he agreed it was a wonderful presentation and referred to the planned
43 development standards and public benefits achieved that are the right balance with there not being
44 extraordinary exceptions being requested. He also referred to the height and parapet which would not be
45 visible from the street and setbacks in connection with the plaza and benefits achieved by the project.
46 Chairman Bradley then referred to the standards addressed by the proposal. He also agreed with the
47 concerns noted regarding precedent setting in connection with preauthorized special use approval
48 although the request is for a planned development. Chairman Bradley asked the applicant if they want to

1 remove the special use portion of the request, or the Commission can make a recommendation with
2 conditions noting the Commission is generally in favor of the request. Mr. Schoon clarified if the planned
3 development is approved by the Village Council and is silent on special use approvals, those special use
4 approvals would not come back before this Commission but would go to the Plan Commission.
5

6 Chairman Bradley suggested the Commission continue the request to a date certain in order for the
7 Commission to make their actual recommendation to the Village Council to determine whether conditions
8 are to be included or the full removal of the special use portion of the request. He then asked for a motion
9 to continue the public hearing to August 14, 2023, to provide the applicant and Village staff with additional
10 time to address questions and comments from the Commission and for the Commission to consider
11 recommending approval of the planned development and associated exceptions. A motion as stated by
12 Chairman Bradley was made by Mr. Golan and seconded by Ms. Kunkle. A vote was taken and the motion
13 unanimously passed, 8 to 0:

14 AYES: Bradley, Case, Danley, Foley, Golan, Kunkle, Nielsen, Vender

15 NAYS: None

**WINNETKA PLANNED DEVELOPMENT COMMISSION SPECIAL MEETING MINUTES
AUGUST 14, 2023**

Members Present:

Matt Bradley, Chairman
Mamie Case
Layla Danley
Chris Foley
John Golan
Lynn Hanley
Liz Kunkle
Mike Nielsen

Members Absent:

Todd Vender

Village Attorney:

Benjamin Schuster

Village Staff:

David Schoon, Director of Community Development
Ann Klaassen, Assistant Director of Community Development

Continued Applications:

a. **Case No. 22-25-PD: 714-16, 718-732, 736 & 740 Elm Street and 511 & 515 Lincoln Avenue - One Winnetka Preliminary Planned Development:** An application seeking the following approval of subdivision and zoning relief to allow the construction of a new four-story mixed-use building: (1) a plat of consolidation to create one lot of record, which consolidation requires an exception to allow a side lot line to abut a rear lot line; and (2) preliminary planned development plan approval with the following zoning exceptions and special use approvals: (a) an exception from the maximum permitted building height; (b) an exception from the maximum front yard setback requirement; (c) an exception from the maximum corner yard setback requirement; (d) an exception from the minimum rear yard setback requirement; (e) an exception from the rear yard landscaped area requirement; (f) an exception from the minimum fourth story setback requirement; (g) a special use to allow parking on the ground floor level; (h) a special use to allow medical office uses within the C-2 Commercial Overlay District; and (i) a special use to allow financial service office uses within the C-2 Commercial Overlay District. The Village Council has final jurisdiction on this request. This item was continued from the July 19, 2023, Planned Development Commission special meeting.

David Schoon, Community Development Director, reviewed with the Commission what occurred at the July 19 Planned Development Commission meeting. He summarized that the Commission generally spoke in support of the project and that Commission members discussion focused on the commercial parking lot and the Applicant's request for Village approval of medical special uses and financial services special uses without knowing specific tenants. Mr. Schoon very briefly summarized the Applicant's request leaving it to the Applicant to review in more detail.

John Murphy and Hal Francke, attorney for the applicant, introduced themselves to the Commission. Mr. Franke stated in terms of the special use approval they are requesting for the medical uses and financial uses, they are attempting to get further down the line in the special use process but not asking for final approval of the special uses. He stated they want the project to appear more "shovel ready." Mr. Franke

1 explained that it helps to finance and lease up the project and that this has been done in other
2 communities. He also stated it helps the project to be more successful.

3
4 Chairman Bradley asked how the special uses they are requesting meet the first three standards. Mr.
5 Franke stated the question with these three standards is whether these uses would be acceptable in this
6 location. Chairman Bradley stated financial services are very broad and it is the same with medical uses.
7 He explained it is difficult to know whether a use is appropriate when the specifics are unknown or where
8 the uses would be located. Mr. Murphy stated it might be difficult to set the location because of the
9 lessee's specific needs (i.e., window lines, etc.). He asked whether the limits they are suggesting are too
10 loose.

11
12 Chairman Bradley stated the natural spots for special uses would be on the east and south ends of the
13 commercial space. Mr. Murphy stated their preference is visibility for financial uses but there would not
14 be a problem with bookending the medical uses on the east and south ends. He also stated financial
15 services do not want to be on the ends. Mr. Murphy stated they would be fine with firming up the criteria.

16
17 Mr. Francke stated they would still have to come back before the Commission in connection with each
18 financial service use or medical use request as the tenants will need to prove they meet the remaining
19 special use standards. Ms. Hanley stated the ones they want waived are the substantive standards. She
20 also stated they have a problem without knowing what the use is. Mr. Francke stated they are asking for
21 approval for a certain use, not users. Mr. Schuster stated that different uses would have different impacts
22 and there are different types of uses for medical and financial services in terms of how they operate. Ms.
23 Hanley stated there would be a need to assess the intensity of the use. Mr. Golan asked if the applicant is
24 requesting the Commission to approve a medical spa and if the tenant would have opaque windows,
25 would they have to go through the full special use review. Mr. Francke responded yes and that there are
26 certain criteria which must be met.

27
28 Mr. Nielsen asked if both medical and financial uses could be located on the east end so they are not at a
29 corner. He referred to them only being allowed on the east end of Elm Street and that they want to protect
30 the Lincoln frontage as well. Mr. Murphy indicated bookending the uses would work better. He stated
31 having financial services is critical to them in terms of getting the project financed. Ms. Hanley stated she
32 would be fine with it if it is only allowed in certain locations and for medical uses to be located on the far
33 east side and that she is less concerned with the financial uses because they vary so much.

34
35 The Commission then began discussing a possible time limit for the special uses to occupy space and the
36 applicant's suggestion of 15 years. Mr. Murphy stated a term of 15 years for the "approval of
37 appropriateness of financial and medical/dental office uses" would get to the second lease renewal term.
38 Chairman Bradley asked why it cannot be limited to the first user. Mr. Murphy responded they could do
39 that. He stated they are trying to preserve it and it could be the initial lease term which will be
40 approximately 10 years.

41
42 Chairman Bradley then asked for public comment. He swore in those speaking to this matter.

43
44 Bob Horn, 340 Birch, noted his familiarity of the creation of the Overlay District and his experience in
45 commercial development. He stated that this project will bring the best of the best to Winnetka. Mr. Horn
46 stated the applicant needed to be given flexibility to sign tenants. No additional public comments were
47 made at this time.

1 Mr. Foley stated he is hesitant because they do not know what this will be and questioned whether a
2 medical use would be located next to another medical use. He also stated they do not necessarily want
3 that and it represented a balancing act with their being enthusiasm for the project. Ms. Kunkle stated she
4 is less concerned in general and is concerned even less if the medical uses was removed from
5 consideration. She also stated she would like to limit it to the first tenant. Ms. Case stated she is not in
6 favor of pre-approval without conditions being placed on it. She agreed such uses should be pushed to
7 the edges and reiterated she would like to see conditions. Mr. Golan described it as prime retail space and
8 they are not going to get a group of internists or urologists. He stated they are going to get high quality
9 tenants and added there has not been retail in this location for over five years.

10
11 Mr. Nielsen stated he is generally in favor and the developer needs approval of the financial uses so they
12 can get financing. He reiterated he would prefer for medical uses to be located on the east end. Ms. Hanley
13 stated she is definitely on board with standards (a)-(g) and they can come to terms with financial services.
14 She indicated she is less excited about medical uses and referred to standard (h). Ms. Hanley then stated
15 she had no problem with suggesting conditions and there needed to be a good balance of retail and other
16 uses. Ms. Hanley added she did not want the broader area to be the medical district of Winnetka. Ms.
17 Danley stated she had no problem with the financial uses but would want to talk through conditions.
18 Chairman Bradley stated financial uses are the most important and they would likely want to consider
19 that they are able to market a glide path for special use approval for financial services although they would
20 still have to come back to approve the other standards. He suggested changing the 15 year time limit to
21 the initial term for the tenant and that they could be grandfathered in if the tenant needed to sublet.
22 Chairman Bradley also stated he would not designate it to specific areas. He then asked the Commission
23 Members how they felt about requiring conditions.

24
25 Chairman Bradley then stated that the proposed condition that no individual use be greater than 6,500
26 square foot could be reduced to 6,166 square feet or 6,200 square feet. He indicated he could get behind
27 medical uses if they claw back some of the standards. He also suggested limiting it to the first tenant or
28 sublessee, and 6,200 square feet. Chairman Bradley stated they need to make it as commercially viable
29 as possible.

30
31 Ms. Hanley confirmed for the record there are already four medical uses on Lincoln and if they were to
32 claw back one of the standards, she would recommend it be standard no. 2, of the regular special use
33 standards. She also stated it would be less so for financial services but it should definitely be applied for
34 medical uses. Mr. Golan asked the Commission Members why they were so against having medical uses
35 which generate a lot of foot traffic and suggested medical uses not be distinguished.

36
37 Ms. Danley responded the financial uses are important to the applicant in terms of their financing where
38 medical uses are not. She then stated she would be fine with not taking back on the financial use but with
39 a medical use, she would want to see standard no. 1 be clawed back as well as standard no. 2.

40
41 Chairman Bradley questioned whether it would be possible to limit it to the first and second sub-tenant
42 which would be the same sort of business and for no medical office to occupy no more than 6,200 square
43 feet. Mr. Schuster stated if they want to go above 6,500 square feet, then they would have to go back
44 through the special use process. The Commission Members discussed at length how the square footage
45 can be divided up. Chairman Bradley suggested to hold the square footage at a maximum of 6,200 square
46 feet and no more than 50% of the GFA. Chairman Bradley and Ms. Danley agreed they should pull back
47 standard no. 1. Ms. Case suggested they throw out medical uses which will have an impact but would not
48 be as significant as financial uses. Mr. Murphy stated medical uses would have an impact but it would not

1 be as significant as financial uses.

2
3 Chairman Bradley stated the proposal is to condition recommending approval on standards (a)-(i) with
4 special conditions applying to standards (h) and (i) that include the appropriateness of it to be limited to
5 the first tenant and successor tenant on either standard (h) or (i) for no one individual use to exceed 6,200
6 square feet before which they would need to go through the special use process for any additional square
7 footage. He stated the only remaining issues related to medical offices and whether any of the standards
8 be un-italicized for the pre-approval glide path for medical uses. Ms. Case suggested any medical use
9 should come back before the Commission.

10
11 Chairman Bradley asked the applicant with regard to the medical use, how important is it to the financing
12 and viability of the project. Mr. Murphy responded the medical use impact would not be as profound as
13 the financial services portion and suggested if the criteria can be tightened up to meet the Commission
14 members' requirements, he would be able to relay to the bank they have the ability to do it which is
15 necessary. Chairman Bradley asked if they could create a standard for a square footage maximum with
16 regard to medical uses. Mr. Murphy agreed with Chairman Bradley's suggestion. He informed the
17 Commission the likelihood of a dentist occupying the space is very remote since they would be paying a
18 significant amount for rent.

19
20 Chairman Bradley then asked the Commission Members for their comments on a proposal keeping in
21 exceptions (h) and (i) and to add a condition that states: "3. No individual Financial Use shall occupy more
22 than 1/3 of the gross commercial square footage, or 6,500 square feet, of the building" with the
23 Commission adding an additional item which reads: "No individual medical use shall occupy more than
24 3,250 square feet" outlining the limitation for the tenant and subtenant.

25
26 Commission members, Village Attorney, and Mr. Murphy discussed lease terms and how that would relate
27 to the term for the "approval of appropriateness" that is being requested. Mr. Schoon provided
28 clarification in what appeared the Commission was confusing tenant lease terms with the term for the
29 period of time the Applicant is requesting "approval of appropriateness" of certain special use standards
30 for the medical and financial service uses. The 15 years in the applicant's proposal is not about lease
31 terms for tenants, but it is about the length of time that initial "approval of appropriateness of financial
32 and medical/dental office uses" would be good for. That after 15 years, all financial uses and medical
33 uses requiring special use approval, would need to demonstrate that they comply with all 12 of the special
34 use standards. Up until that point in time, specific special use standards have found to be met. The
35 Commission Members and the applicant discussed the difference between 10 and 15-year term limits
36 from this perspective and whether it is critical to the application. Chairman Bradley asked if there were
37 any other comments. Ms. Hanley suggested they go with a 10 year term. Mr. Nielsen agreed with a 10
38 year term. Ms. Danley indicated she would be more inclined to have a 10 year term over 15 years. Mr.
39 Foley stated he is indifferent as to a 10 or 15 year term.

40
41 Chairman Bradley stated the Commission is in support of recommending approval on the application as
42 stated on pages 7- 11 of the staff report with the following amendments:

- 43
44 1. That C-2 Overlay special use standard iii. on page 9, but restated as follows:

45
46 *iii. The proposed special use at the proposed location will provide for active display windows,*
47 *provided that the street facing windows remain open and transparent as viewed from the sidewalk*
48 *into the tenant space.*

1
2 *The proposed special use at the proposed location will provide for facades, signage and lighting*
3 *similar in nature and compatible with that provided by retail uses.*
4

- 5 2. That Section F.1.c. on page 10 be amended to read as follows:
6

7 *No individual Financial Use shall occupy more than one third of the gross commercial square*
8 *footage, or 6,500 square feet, of the building.*
9

- 10 3. That a new subsection be added to Section F.1 on page 10:
11

12 *d. No individual Medical Use shall occupy more than 3,250 square feet of gross commercial square*
13 *footage of the building.*
14

- 15 4. What now becomes section F.1.e on page 10 (formerly F.1.d.), be amended to read as follows:
16

17 *e. Approval of the appropriateness of Financial Uses and Medical Uses for the Planned*
18 *Development will be limited to 10 years from the effective date of any ordinance the Village*
19 *Council may adopt approving the Final Planned Development.*
20

21 Chairman Bradley asked if there was a motion to that effect. A motion to recommend approval as stated
22 by Chairman Bradley was made by Ms. Hanley. The motion as seconded by Ms. Kunkle. A vote was taken
23 and the motion unanimously passed, 8 to 0:
24

25 AYES: Bradley, Case, Danley, Foley, Golan, Hanley, Kunkle, Nielsen
26

27 NAYS: None

Attachment 8

David Schoon

From: Frank Petrek <[REDACTED]>
Sent: Wednesday, June 14, 2023 5:00 PM
To: Ann Klaassen; David Schoon; jtalty@okwarchitects.com
Cc: John Phelan; Rebecca Petrek; Chris Rintz
Subject: One Winnetka DRB Meeting June 14, 2023

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Hi John—

There were questions that we discussed with you both on and off the record at the last DRB meeting regarding the One Winnetka plans under discussion. As residents of the adjacent property, we and our neighbors in the building are the only Winnetka Residents who live adjacent to the One Winnetka site. Please answer our questions:

1. Are the “terraces” on the south facade of the planned structure spaces which could be used for recreation?

We have expressed concern regarding terraces which are virtually on the property line which could be used by renters, not taxpayers for outdoor entertaining which could disturb the quiet enjoyment of our home. You avoided answering the question on a number of occasions.

I direct your attention to Figure 33 (Axonometric Diagram 2 Southeast) which clearly shows what is labeled as a terrace above the ramp/garage wall (literally on the property line) on the south elevation. You know, because I reminded you, that the east facade of our building has no balconies facing the residential neighbor on the adjoining property and there are 8 units which face that property. Similarly, there are no balconies on the north facade of our building which faces the One Winnetka property.

Directing your attention to page 16 of your submission (South Elevation). There now appear to be 2 people depicted standing in different locations on what looks like a balcony and has what appears to be a railing. Neither figure is smoking or using a barbecue, but renters do not have the same pride of ownership that taxpayers have in our experience. No dimensions are provided regarding the “terraces” and that information should also be forthcoming. You assured us that there would be no balconies on the south elevation, but terrace or balcony, the potential for disturbances is obvious.

Please answer the question and explain your answer in lay terms.

2. The comparison rendering along Lincoln shows a blue SUV entering the One Winnetka garage ramp on the April 20, 2023 drawing, but the June 15 rendering obscures the view with a moving vehicle. This is of interest to us because the earlier drawing shows what looks to be a concrete island whereas the latter shows what looks like shrubbery (which would be on our property).

Please explain why those changes were made in your presentation.

Thank you and best regards,

Frank Petrek
711 Oak Street
Winnetka, IL

David Schoon

From: Frank Petrek [REDACTED] >
Sent: Thursday, June 15, 2023 12:47 PM
To: David Schoon
Cc: jtalty@okwarchitects.com; Ann Klaassen; Chris Rintz; [REDACTED]; [REDACTED]
Subject: Winnetka DRB Meeting 6/15/23 "Terrace" Issue
Attachments: IMG-5924.jpg; IMG-5921.PNG; IMG-5906.jpg; IMG-5923.PNG

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

David—

Attached are images from the One Winnetka submission which is included on the DRB's 6/15/23 agenda. My wife and I have resided at 711 Oak Street for over 13 years, and we along with others continue to be concerned regarding the likely invasion of privacy and disturbance of our peace which is posed by the south facing "terrace."

The "Elevations - South Elevation" comparison (figure 7 of the meeting packet) continues to show an individual standing at a railing on the terrace facing south.

The enlargement of drawing 24 "Transverse Section Facing East (Line Of Sight) shows the "terrace" railing and light. One can easily infer that the line of sight from the terrace south is directly between the second and third floor units.

The enclosed photograph was taken by me this morning at grade from a vantage point exactly below where the figure 7 is standing.

The distance from the railing on the terrace of the south elevation, as presented, to the wall of the 711 Oak north elevation is 20'. There is nothing for a renter or a renter's guest, who are not the owners of the proposed rental property to see other than the windows of taxpayers who do not want their privacy disturbed.

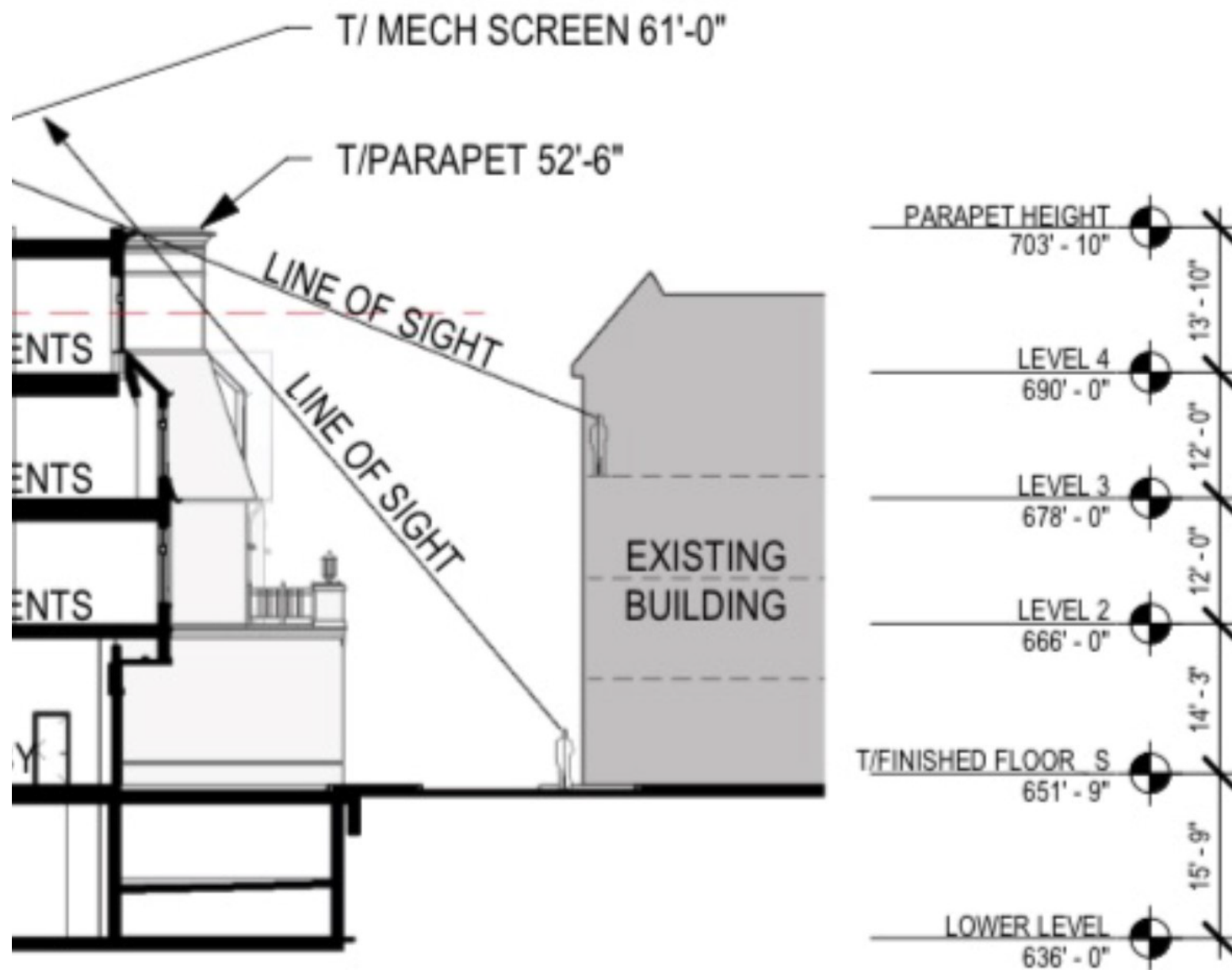
We urge the DRB to reject this unnecessary intrusion on our privacy. We have not precisely calculated the distances, but the subject terrace is at a point approximately 60 feet east of the property west property line, midway into the site. There is a large amenity terrace proposed and substantial additional space which will provide outdoor access to renters without disturbing the adjacent property owners. The point of contention is at the closest proximity of the proposed building to our home. Our concern remains the potential for disturbance of our peace and invasion of our privacy.

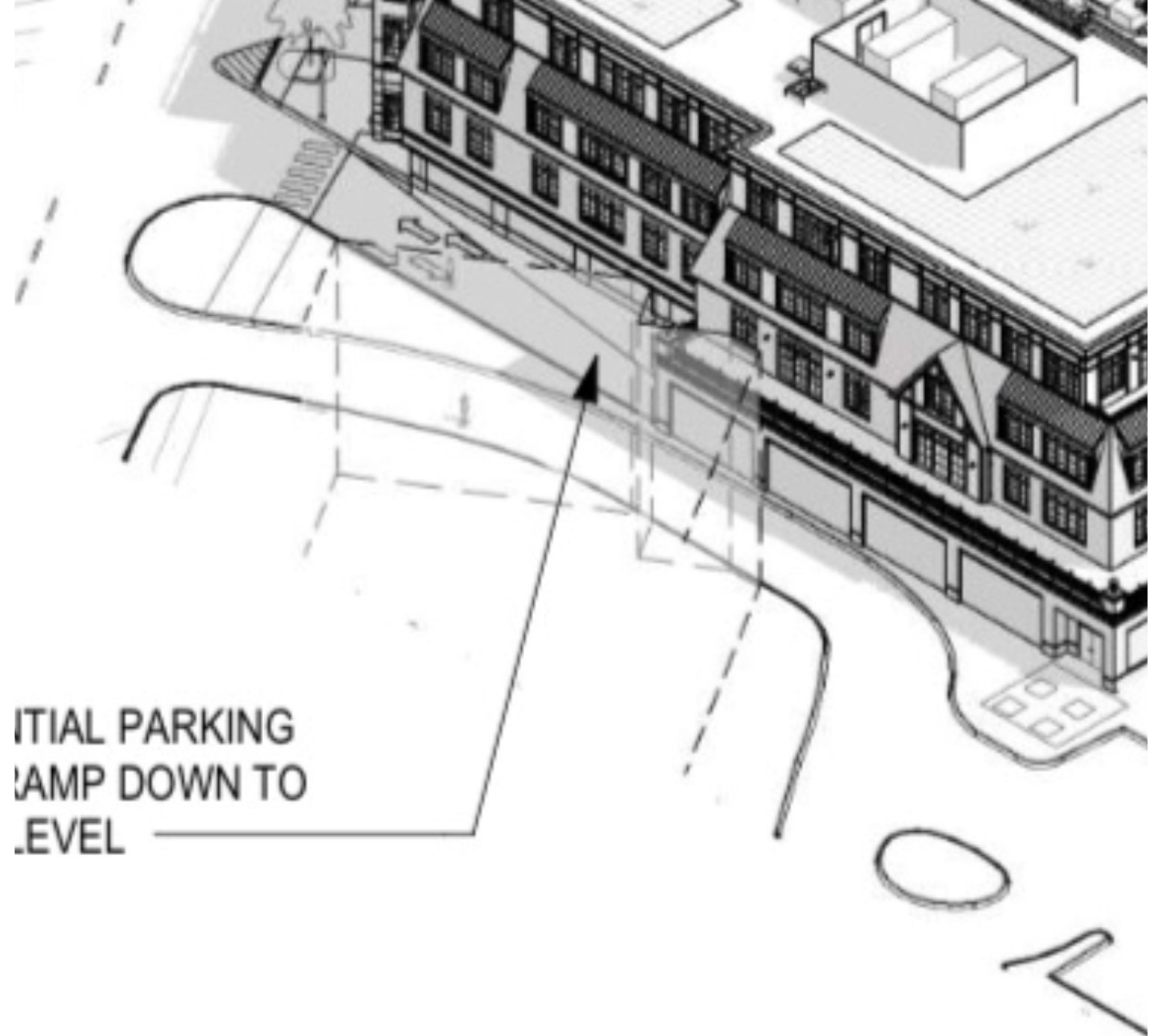
Thank you and best regards,

Frank and Rebecca Petrek

711 Oak Street

Winnetka, IL









Agenda Item Executive Summary

TITLE: Appeal of Landmark Preservation Commission Determination to Issue 270-Day Demolition Delay for 518 Elder (Policy Direction)

PRESENTER: David Schoon

AGENDA DATE: March 21, 2024

CONSENT: No

ITEM TYPE: New Business

ITEM HISTORY:

None.

EXECUTIVE SUMMARY:

INTRODUCTION

On March 21, 2024, the Village Council is scheduled to consider an appeal regarding the issuance of the demolition delay for the property at 518 Elder Lane (the "Subject Property") by the Landmark Preservation Commission (LPC). Matan Aharoni, as the manager of the 518 Elder Lane LLC (the "Owner" and "Applicant"), submitted an appeal in accordance with Section 15.52.070 of the Village Code which allows the Applicant to appeal the decision within seven days of the issuance of the order. The Applicant submitted his written appeal to the Community Development Director on February 12, 2024 (**Attachment 1**). The Village Code states the Village Council shall hear the appeal no more than 45 days after the appeal is filed with the Director.

As required by Code, a mail notice was sent to all property owners within 250 feet of the Subject Property informing them of the meeting.

ADVISORY BOARD/COMMISSION REVIEW

The LPC conducted a preliminary review of the application at their November 6, 2024, meeting. By a unanimous vote of 4-0, the Commission required the submission of a Historical Architectural Impact Study (HAIS) based on the finding that the property had sufficient architectural or historical merit. To warrant requiring such a study. The LPC conducted a review of the HAIS at their meeting on February 5, 2024. By a unanimous vote of 4-0, they decided to impose a 270-day demolition delay based on the finding that the property is architecturally significant in its exemplification of an architectural style that was once common in the Village, given that it's an Arts & Crafts style house with Prairie style elements that was designed by noted architect George Maher. **Attachment 2** includes the staff reports to the LPC and the meeting minutes for both meetings. The Commission's determination was provided to the Applicant in a letter dated February 8, 2024, a copy of which is included as **Attachment 3**.

The demolition permit delay is for a period of 270 days from November 6, 2023, the date on which the LPC conducted a preliminary historic and architectural review of the Property and determined that the Property has sufficient architectural merit to warrant an HAIS prior to issuance of a demolition

permit. The delay period is intended to provide an opportunity to explore alternatives to total demolition. Unless the LPC's issuance of a delay is reversed by the Village Council, demolition of the structure cannot occur prior to August 2, 2024.

In reviewing the appeal, the Village Code states that the Village Council should consider the standards applied by the LPC in Section 15.52.060.C of the Municipal Code regarding determination of historic and architectural impact. The standards for consideration of architectural or historical significance include:

- *the structure exhibits a high quality of architectural design without regard to the time built or historic associations;*
- *the structure exhibits a high quality of architectural design that is not the result of a change or a series of changes in the original structure;*
- *the structure exemplifies an architectural style, construction technique or building type once common in the Village;*
- *the structure exhibits an unusual, distinctive or eccentric design or construction technique that contributes to the architectural interest of its environs as an accent or counterpart; or*
- *that the property has been designated a landmark pursuant to Chapter 15.64 of this Code, has been included in the most recent Illinois Historic Structures Survey conducted under the auspices of the Illinois Department of Conservation, or has been listed on the National Register of Historic Places or the Illinois Register of Historic Places.*

MAXIMUM BUILDING SIZE BONUS FOR SAVING A HISTORICAL OR ARCHITECTURALLY SIGNIFICANT HOME FROM DEMOLITION

It should be noted that given the LPC found the home to be architecturally significant, per Section 15.52.090, if the owner of the building withdraws its demolition permit application and agrees to the preserve the building, the owner is entitled to a one-time, maximum building size bonus of 20 percent. The lot is approximately 12,234 square feet, which would allow the property with a "pre-FAR building" to have a maximum gross floor area of 4,261 square feet. The bonus would allow an additional 852 square feet for a total of 5,113 square feet. Based upon staff's best estimate, the existing home and garage contain approximately 3,470 square feet of gross floor area, without factoring some of the available Gross Floor Area allowances. With the bonus, the owner could add 1,643 square feet to the existing home for a total of 5,113 square feet. A new home, a "post-FAR building," on the property would be allowed 4,031.50 square feet. By preserving the home, the owner would be allowed 1,081.50 square feet of gross floor area more than what would be allowed for a new home.

RECOMMENDATION:

Given that the LPC decision to impose a 270-day demolition delay was unanimous, the Council may wish to ask the Village Attorney to draft a resolution that (a) upholds the delay, (b) modifies the delay, OR (c) reverses the delay and allows the demolition permit to proceed.

ATTACHMENTS:

1. Written Appeal to LPC Ruling From Matan Aharoni, 518 Elder Property Owner
2. February 5, 2024 LPC Meeting Staff Report and Meeting Minutes (update)
3. 518 Elder - Notice of 270 day demo delay

ATTACHMENT 1

To David Schoon,
Director of Community Development,

Mr. Schoon,

Please allow this letter to begin the appeal process regarding the decision by the Landmark Preservation Committee (hereinafter referred to as the LPC) at the February 5, 2024, meeting regarding the demolition application for 518 ELDER LANE. As you are aware, the LPC enacted the 270-day demolition delay on 518 ELDER based on the opinion the property has sufficient architectural merit to warrant a historic and architectural impact study (HAIS) prior to issuance of a demolition permit. I would first like to point out that we had submitted and presented an HAIS prepared by Benjamin Historic Certifications for 518 Elder Lane, which was accepted and approved by the LPC as a complete and thorough account of the property. As mentioned during the presentation conducted by Benjamin Historic Certifications, this specific home is not a typical George Maher home. The HAIS report showed there were multiple alterations done to the property over the years and the home did not show very many "Maher characteristics". I would like to point out the three items that were discussed as being significant Maher features:

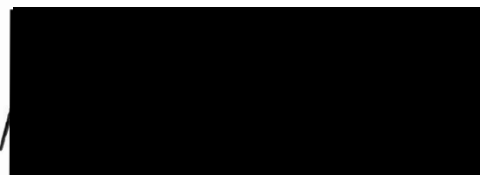
1. The painted glass panes in the front door. When we took possession of the home in January of 2024 the glass panes were no longer affixed to the door as the seller had taken them as a gift for their three children.
2. The windows. As discussed in the meeting, 518 ELDER Lane LLC would be more than happy to donate the windows to the Winnetka Historical Society should they wish to preserve them. In addition, I would welcome the Winnetka Historical society to walk through the home with one of our representatives and remove anything they wish to preserve that they find significant, that would not affect the property structurally or cause undue hardship to its owners.
3. The staircase. Should we have found a way (which we did not) to renovate this home to meet today's modern ways of living in a cost-effective manner the positioning and location of the stairs would have changed, and this would have required us destroy the stairs and rebuild them.

As you might be aware, there is a George Maher Society (<https://georgemaher.org/>) whose goal is to celebrate his life, career and works of architecture. Their findings and research have many notable homes and properties throughout Illinois but 518 Elder Lane, is not one of them.

In addition to this information, I would like to point out the general condition of the property. Prior to our purchase, the property had been neglected for several decades on the interior, but most obviously on the exterior. The previous owners had hoped to renovate/rebuild the property back in the 1990s but after spending time with architects and designers they deemed the project not feasible. In conversations with the previous owners, they had reported issues with the foundation, mechanicals, electric and plumbing on the interior as well plumbing and electrical on the outside. As such they sold the property to 518 Elder LLC on an AS IS, NO INSPECTION basis. These claims were also relayed during the October meeting in 2023 by neighbors who came forward in support of the demolition of the home that knew of the hardships its owner and the home faced. Furthermore, the majority of the immediate neighborhood has gone through a significant renovation or new home build and would thus nullify the claim this would negatively impact the homes around it. Furthermore, when 518 ELDER LANE LLC took possession of the property in January, it contacted the Village of Winnetka as well as North Shore Gas to disconnect the water and gas to the property as to not incur any additional damage or hardships to the property given it will be sitting vacant until its demolition. Both North Shore Gas and Winnetka's public works have shut off and removed their meters from the home and property. I would welcome, as mentioned above, the opportunity for the Winnetka Historical Society to walk through and remove any items they deemed to be worthy of savings. However, to continue with a 270-day delay will not change the ultimate and best outcome for the property, which is to take down the existing structure and to build a new, beautiful, high quality home for a new family.

Base off of the specific reasons in addition to many others, we respectfully appeal the decision of the LPC and my representatives and I look forward to discussing the matter further with you and the village council.

Respectfully submitted,

A large black rectangular redaction box covering the signature of Matan Aharoni.

Matan Aharoni

Manager, 518 Elder Lane LLC



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION
FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER
DATE: FEBRUARY 1, 2024
SUBJECT: 518 ELDER LANE - HISTORICAL AND ARCHITECTURAL IMPACT STUDY (CASE NO. 23-20-LPC)

INTRODUCTION	
Meeting Date	February 5, 2024
Commission Action	Determine (1) whether the HAIS is complete; (2) whether the proposed demolition will have a significant negative architectural or historical impact on either the Village as a whole or on the immediate neighborhood; and (3) whether demolition should be delayed in order to explore alternatives to total demolition.
Preliminary Historical and Architectural Review	November 6, 2023, by a vote of 4-0, required submittal of an HAIS.
Property Address	518 Elder Lane (See Attachment C – Aerial Map)
Property Owner	Doug Grant
Application Submitted by	Third Coast Development, LLC, represented by Matan Aharoni
Mail Notice Sent to Property Owners within 250 feet	Completed
Newspaper Notice	The meeting was properly noticed in the <i>Winnetka Talk</i> on December 28, 2023.
Public Comments as of Date of Memo	As of the date of this memo, staff has received three written comments from the public regarding this application. Two of the comments were included in the November 6 agenda packet, the third comment was received subsequent to the November 6 meeting. The comments are provided in Attachment G.
Winnetka Historical Society (WHS) Comments on HAIS	WHS finds the HAIS complete and agrees with the assessment that the property maintains historical and architectural significance. (See Attachment B).
PROPERTY DESCRIPTION	
Size	0.28 acres
Location	South side of Elder Lane between Poplar and Myrtle Streets
Improvements	Single-family residence and detached garage
Zoning	R-5 Single Family Residential
Surrounding Zoning	R-5 Single Family Residential

PROPERTY HISTORY	See Attachment D, Preliminary Property History See Attachment E, WHS Research
Constructed	Approximately 1913, according to WHS Research
Additional Construction Activity	1929 - Build two-story frame porch, 1960 - Construct one-story two-car garage, 1965 - Construct an accessory building, 1974 - Addition to detached garage, 1974 – Replace back porch with deck, 1987 - Replace a deck
Illinois Historic Structure Survey Listing	No
Winnetka Historical Society (WHS)	WHS research indicates that the property has architectural significance. See attached report from the WHS provided in Attachment E for details.
NEIGHBORHOOD CONSTRUCTION ACTIVITY	
Other Permits for New Primary Structures on Same Block (either side of the right-of-way block face and/or along the alley)	None
Director's 60-Day Delay Due to Construction Activity	Delay is not necessary to prevent undue congestion and noise impacts in the neighborhood.
New Construction or Site Restoration Plans Submitted	A building permit to construct a new single-family residence has been submitted and is currently under review.

DEMOLITION AND HISTORIC PRESERVATION

The Commission may order the issuance of a demolition delay of a historic or architecturally significant structure for up to but not exceeding 270 days from the date the Commission determines that an applicant is required to submit an HAIS for the structure the applicant wishes to demolish.

If after reviewing the HAIS the LPC determines the home is significant and a delay should be issued, at that time **the Commission may issue a demolition delay up to but not exceeding 270 days from November 6, 2023.**

COMMISSION REVIEW

In making its determination regarding the historical and architectural impact of the subject property, the Landmark Preservation Commission shall consider the following:

- the historic and architectural impact study prepared pursuant to the foregoing Section 15.52.050;
- the preliminary property history study prepared pursuant to Section 15.52.040;
- comments of the Winnetka Historical Society on the application and study; and
- any other information, comment or evidence received by the Commission at the impact determination meeting or at the preliminary review meeting.

Prior to making a determination, the Commission must first determine if it finds the Historical Architectural Impact Study (HAIS) complete. If the LPC determines that the HAIS filed by the Applicant is incomplete or otherwise insufficient to enable the LPC to make a determination as to the impact of the proposed demolition, the LPC may direct the Applicant to complete, amend or supplement the report and may continue the impact determination meeting pending the Applicant's filing of a complete application.

If the Commission does find the HAIS complete, a Commission member may make one of the two following motions (a) the Building and/or Property Lacks Sufficient Historic or Architectural Significance or (b) Delay of Demolition:

Building and/or Property Lacks Sufficient Historic or Architectural Significance

The Commission finds that the Historical Architectural Impact Study (HAIS) for 518 Elder Lane prepared by Benjamin Historic Certifications is complete and that the proposed demolition **will not** have a significant negative architectural or historical impact on either the Village as a whole or on the immediate neighborhood. **Based upon these findings, the demolition may proceed without a delay.**

Delay of Demolition

The Commission finds that the Historical Architectural Impact Study (HAIS) for 518 Elder Lane prepared by Benjamin Historic Certifications is complete and that the building or structure is considered to be historically or architecturally significant as it meets one or more of the following standards ***[Commission member should note which of the following standards should be included in the motion]:***

- (1) the structure exhibits a high quality of architectural design without regard to the time built or historic associations;
- (2) the structure exhibits a high quality of architectural design that is not the result of a change or a series of changes in the original structure;
- (3) the structure exemplifies an architectural style, construction technique or building type once common in the Village;
- (4) the structure exhibits an unusual, distinctive or eccentric design or construction technique that contributes to the architectural interest of its environs as an accent or counterpart; or
- (5) ~~that the property has been designated a landmark pursuant to Chapter 15.64 of the Village Code, has been included in the most recent Illinois Historic Structure Survey conducted under the auspices of the Illinois Department of Conservation, or has been listed on the National Register of Historic Places or the Illinois Register of Historic Places~~ **(Subject Property is not a designated landmark, State survey listing, National Register listing, or Illinois Register listing)**

The Commission finds that the proposed demolition will have a significant negative architectural or historical impact on either the Village as a whole or on the immediate neighborhood due to the following architecturally or historically significant aspects of the structure:

1. ***[Commission member to fill in]***

2. _____ -

Preservation alternatives to the demolition of the structure include:

1. ***[Commission member to fill in].***

Based upon these findings, the demolition must be delayed for a period of up to 270 days from November 6, 2023, in order to explore alternatives to total demolition. Demolition of the structure may not occur prior to August 2, 2024.

ATTACHMENTS

Attachment A: HAIS prepared by Benjamin Historic Certifications
Attachment B: Historical Society HAIS Comments
Attachment C: GIS Aerial Map
Attachment D: Preliminary Property History Study
Attachment E: Historical Society Research
Attachment F: Application Materials
Attachment G: Public Correspondence

ATTACHMENT A

HISTORICAL AND ARCHITECTURAL IMPACT STUDY (HAIS)

THE ARTHUR AND FRANCES WYLD HOUSE 518 ELDER LANE

ARCHITECT GEORGE W. MAHER, 1913



BENJAMIN HISTORIC CERTIFICATIONS, LLC
Susan Benjamin and Jeanne Sylvester
711 Marion Avenue
Highland Park, IL 60035

Submitted to the Village of Winnetka on December 20, 2023

Historical and Architectural Impact Study (HAIS)
Village of Winnetka: 518 Elder Lane

Susan Benjamin and Jeanne Sylvester of Benjamin Historic Certifications have prepared this Historic and Architectural Impact Study (HAIS) for 661 Sheridan Road in Winnetka, Illinois. Our qualifications are as follows:

Susan Benjamin is an architectural historian with over 40 years of experience, who has prepared hundreds of local and National Register nominations and property tax freeze and federal income tax credit applications. Her B.A. is in Art History from Brown University, and her M.A. is from the University of Minnesota. Susan frequently consults on historic preservation projects, lectures and has written several articles and books on Chicago architecture. She and architect Stuart Cohen are the authors of *Great Houses of Chicago: 1871–1921* (2008) and *North Shore Chicago: Houses of the Lakefront Suburbs: 1890–1940* (2004), published by Acanthus Press, New York, and she most recently co-authored another book, entitled *Modern in the Middle: Chicago Houses 1929–1975* (2020) published by Monacelli Press. Susan is a resident of Highland Park, where she served as the first chairman of the Highland Park Historic Preservation Commission.

Jeanne Sylvester joined Benjamin Historic Certifications after receiving her M.S. in Historic Preservation from the School of the Art Institute of Chicago. She has completed several architectural surveys, numerous Historic and Architectural Impact Studies, Historic Resource Evaluations, and Illinois Historic Property Tax Freeze applications, as well as researched and drafted National Register of Historic Places nominations. Jeanne earned her B.A. in history from Northwestern University and her J.D. from DePaul University College of Law. She is the author of “The ‘Beaux-Arts Boys’ of Chicago: An Architectural Genealogy, 1890–1930” published by the journal *Classicist*. Jeanne is chairperson of the Historic Preservation and the Architectural commissions for the Village of Long Grove, where she resides.

Historical and Architectural Impact Study (HAIS)
Village of Winnetka: 518 Elder Lane

518 Elder Lane

Constructed between 1912 and 1913
With alterations in 1929, 1960, 1965, 1974 and 1987
Designed by George W. Maher

Property Index Number: 05-21-317-017

Ownership History of the Land Parcel

The legal description for the property located at 518 Elder Lane identifies the land parcel as:

The west 12 feet of Lot 3 and all of Lot 4 and the east 12 feet of Lot 5 in Block 21 in subdivision of Blocks 18, 21, 22, and 23, in J. O. Garland's Addition to Winnetka Subdivision of the north 120 acres of the southwest $\frac{1}{4}$ of Section 21, Township 42 North, Range 13 east of the Third Principal Meridian, in Cook County, Illinois.

The property is part of the J.O. Garland's Addition to the Winnetka Subdivision, an ante-fire subdivision. In 1911 Block 18 was subdivided into Lots 1 through 14. The first time the parcel of land containing the residence was identified in the Cook County Recorder of Deeds' Ledger Books was when Blocks 18, 21, 22 and 23 were subdivided from John Garland's Addition to the Winnetka Subdivision. On December 24, 1913, architect George W. Maher is listed as granting Fanny M. Wyld a warranty deed for Lot 4 and the East 12 feet of Lot 5. Fanny Wyld gave Violet Wyld a Quitclaim Deed to the property on October 4, 1953; a little less than five years later, on June 12, 1958, Violet Wyld gave a warranty deed to the property to Lawrence Beckmann and wife Maxine. The Beckman family owned the property from 1958 – 1960, when they gave a warranty deed to John Carlile and wife on July 30, 1960. On May 19, 1973, John Carlile and his wife gave a warranty deed to Thomas Fritts and his wife, who owned the property until June 22, 2000, when Thomas Fritts gave a warranty deed to Grant Douglas and his wife.

No original construction permit application was found at the Village of Winnetka. The earliest permit application found in the street file was dated August 29, 1929, for owner Arthur Wyld to build a two-story frame porch addition. No architect was listed on the permit application; builder, carpenter and mason were identified as Arthur Wyld.

Historic Owners of the Land Parcel and 518 Elder Lane:

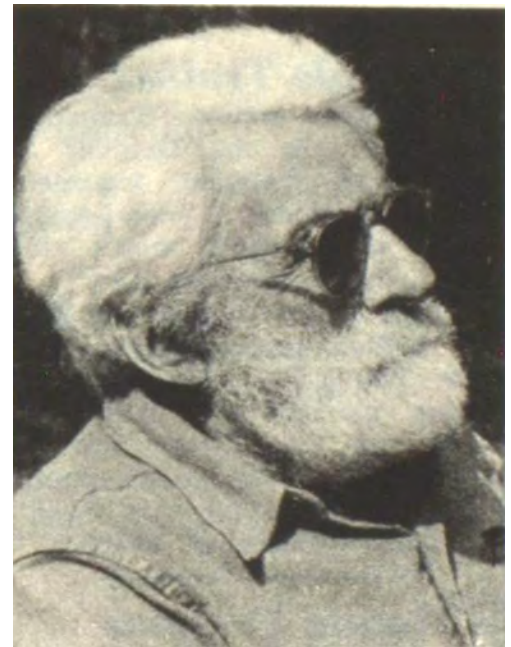
Arthur and Frances Mabel Brooks Wyld

Historical and Architectural Impact Study (HAIS)
Village of Winnetka: 518 Elder Lane

Arthur Wyld was born on September 11, 1873 in Sandown, on the Isle of Wight in England, the son of William Hopton and Mary Ann Wyld. Arthur was “a sailing enthusiast;” he visited the United States in 1901 to watch the Lipton Cup Races, an event began by Sir Thomas Johnstone Lipton, owner of Lipton Tea. It was watching the 1901 Lipton Cup race in the United States where Wyld met his future wife, Frances Mabel Brooks. Wyld remained in the United States, and married Brooks in Chicago on July 6, 1905.¹

In 1881, the census lists Arthur living with his parents William and Mary Wyld, and three sisters, Odella (a step sister), Katie and Violet. William is listed as a retired farmer. Ten years later, the 1891 census shows William “living on his own means” along with Mary, his wife, daughters Odella, Kate, and Agnes V, and son Arthur, who is identified as a “scholar.” By 1901 the census lists Arthur Wyld, living with his mother Mary Ann who was head of the household, step sister Odella, and sister Katie.

Wyld was not formally trained as an architect; he was identified in job descriptions as a superintendent of construction. The 1940 U.S. Federal Census lists that the highest level of education Wyld received was four years of high school, the same as his wife Frances. Not long after he moved to the United States, in 1908 Wyld was employed as the superintendent of construction for the West Park Commission under Jens Jensen, who was general superintendent, where Wyld, among other things, supervised construction of the Garfield Park Conservatory.²



Arthur Wyld, undated photograph
Winnetka News, November 5, 1953

¹ Arthur Wyld, Cook County, Illinois, U.S. Marriages Index, 1871 – 1920, Ancestry.com; “Society,” *Chicago Sunday Tribune*, July 9, 1905, 45. The September 18, 1901 List or Manifest of Alien Immigrants for the Commissioner of Immigration shows Arthur Wyld, but his name and entry is crossed off. It is not clear what that indicated.

² “General Superintendent, Engineer and Building Superintendent,” *Proceedings of the Board of West Chicago Park Commissioners and Board of Local Improvements* (1908), 4871; “Conservatory Buildings of Steel Construction in Garfield Park, Chicago,” *Engineering News* 60, no. 9 (1908): 218. The 1920 lists 1890 as the date of Wyld’s immigration.

Historical and Architectural Impact Study (HAIS)
Village of Winnetka: 518 Elder Lane

Wyld also worked for the firm of Schmidt, Garden and Martin as a superintendent of construction.³ Wyld was not a member of the American Institute of Architects (AIA) and no information was found about him searching Schmidt, Garden and Martin through the AIA *Historical Directory of American Architects*. Moreover, he did not identify himself as an architect on the 1929 building permit application that he filed with the Village of Winnetka for construction of a four-room addition, however he did identify himself as the builder, carpenter and mason. He was referred to as an “architect-superintendent” in his obituary in the *Chicago Daily Tribune*.⁴

In 1910, Arthur and Frances Wyld were renting a house at 229 Wood Court in Winnetka. Arthur is identified as having emigrated to the U.S., in 1902, and working as a Superintendent of Public Buildings. In 1918, when Wyld registered for the draft in World War I, he was living at 518 Elder Lane in Winnetka, and he listed his occupation as “Supt. Of Construction” for the firm of Schmidt, Garden and Martin at the Monroe Building in Chicago. The 1920 United States Federal Census lists Arthur and Frances as living at 518 Elder Lane; Arthur is listed as a superintendent in the field of architecture. The 1930 census shows him living on Elder Lane and working as a superintendent in the building field. Ten years later the 1940 census shows him living at 518 Elder with no occupation. Arthur became an award-winning gardener, as evinced in numerous newspaper articles about gardening competitions. An undated Winnetka Architectural Survey noted that the front yard was filled with “flowers, corn and various vegetables – no grass. The back yard had a horse stable and large pond in the center. A gazebo on the east lawn was a special place for the owner. His grandson still lives in Kenilworth.”⁵ Arthur Wyld died in 1953.

Frances Mabel Brooks Wyld



Frances Mabel (“Fanny”) Brooks was born on November 22, 1870, in Warren, Ohio, the daughter of Alden Finney Brooks, a portrait painter, and Ellen Terris Brooks. In 1870, Alden and Ellen Brooks and their daughters Fanny, who was 6 ½ months old, and Elizabeth, who was three years old, were living in Trumbull, Ohio. By 1880 the Brooks family had moved to Chicago and were living in Hyde Park at 302 St. Charles Avenue.

³ “Arthur Wyld,” *Winnetka News*, November 5, 1953.

⁴ “Arthur Wyld Rites Today; Garden Expert,” *Chicago Daily Tribune*, November 4, 1953, 7.

⁵ Winnetka Architectural Survey, 518 Elder Lane, Winnetka Historical Society.

Historical and Architectural Impact Study (HAIS)
Village of Winnetka: 518 Elder Lane

Fanny Brooks, undated photograph
Kenilworth Historical Society

Fanny married Arthur Wyld on July 7, 1904. It is noteworthy in the history of 518 Elder Lane, that Fanny's sister, Elizabeth, known as Bess and Bessie, had married architect George Maher.

Fanny's and Arthur's daughter Violet was born on February 20, 1906 and son Merle on December 25, 1907, both in Chicago. Arthur Wyld was not naturalized.⁶ The 1910 Federal Census lists Arthur, "Francisca" Mabel, Violet and Merle as living at 229 Wood Court in Wilmette. By 1920 the family was listed as living at 518 Elder Lane, where Fanny continued to live until she moved to 424 Warwick Road in Kenilworth, sometime between the death of her husband Arthur in 1953 and her own death in June of 1958.⁷ It is likely possible that Violet was named after Arthur Wyld's sister, and Merle was named after Fanny's brother.

Violet Wyld was a photographer who became the "photographic chronicler" of the Village of Kenilworth. She attended school in Kenilworth and graduated from New Trier High School in 1925. She attended San Diego State University for one semester and studied at the Art Institute of Chicago. She was very devoted to her uncle, architect George Maher and his wife Bess, who lived at 424 Warwick Road in Kenilworth. Violet was inspired by the artistry of her extended family and came to appreciate animals and the beauty of natural surroundings that she enjoyed at the Maher's Michigan farm where she spent summers. After Maher's sudden death in 1926, Violet, at 20 years of age, cared for her Aunt Bess and moved into the Maher home on Warwick Road. Violet Wyld's collection of photographs, spanning more than 30 years, captures local events, homes, pets and families of Kenilworth and is in the permanent collection of the Kenilworth Historical Society.⁸

Frances's father was Alden Finney Brooks, who was born on April 3, 1840 in West Williamsfield, Ohio. Brooks received his education from J.L. Pickard's school in Platteville, Wisconsin from 1857 – 1859. In 1859, because of poor health, Brooks traveled to Eureka California, according to legend, by foot. He returned home in 1861 and enlisted in the service in the Civil War in 1862. At the end of his service, he attained the rank of First Lieutenant, and was on the staff of

⁶ Frances Wyld, Illinois, U.S. Federal Naturalization Records, 1856 – 1991, Ancestry.com. It is not clear why Frances Wyld petitioned for naturalization, and in particular, foreswore allegiance in particular to George V of Great Britain, when she was born in Ohio. Her maternal grandmother was born in England. 1880 U.S. Federal Census for Fanny Brooks. Her naturalization was granted on October 1, 1928.

⁷ "WYLD – Frances," [obit.], *Chicago Tribune*, June 5, 1958.

⁸ "Focus on Violet Wyld," Kenilworth Historical Society, <https://kenilworthhistory.org/focus-on-violet-wyld/>, accessed December 11, 2023.

Historical and Architectural Impact Study (HAIS)
Village of Winnetka: 518 Elder Lane

General George H. Thomas, as topographical engineer. While in the service, he made many sketches of Civil War Generals. Following the war, he moved to New York City and studied for one year in the National Academy of Design. He studied with Edwin White, a distinguished historical painter, for one year. In 1879 Brooks came to Chicago where he opened his first studio. It was destroyed in the Chicago Fire, but he quickly re-opened and he worked as a highly respected painter of portraits and landscapes.

From 1881 – 1882 he studied in Paris under Carolus Duran, and he exhibited a painting “Les Favorites” in the Salon. While on furlough in 1864, Brooks married Ellen Terris Woodworth of Wayne, Ohio. The couple had four children, Elizabeth (Bessie), Frances (Fanny), Carrie and son Merle. After his wife Ellen died, Alden moved to Winnetka, where he lived with his daughter Fanny and son-in-law Arthur at 518 Elder Lane.⁹ He died from injuries sustained in an automobile crash at Elder Lane and Woodland Avenue in 1932.¹⁰

Brooks worked mainly in watercolors and oil paints. He was one of the founders of the Chicago Academy of Design, a forerunner to the Art Institute of Chicago. He painted a portrait of President William McKinley at the White House.

Brooks’s work is in the collections of the Chicago History Museum, the Chicago Public Library, the Union League Club of Chicago, the Metropolitan Museum of Art and the National Portrait Gallery. In 2020, the Kenilworth Historical Society acquired over 100 paintings by Brooks, and an exhibit “Presenting the Alden Finney Brooks Collection” is currently on display in the Main Gallery Space until March, 2024.¹¹



Lieut. Alden F. Brooks
Self portrait

Fanny’s sister Elizabeth (Bessie) was three years older than Fanny. Bessie married architect George W. Maher on October 24, 1893. Bessie was a noted water colorist; some of her water

⁹ “Hold Service for A.F. Brooks, 92, Victim of Crash,” *Winnetka Talk*, June 16, 1932, 6.

¹⁰ “Alden Finney Brooks,” A. T. Andreas, *History of Cook County, Illinois, From the Earliest Period to the Present Time* (Chicago: A.T. Andreas, Publisher, 1884), 532- 533.

¹¹ “New Acquisition – Collection of A.F. Brooks Art,” Kenilworth Historical Society, <https://kenilworthhistory.org/new-aquisition-collection-of-a-f-brooks-art/>; “Presenting the Alden Finney Brooks Collection,” Kenilworth Historical Society, <https://kenilworthhistory.org/aiden-finney-brooks-collection/> accessed November 20, 2023.

Historical and Architectural Impact Study (HAIS)
Village of Winnetka: 518 Elder Lane

colors are in the collection of the Kenilworth Historical Society and others are still being traded at auction. Their son was well known architect Philip Brooks Maher.



Carrie Brooks MacNeil, about 1895

Fanny's other sister, Carol ("Carrie") Brooks MacNeil, was an accomplished sculptress who studied at the Art Institute of Chicago and who was one of the "white rabbits" who assisted Lorado Taft in creating statues for the 1893 World' Colombian Exhibition. During preparations for the world's fair, there was a shortage of qualified sculpture assistants and skilled workmen to assist the artists with the hundreds of sculptural works that were planned to be exhibited. Lorado Taft was responsible for coordinating with all of the sculptors and wasn't able to find enough qualified assistants. In desperation, during a meeting with Daniel Burnham, Taft asked if he could hire women assistants, to assist him. Burnham supposedly said: "Employ anyone who can do the work ... hire white rabbits if they can help out." The group of women Taft hired became some of the best-known sculptors in America, and were known as 'Taft's White Rabbits.'"¹²

Carrie Brooks MacNeil exhibited some of her early works at the Columbian Exposition. She was a well-known sculptor in her own right, sculpting busts which are included in museum collections all over the world. She won an honorable mention at the International Exposition of 1900 and a silver medal in the same year at the Exposition Universelle. In 1904 she received a bronze medal for a fountain at the Louisiana Purchase Exposition in St. Louis. She was also a member of the National Sculpture Society.¹³ She died in 1944 in New York.¹⁴

Carrie's husband was Hermon Atkins MacNeil. MacNeil was an American sculptor, who studied art at the Normal Art School Boston. He was an instructor in industrial art and modeling at

¹² "Carol Brooks MacNeil, American Sculptor," Bronze Gallery. <https://bronze-gallery.com/sculptors/artist.cfm?sculptorID=88>; "White Rabbits," Bronze Gallery, <https://bronze-gallery.com/info/info.cfm?infoID=17>, both accessed on November 21, 2023.

¹³ James Mackay, "Carol B. MacNeil, American Sculptor" *The Dictionary of Sculptors in Bronze*, Suffolk, Antique Collectors' Club Ltd, 245.

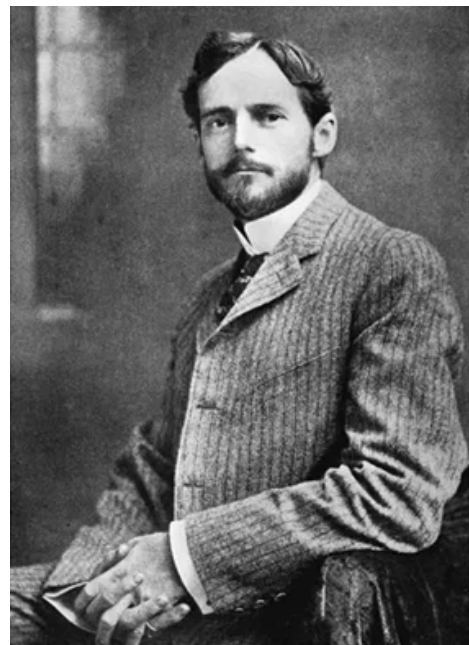
¹⁴ "Mrs. H.A. M'Neil, Wife of Sculptor," *Brooklyn Daily Eagle*, June 23, 1941, 11.

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Cornell University, and then he went to Paris, studying at the Ecole des Beaux-Arts and the Académie Julian. In 1891 he came to Chicago, assisting with sculptures for the World's Columbian Exposition of 1893. He worked with Philip Martiny on sculptures for the Agriculture Building, designed by McKim, Mead and White, assisted Lorado Taft with sketches and sculpted several sculptures for the Electricity Building. He settled in Chicago, teaching at the Art Institute of Chicago. MacNeil opened a studio where he developed work depicting Native Americans, whom he first saw at the Buffalo Bill's Wild West Show at the Fair.

In 1895, MacNeil was awarded the Rinehart Roman Scholarship for study in Rome, selected by Augustus Saint Gaudens, John Quincy Adams Ward and Daniel Chester French, among the most respected sculptors of the 19th century. On Christmas Day, 1895, Carrie Brooks and Hermon MacNeil were married; their wedding reception was held at MacNeil's studio in the Marquette Building. The couple soon left for Rome, studying sculpture there for three years and for a fourth year in Paris.¹⁵

In Chicago, MacNeil sculpted the bronze relief panels of Father Marquette and Louis Joliet at the Marquette building entrance, among others. He designed coins, including the Standing Liberty quarter, which was minted from 1916 – 1930, and which bears his initials. His monumental sculptures are located across the country. He is particularly known for his sculptures on the east pediment of the United States Supreme Court building. In 1943 MacNeil wrote a thirteen-page autobiography which is on file at Cornell University archives.



Hermon MacNeil, about 1895

¹⁵ "H.A. MacNeil," Hermon A. MacNeil, American Sculptor, 1866 – 1947, <https://hermonatkinsmacneil.com/about-2/>, accessed November 22, 2023.

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Alden Finney Brooks Family - Undated photograph
(Public Member Photographs & Scanned Documents, Ancestry.com)

Back Row from left: George W. Maher, Elizabeth Brooks Maher, Carol Brooks MacNeil, Arthur Wyld, Hermon MacNeil

Front Row from left: Frances Brooks Wyld, Ellen Woodworth Brooks, Alden Finney Brooks

The Wyld family owned the property from 1913 – 1958, when Violet Wyld sold it to Lawrence and Maxine Beckman.

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Lawrence and Maxine Beckman

According to the 1950 Census, Lawrence F. Beckman (sometimes Beckmann) was born in Michigan in 1907, the son of Lawrence F. Beckmann and Millie May. Maxine E. Nye Beckman was born ca. 1909, the daughter of Harold Nye and Winnifred Meech. Lawrence and Maxine were married in Grand Rapids, Michigan on February 6, 1929. In the 1940s, the Beckmans were living in Windsor, Missouri where Lawrence worked as a manager in a hatchery.¹⁶ They had three daughters Jacqueline, Marilyn, Gloria and a son Lawrence Jr. All were born in Michigan. In 1950, Lawrence was identified in the federal census as working as an executive in a wholesale hardware business.¹⁷ Prior to moving to 518 Elder Lane, the Beckmans lived at 941 Sheridan Road in Wilmette.¹⁸ The Beckmans were among the founders of the Wilmette Forum, a discussion group that met in members' homes.¹⁹ Maxine was a first vice regent of the Daughters of the American Colonists, Lake Shore Chapter.²⁰

The Beckman family owned the property from 1958 – 1960 when they sold the house to John and Jane Carlile.

Mr. and Mrs. John W. Carlile

John W. Carlile was born on April 21, 1916 in Columbus, Ohio to William Arthur and Ruth Huntington Carlile. John graduated from Princeton University in 1938 and served in World War II as a 1st Lieutenant with the quartermaster corps in Washington D.C. In 1940 he married Jane Cecelia Wood, who was also born in Columbus, Ohio, about 1918.²¹

In 1950 the Carliles were living in Van Buren, Ohio. John was identified as a manager of a furniture department in a department store.²² In 1960, when the Carliles purchased the house at 518 Elder Lane, John joined Ekco-Alcoa as a general manager in marketing services. After eight months, he was responsible for line sales and the marketing staff as director of marketing. Before he worked for Ekco-Alcoa Co., Carlile worked for the Plax Corporation in Hartford, Connecticut, and had significant experience in retail merchandising and the packaging industry.

¹⁶ 1940 U.S. Federal Census for Lawrence Beckman, Ancestry.com.

¹⁷ 1950 U.S. Federal Census for Lawrence Beckman, Ancestry.com.

¹⁸ "Visit New York," *Winnetka Weekly Talk*, February 26, 1953, 24.

¹⁹ "Winnetka Author Speaks on Radio Program Sunday," *Winnetka Weekly Talk*, September 24, 1953, 7.

²⁰ "Wilmette Woman Elected Regent of Lake Shore DAC," *Winnetka Weekly Talk*, June 13, 1957, 59; "Lake Shore DAC to Discuss Placing of Historic Marker," *Winnetka Weekly Talk*, November 5, 1959, 58.

²¹ "Carlile" [obit.], *Winston-Salem Journal*, September 11, 2005, 26.

²² "1950 U.S. Federal Census, for John W. Carlile, Ancestry.com.

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In 1961 he was named vice-president of marketing, and in 1971 he was appointed chairman of the Aluminum Association's Container and Packaging Committee. He was also chairman of the professional council of the Packaging Institute and a member of the American Management Association.²³

John and Jane had four children: John Jr., Catherine, Celia and Virginia.²⁴ While the family lived in Winnetka, they were active members of the community. They were members of the Sunset Ridge Country Club.²⁵ Mrs. John Carlile played bridge, hosted Winnetka Neighborhood Circle talks at the house on Elder Lane, and was a precinct chairman of the League of Women Voters.²⁶ In 1961, John Jr. was part of a team which placed first in a sailing competition at the Winnetka Yacht Club and in 1966 he participated in a Christmas pageant at the Winnetka Presbyterian Church.²⁷

The Carlile family owned the property from 1960 – 1972 when they sold it to Thomas Fritts and his wife.

Thomas L. and Diana Fritts

Thomas Fritts was Scoutmaster of Winnetka Boy Scout Troop 20. The troop was organized in 1927; in 1964, following college graduation, Fritts became Scoutmaster at age 23. Under his leadership, Troop 20 increased in size tenfold in less than ten years. Troop 20 attended World Jamboree in Japan in 1971, stopping in Disneyland and Hawaii on the way, the 1973 Idaho Jamboree, the 1975 Norway Jamboree and several long-distance trips. One of the scouts on a trip to Alaska in 1986 wrote a book, which is located in the Troop 20 archives, once held at T.L. Fritts Sporting Goods, but donated to the Winnetka Historical Society by Tom Fritts.²⁸ In 2014, Fritts was honored for 50 years of service to Winnetka Boy Scouts.²⁹

²³ "Wheeling Ekco-Alcoa Co. Announces Appointments," *Arlington Heights Herald*, December 7, 1961, 51; "Ekco VP Named Committee Head, *Daily Herald*, January 28, 1971, 28.

²⁴ "Activities on the Campus," *Chicago Tribune*, July 23, 1961; "Cupid Flies on Despite Air Strike," *Chicago Tribune*, July 10, 1966, 76; U.S. Federal Census, 1950.

²⁵ "Sunset Ridge Club Women Open Season," *Winnetka Weekly Talk*, May 16, 1963, 92.

²⁶ "Bazaars, Sports Fill Local Calendars," *Winnetka Weekly Talk*, November 13, 1969, 110; "Winnetka Circles to Meet this Week," *Winnetka Weekly Talk*, March 3, 1966, 70; "Mrs. Parshall Elected Head of League of Women Voters," *Winnetka Weekly Talk*, May 30, 1963, 91.

²⁷ "Winnetka Yacht Classes Start," *Winnetka Weekly Talk*, July 27, 1961, 97; "Presbyterians Will Sponsor Festival of Lessons, Carols," *Winnetka Weekly Talk*, December 15, 1966, 122.

²⁸ Rance Barber, "Boy Scout Troop 20: 75 Years in Winnetka," *Winnetka Historical Society Gazette*, Summer 2023.

²⁹ Karen Ann Cullotta, "Boy Scout Troop Leader Honored for Long Service," *Chicago Tribune*, July 10, 2014, 4.

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Fritts bought what had been a hardware store in the late 1970s in Winnetka to start T.L. Fritts, a sporting goods store that was called a downtown Winnetka fixture. The Winnetka store was located next to the North Shore Scuba Center, also owned by Fritts. The store supplied local families with “everything from bicycles to local school spirit clothing.”³⁰ He owned a second branch at 527 Davis Street in Evanston.³¹ The Winnetka store closed in December of 2015. Fritts was an active camper, and held a discussion on “Family Camping” at the Winnetka Community House in 1983.³²

The Fritts family owned the property at 518 Elder Lane from 1972 – 2000, when they sold it to Douglas W. and Deborah T. Grant. No information was found on the Grants.



Chicago Tribune, July 10, 2014, 4.

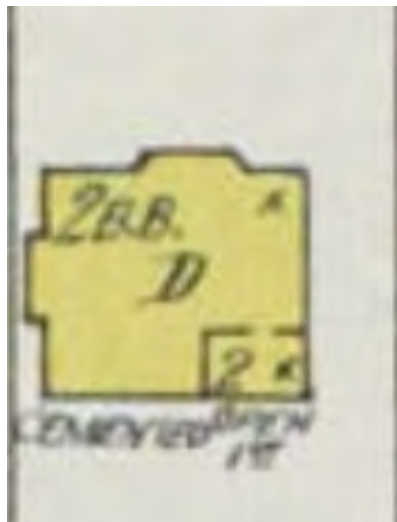
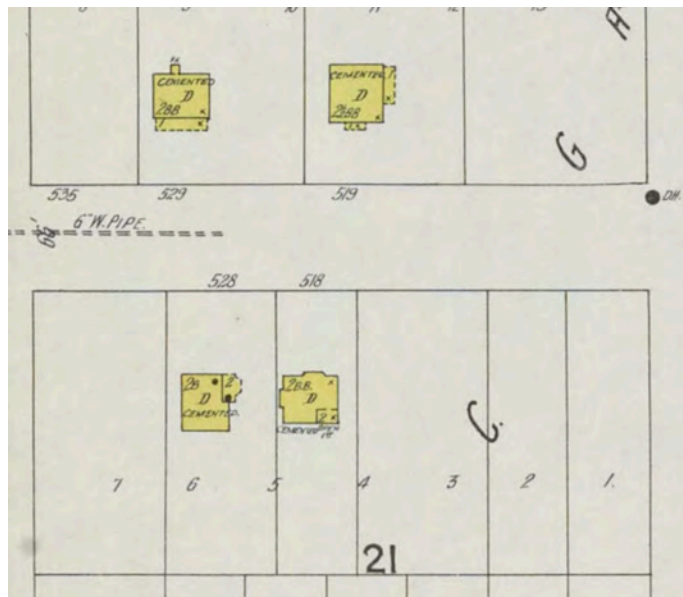
³⁰ Bridget O'Shea, "T.L. Fritts to Close in Downtown Winnetka," *Chicago Tribune*, October 15, 2015, 17.

³¹ "Uncompromised Quality!!" Advertisement, *Chicago Tribune*, August 31, 1988, 180; "T.L. Fritts to Close," October 8, 2015, Winnetka-Northfield-Glencoe Chamber of Commerce, <https://wngchamber.com/t-l-fritts-to-close/>, accessed December 11, 2023.

³² "Thursday," *Chicago Tribune*, May 13, 1983, 88.

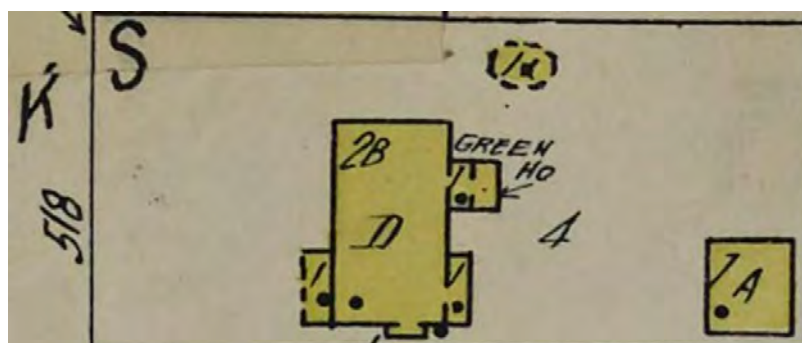
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Narrative Description of the Property, including Alterations



1914 Sanborn Fire Insurance Map, Volume J, page 98, image 104
University of Illinois Library Digital Collections

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1938 Sanborn Fire Insurance Map, page 111, image 47
Library of Congress

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Permit History

In 1929, Arthur Wyld built a two-story frame porch, which added four rooms. The location of this porch is difficult to ascertain, whether it was at the front or the rear. No permits were issued for construction at the property until 1965, when the Carliles built a two-car detached garage. 1974 Thomas Fritts replaced a back porch with a deck addition, and constructed an addition to the garage to hold Boy Scout equipment. In 1987 Thomas Fritts applied for a permit to replace the deck in the rear of the building, and in 1991 he installed and widened the driveway.

Comparing the 1914 and 1938 Sanborn Maps, it is evident that there were more changes to the building. The one-story front entry porch was added, along with a one-story porch in the rear at the west. A green house was added on the rear on the east. Two outbuildings appear on the 1938 map; those may be the stable and gazebo that are mentioned in the Winnetka Architectural Survey from the 1980s.

Physical Description

Exterior

The house at 518 Elder Lane, designed by George Maher, is generally rectangular, stands two stories and is topped by an asphalt gable roof with a ridge line that runs east-west. The front faces north. To the east is a two-story section topped by a flat roof. Like many Maher houses, it is sheathed in rough-faced stucco. Trim is wood and consists of string courses and half timbering in addition to framing the windows. The windows are double hung in a 6/1 configuration. Several of the windows are grouped forming horizontal units of three or four double hungs. There is one rectangular brick chimney, located toward the east, at the ridge. The house has little applied ornamentation referencing historical styles. Even the half timbering, sometimes associated with Tudor architecture, is simple and set in the stucco to form rectangular panels. Other architects of the early decades of the Twentieth Century, including Walter Burley Griffin, incorporated half timbering in their Prairie Style houses.

The north, front, façade of the main house has the most visual interest. The first floor has a slightly projecting rectangular bay topped by a flat roof with four tall, narrow double hung windows that open into the living room. It is located at the east end of the first floor. At the west end is the entrance to the house set behind an open porch, which was an addition, as can be seen in the Sanborn maps. The door is accessed by a brick staircase consisting of four stairs with stretchers forming the risers. Two tall, narrow, square posts rest on each side of the brick landing. The posts support a fascia board and flat roof. The entrance door is approached by a brick walk. It is centered between the pairs of posts. Covered by a glass storm door, the entrance door is oak paneled, painted white on the exterior, with three distinctive art glass lights containing a poppy within geometric leaded bands; the poppy was a preferred motif of Maher,

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who frequently ornamented his houses with floral motifs. Beneath the windows are two tall, narrow, rectangular panels. Between the first and second floors is a wood string course at the sill line of the four windows on the second floor. There is a grouping of three double hungs centered on the first-floor rectangular bay. There are three rectangular stucco panel over the window. The windows and panels break the roof line as is typical of dormers. To the west is a single broad double-hung window. There is half timbering between the windows forming rectangular panels. Those to the east of the single window are narrower, mimicking the proportion of each of the three windows. The two rectangular panels to the west are wider, mimicking the proportions of the single window.

The west façade, gable end, consists of two bays. There is a band of three small windows that light the stairhall at the north end. To the west is a projecting rectangular bay with three double hung windows topped by a flat roof. The string course at the front sill line continues around the side. There are eight rectangular panels. The second panel from the north and from the south are filled with double hung windows. The other six are filled with stucco. There is a pair of windows in the gable above the second floor.

The south, rear, façade has a more distinct horizontal emphasis than the front. The first floor contains a projecting room with two doors that open onto a wood deck. It is topped by a flat roof. It is uncertain whether this was an addition or an open porch that was enclosed. In the center is a small bay projecting bay with three windows. To the west is a wing that extends to the south that is topped by a shallow gable roof. There is a projecting rectangular bay with four tall, narrow, double hung windows centered on the gable. One double hung window is located to the east in the sunroom area of the house. The string course continues around the rear at the second-floor sill line. The second floor contains one broad double hung window at the west end, half timbering forming rectangular stucco panels, one small double hung window in the center of one of the vertical boards and a pair of double hung windows and two rectangular stucco panels at the east end. There is a string course above the second-floor windows, which are topped by a flat roof.

The east, side façade, where there historically were sunrooms, appears intact on the first floor. There is a string course above the first-floor windows that wraps around the rear and front. On the first floor there are two bands of three double-hung windows. On the second floor there are no windows at the south end. In the middle is one double-hung window. At the north end is a band of three double-hung windows that echo those on the first floor. The string course that extends around the house at the second-floor sill line also wraps the east façade.

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Interior

The paneled entrance door, which has historic hardware, is stained on the inside. It opens into a shallow entrance hall that has quarry tile floors. To the east, and up two steps, is the living room; to the south is the staircase to the second floor and a small entrance hall to the kitchen. All the door and window casings in the living room and sunroom are varnished, as was typical of houses of the period. There is a wide opening between the hall and the living room extending from the north to the south wall of the stairhall. The living room has no crown moldings and a replacement Colonial Revival fireplace mantel painted white with a marble surround and hearth. A house of this period would very likely have had a brick Arts & Crafts fireplace. There is a wide opening to the sunroom, which is lit by double hung windows. Oak strip flooring continues into both rooms. Just east of the living room fireplace is a wide, varnished cased opening to the dining room, which has a slate floor. There is a shallow arched opening to the south that contains four tall narrow double-hung windows. The arch is a likely remodel. The kitchen is west of the dining room. A family area that occupies the southwest corner of the first floor, opens onto the wood deck at the rear.

Between the entrance area with the quarry tile floor and the staircase is a knee wall that is framed in varnished wood. On the south side at the level of the living room is the staircase; the stairs to the second floor are in two runs. The first run consists of two steps that extend west to a small square landing. It turns and the staircase extends in a long run to the second floor. A stepped wall that has varnished ledges and banding that forms interior triangles extends up five steps to the walls lining the upper section of the staircase. Stairs are oak strip with a runner. There is a wood railing on the south wall. Wood baseboards line the stairs.

At the top of the staircase is a stairhall that accesses four bedrooms. Entrances to the bedrooms have varnished cased openings. Some of the door and window casings on the interior of the bedrooms are varnished; some are painted. The doors from the hall to the bedrooms contain frosted glass panel to provide borrowed light to the hallway. Some of the interior doors to closets have three panels—one rectangular panel at the top and two tall narrow panels at the bottom. These mimic the panel configuration of the front door. These are likely historic. There are some non-historic six-panel doors.

Style of Architecture

The house at 518 Elder Lane is Arts & Crafts with Prairie Style elements. It is not a high style building, and, in fact there are not as many examples of high style Arts and Crafts architecture as there are more vernacular examples. The premier high style example is the David and Mary Gamble House, in Pasadena, designed by Charles and Henry Greene in 1908 and listed on the National Register of Historic Places. The Arts & Crafts style is more closely associated with

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bungalows, the majority of which were built in California. In Chicago, Arts & Crafts features were commonly incorporated into the design of Chicago Bungalows, but they are brick not wood like bungalows constructed in California.

The Arts & Crafts movement developed in 19th Century England as a reaction to the dehumanizing effects of the industrial revolution. It valued hand craftsmanship. Its roots were more theoretical and philosophical than architectural. As the movement developed in the United State, however, the Machine was not devalued; it was embraced. In fact, Frank Lloyd Wright gave a lecture in 1901 at Hull House titled “The Art and Craft of the Machine”. With its emphasis on simplicity, basic geometric forms and asymmetry. Arts & Crafts architecture, which was typically machine made, provided an alternative to the more complex Victorian era designs of the late 19th Century and the popular historical revival styles of the first three decades of the 20th Century. The Arts & Crafts movement in America enjoyed its greatest popularity in the 1900s and 1910s up to the start of World War I.

The characteristics of Arts & Crafts architecture, in addition to its simple geometric forms includes the expression of structure (exposed beams, posts, rafter ends that extend past the walls of a house), open floor plans with built ins, art glass, lack of decorative carvings, use of natural materials including wood (especially oak), stone, stucco, and brick; natural color tones, handmade features including tile and metalwork and an atmosphere of warmth.

The Arts and Crafts movement in America was expressed in the “craftsman” style of architecture popularized in California, and by furniture and the decorative arts created by such notable designers as Gustav Stickley and Elbert Hubbard in his Roycroft workshop in East Aurora, New York. Both men published magazines; Stickley’s *Craftsman* magazine is the most well-known. It was through these publications that Arts & Crafts architecture and decorative arts became popularized.

The American Arts & Crafts movement was the artistic counterpart of progressive thinking. Chicago established Its own Arts and Crafts Society in October, 1897, at Jane Adams’ Hull House, one of America’s first settlement houses—which were bastions of social reform. Hull House sponsored a variety of handicraft activities and shops and served as headquarters for the Chicago Arts and Crafts Society. An exhibition was held in 1897 at Hull House that was sponsored by the Art Institute of Chicago. Frank Lloyd Wright was one of the founding members of the Chicago Arts & Crafts Society and frequently lectured at Hull House on the philosophical issues of the movement. One was his lecture on “The Art and Craft of the Machine.”

Because Arts & Crafts details did indeed favor mass production methods using machines over handcrafted ones, Arts & Crafts houses and furniture were affordable by all. It was noted in an

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article published in 1999 that “The working classes may not have understood the intellectual underpinnings of the movement but they grew to appreciate the simplicity of form and integrity of materials. By utilizing the machine, the Arts and Crafts Movement of the Midwest may have favored style over substance, but it was a style that could be appreciated by all, both rich and poor.”³³

Architect George Maher advocated for a new American architecture, in keeping with the other progressive architects in Chicago who were developing a new approach to architecture unencumbered by historical references. He often wrote about his views; in 1887 Maher published an article in *Inland Architect* titled, “Originality in American Architecture.”

Maher embraced the tenets of the Arts & Crafts Movement that included: “truth to materials, a belief in fine craftsmanship, and a desire to incorporate the local environment in their buildings and its details.”³⁴ He was one of the founding members of The Chicago Arts and Crafts Society. During his career he became a leading figure in the meetings of the Chicago Architectural Club, founded in 1885. The club regularly held exhibitions featuring the work of Chicago’s progressive architects, including George Maher.³⁵

The most important and influential style that grew out of the Arts & Crafts movement was that of the Prairie School (often referred to as the Prairie Style), which developed slightly before the turn of the 20th Century and describes the group of architects, centered in and around Chicago, who developed designs influenced by the vast horizontality of the prairie, the Midwest’s most defining natural feature. These architects and designers, who included Frank Lloyd Wright (its most prominent practitioner) Robert Spencer, Walter Burley Griffin, Marion Mahoney, John Van Bergen and others, designed houses and some non-residential structures that hugged the earth, with low sloping roofs, broad overhangs, windows grouped in horizontal bands, string courses, and hues that generally echoed the warm colorations of nature—browns, greens, russets and golds. Prairie School architects eschewed historical references and applied

³³ *The Noble Craftsmen We Promote: The Arts and Crafts Movement in the American Midwest*. An exhibit held at the Ward M. Canaday Center for Special Collections, Carlson Library, The University of Toledo, March 26th-June 30th, 1999.

<https://www.utoledo.edu/library/canaday/exhibits/artsandcrafts/midwest.html>

³⁴ “Pleasant Home Foundation.” Oak Park: The George W. Maher Society.
<https://www.pleasanthome.org/about>.

³⁵ The work of the club is extensively discussed in Wilbert R. Hasbrouck’s book *The Chicago Architectural Club: Prelude to the Modern*. Wilbert Hasbrouck, *The Chicago Architectural Club: Prelude to the Modern* (New York: The Monacelli Press, 2005).

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ornament and focused on the texture and expression of materials, especially brick and wood, which were manipulated to form geometric patterns.

George Maher embraced several characteristics that the Prairie School houses embodied, but often sparingly and less comprehensively. In Maher's work, Prairie features are most typically found in the form the Schultz House, with its wide overhangs, bands of windows and sheltering hip roof, takes. Only some of the features that Prairie architecture embraces characterize Maher's design for 518 Elder Lane. It has a string course, windows grouped in horizontal bands and a design based on geometry not historical references. But it has a steeper roof than most Prairie houses and its form is not defined by horizontality. On the interior, moldings are varnished and the edge of the staircase is stepped. The configuration of the stairs from the front entrance to the second floor is the only feature that is without question Prairie. The fireplace mantel has been replaced and has no connection to the Arts & Crafts movement or the Prairie style.

Prairie Style Buildings in Winnetka

There are several high style Prairie School houses in Winnetka including the Schultz House. Four were designed by Walter Burley Griffin, who worked for Wright and gained fame for having won the competition for designing the plan for Canberra, the capital of Australia. Griffin, designed the Henry M. Mess House at 982 Pine in 1912. With excellent integrity, it is arguably the most significant Prairie house in Winnetka. He also designed on speculation the pair of houses for William S. Orth at 38 and 42 Abbottsford in 1908; both of these houses also appear to have excellent integrity. Griffin's fourth Winnetka house was built in 1909 for real estate developer William F. Tempel at 62 Warwick. These are all distinctly high style Prairie houses worthy of preservation. The house at 519 Elder Lane, is predominantly Arts & Crafts with some Prairie Style features. It is a comfortable Arts & Crafts house, that is comparable to the other houses in the neighborhood designed by Maher but not high style like Maher's design for the Schultz House, with its multitude of features associated with the work of Maher and immediately recognizable as one of his designs.

Architects of 518 Elder Lane

George Washington Maher

George Maher was born in Mill Creek West Virginia December 25, 1864, the son of Sarah Landis and Theophile Maher. Their family moved to New Albany, Indiana, where he grew up. He began his career working as a draftsman in the Chicago architectural firm of August Bauer and Henry W. Hill. In 1887, he took a position with architect Joseph Lyman Silsbee. Frank Lloyd Wright, George Grant Elmslie and Cecil Corwin were working for Silsbee during the time he was

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there. Although he announced he was opening an independent practice in late 1888, he shared an office and collaborated with Corwin from 1889 to 1892.

During the early 1890s, George Maher's independent practice consisted primarily of designs for houses in Chicago and its early suburbs. He designed a handful of houses in Hyde Park/Kenwood neighborhood of Chicago. His most prominent design in that area was for the Ernest Magerstadt House, built at 4930 S. Greenwood in 1907 – 1908.³⁶ Maher was a prolific architect, having designed over 270 projects until his death in 1926. His largest body of work was built in Kenilworth. Architectural Historian Kathleen Ann Cummings, points out that his work there brought him to the forefront of residential design.³⁷ After 1900 Maher designed a number of estate houses. These included the James Patten House in Evanston, 1901 (demolished), the Harry Rubens House in Glencoe in 1903 (demolished) and "Pleasant Home," the John Farson House in Oak Park, which was designated a National Historic Landmark in 1996.

Several other of George Maher's houses are designated landmarks. These include the P.J. King House in Chicago, which is a Chicago Landmark and on the National Register of Historic Places; the John Rath House and the Edwin M. Colvin House, designated Chicago Landmarks, and his own Arts and Crafts home at 424 Warwick in Kenilworth, which is listed on the National Register.

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³⁶ Information on George Maher's biography was taken from Kathleen Ann Cummings. *Pleasant Home: A History of the John Farson House, Oak Park: The Pleasant Home Foundation*, 2002.

³⁷ Reprinted in "The Architect," *George W. Maher Quarterly*, Volume 1, Issue 3, April-June/July 2003, 1.

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George Maher built his house on Warwick Road in Kenilworth in 1893 for himself and his wife. It has a tall hip roof with multiple dormers and pinnacles. Its picturesque exterior is characteristic of the Victorian era, but much more original and fanciful. The interior is distinctly Arts & Crafts. Geometry defines the interior's design treatments. The house is multilevel; all trim is varnished, and there appear to be wide openings between the interior spaces.³⁸ The house was added to the National Register of Historic Places on March 21, 1979.

In Maher's houses he expressed his personal design philosophy that he called "motif rhythm theory." The motifs or patterns that Maher repeated in his decoration for windows and interior ornament were flowers like the poppy, the lily and the thistle that he combined with geometric

³⁸ A photograph of the interior was provided by the Kenilworth Historical Society.

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shapes including circles, squares and stars.³⁹ One of his most favored natural motifs was the poppy, which he frequently integrated into designs for his art glass windows. Among Maher's most beautiful are the windows he designed for the Ernest J. Magerstadt House and in 1910 for the D. W. Lamborn House in Highland Park. These were very elaborate windows set into bands or pairs across the second-floor front of the house. Geometry encasing the poppy forms included complicated rectangular patterns topped by a shouldered segmental arch. This type of arch was another favored motif that, like a natural motif, was repeated throughout the houses Maher designed. In the Wyld House at 518 Elder Lane, Maher incorporates the poppy motif within a rectangular pattern in three rectangular windows at the top of the home's front door. Although he utilizes his favored motif, it is imbedded in a much simpler geometric pattern; the house does not include a shoulder arch and the design is not repeated elsewhere in the house. It is a nod to an approach he incorporates into more high style houses designed by him.



Magerstadt House Window, Image from the Library of Congress Photographs from Survey HABS IL-1024, 1962.

³⁹ Information on George Maher's biography was taken from Kathleen Ann Cummings. Pleasant Home: A History of the John Farson House, Oak Park: The Pleasant Home Foundation, 2002.

Historical and Architectural Impact Study (HAIS)
Village of Winnetka: 518 Elder Lane



518 Elder Lane, Windows in front door of house, 2023

Kathleen Cummings points out that “after 1900 Maher began to explore stucco as a building material, and many of his modest suburban houses built before 1910 were sheathed in stucco. These included the Corbin House, the Lackner House and the Ely House in Kenilworth, the Erwin House in Oak Park and the Henry Schultz House in Winnetka. He often used battered walls, piers at the entrances, and swelling forms for balconies and porches.”⁴⁰ Symmetrical houses with battered walls like the Henry Schultz House, designed in 1907, are typically associated with Maher. The house at 518 Elder Lane was not designed in this characteristic form, although it incorporated “swelling” projecting rectangular bays at both the front and rear of the house.

The interiors of Maher Houses had stained trim, favored geometric forms and in more high style houses incorporated and repeated the rhythm motif theory. The woodwork is stained in the Wyld House and the staircase sidewalls consist of stepped geometric forms. The house at 518 Elder Lane is a more modest interpretation of his characteristic staircases, which typically were more complex and elaborate. The light fixtures, which were inspired by Arts & Crafts art glass, are

⁴⁰ “The Architect,” *George W. Maher Quarterly*.

Historical and Architectural Impact Study (HAIS)
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new, installed by the current owner. The fireplace mantel, which is Colonial Revival, does not appear to have been designed by Maher.



Henry Schultz House, 19 Warwick Road, Winnetka, 1907-1909

In addition to 518 Elder Lane, George Maher designed at least nine other properties in Winnetka between 1907 and 1921. These include (in chronological order) the Henry W. Schultz House at 19 Warwick Road 1907- 1909, 518 Elder Lane, 519 Sunset Road, 220 Poplar Street, 238 Poplar Street, 228 Poplar Street, 525 Sunset Road, 535 Sunset Road, and 182 Myrtle Street. Other than the Schultz House, these were speculative houses.

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Hyman and Lora Raclin House, 528 Elder Lane, 1912-13



C. A. and Mary Scholl House, 519 Sunset Road, 1915

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Herman and Emma Kasten House, 220 Poplar Street, 1916

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Jesse and Margaret Barnes House, 238 Poplar Street, 1919



Lloyd and Margaret Faxon House, 228 Poplar Street, 1919

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John J. and Helen Manley House, 525 Sunset Road, 1919

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David C. and Annie Moore House, 535 Sunset Road, 1919



Arthur and Helen Bryson House, 182 Myrtle Street, 1921

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In the January-March, 2000 issue of the *George Maher Quarterly*, there was an article noting that by 1922 George Maher had designed a small group of speculative houses. The editor authenticated the list in 1995, when he toured Winnetka with Betty and Merle Wyle (George Maher's nephew) of Skokie. Merle was George Maher's nephew. He also gathered information from an article in the *Chicago Sunday Tribune* dated January 25, 1914, which discussed real estate development taking place in the area east of the railroad tracks between Winnetka Avenue and Sunset Road. It stated that the area was sparsely settled until 1912 when Leonard H. Roach, George W. Maher, and Walter Burley Griffin, together with William F. Tempel and Frank Windes—the three last named comprising the Community Development Company—began building operations where the New Trier Township High School, costing upward of \$500,000, appeared isolate. Roach was in real estate with offices on Dearborn Street in Chicago.⁴¹ Maher designed at least eight houses on spec. Although all were quite different from another, they were of a modest size and sheathed in stucco.

W. Lindsay Suter

Architect W. Lindsay Suter designed an addition to the garage in 1974 when Thomas Fritts and his wife owned the house. Suter was a noted architect; it is not clear why he was hired to design a small addition to the garage at a cost of \$500. It is possible that Suter and Fritts were acquaintances.

W. (Walter) Lindsay Suter was born in Montreal, Canada on June 19, 1902. He received a Bachelor of Science Degree in 1923 from the Armour Institute (Illinois Institute of Technology, now Illinois Tech), and studied at the Fontainebleau School of Fine Arts, graduating in 1927 and the University of Chicago in 1942. The latter two degrees are unknown. He began work as a draftsman – Superintendent at Tallmadge & Watson, working there from 1923 – 1927, when he left and worked as a designer at Graham, Anderson, Probst & White. From 1928 – 1930. He was on the staff of the Chicago Plan Commission from 1930 – 1935. He formed his own firm of Travelletti & Suter, with his partner Rene Paul Travelletti, and by 1956 Suter had formed the firm of Suter & Sommerschild. His office was at 39 S. LaSalle Street in Chicago and his home address was 329 Locust Road in Winnetka.

Principal works attributed to Suter include the Lacquer Factory, C. J. Nikolas Co., in Bellwood (1947), Mark Clayton & Co. office building in Evanston (1948), the Fair Oaks Presbyterian Church in Oak Park (1951), the Standard Coil Products Co. Office Building in Melrose Park

⁴¹ "What Maher Wrought in Winnetka—with some Griffin, too," *George W. Maher Quarterly*, January-March 2000.

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(1953), the First Congregational Church in DeKalb and First Presbyterian Church in Wheaton (both 1954). In 1959 he worked on the Fire Station & Battalion Headquarters Building in Chicago, and also St. Paul's Episcopal Church at 50th Street and Dorchester Avenue. Suter was an instructor and assistant professor at the Illinois Institute of Technology and taught architectural design, the theory of design, and other classes.

He was a member of the Winnetka Plan Commission from 1941 – 1954, on the Board of Governors of the Winnetka Community House from 1943 – 1949, a trustee of the North Shore Country Day School from 1947 – 1953.

In 1959 he formed the firm of W. Lindsay Suter. In 1962 his office was at 1718 Sherman Avenue in Evanston. In 1970 his home address at 329 Locust Road in Winnetka was listed in the American Institute of Architects directory, and no work address, indicating that he was likely retired. He was a member of the American Institute of Architects Chicago chapter from 1934 until his death in 1993.⁴² His obituary in 1993 listed that he worked for the firm of Skidmore, Owings and Merrill. He had been active in the Christ Church. He was survived by his son Lauren, his daughter Alice Suter Hardesty and three grandchildren.⁴³

David W. Clark

David W. Clark was listed as architect, builder and carpenter on the June 29, 1987 permit application to replace the deck. Clark's address was given as 31175 Bob-O-Link in Libertyville. No information was found on David W. Clark.

Landmark Status of the Property

The property located at 518 Elder Lane is not listed on the National Register of Historic Places, either individually or within a historic district. It is not a Winnetka Landmark, and it was not identified as part of the Illinois Historic Structures Survey conducted between 1971 and 1975. It was included in a Winnetka Architectural Survey in the 1980s.

Evaluation of Historic Significance

The property at 518 Elder Lane is historically significant as being owned by architect George W. Maher and sold to his sister's wife Fanny Wyld. Fanny Wyld and her husband Arthur, the original owners of the home, lived in the building until, following their deaths, their daughter Violet sold it. Fanny was part of an illustrious family of artists, including her father, Alden F. Brooks, a highly respected and accomplished artist, who also lived in the home at 518 Elder Lane, Fanny's sister

⁴² W. Lindsay Suter, *American Architects Directories*, R.R. Bowker, LLC, 1956, 1962, 1970.

⁴³ "W. Lindsay Suter [obit.], *Chicago Tribune*, June 12, 1993, 109.

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Bessie, a water colorist, her brother-in-law George Maher, her other sister Carrie and Carrie's husband Hermon Atkins MacNeil, who were both sculptors. All of them were acclaimed artists.

Arthur Wyld was an accomplished superintendent of construction who worked for the West Park Commission under Jens Jensen, where he supervised construction of the Garfield Park Conservatory, and for the highly respected architectural firm of Schmidt, Garden and Martin as a superintendent of construction. Subsequent owners of 518 Elder Lane were all successful and accomplished individuals who contributed to the professional, social and cultural circles of Winnetka and Illinois, but the Wyld family's influence and artistic accomplishments were felt nationwide, and possibly further. Among the other owners, Thomas Fritts was probably the most noteworthy, as a local Boy Scout Scoutmaster and owner of a long-time local business, T.L. Fritts.

Evaluation of Architectural Significance

The house at 518 Elder Lane is noteworthy for having been designed by George W. Maher, a contemporary of Frank Lloyd Wright and a proponent of originality in architecture. The house at 518 Elder Lane is among Maher's more vernacular designs, with fewer features associated with the more distinguished houses by him. It contains some Arts & Crafts features and the exterior features visible from the street have not been altered, but there is little that exemplifies distinguished Arts & Crafts architecture.

Maher designed several sophisticated houses that incorporated decorative art glass and mosaics in their designs. Their exteriors were imposing and unlike their neighbors. In Winnetka, the Henry W. Schultz House contains nuanced design features including canted walls, bands of art glass windows, broad sheltering eaves and an entrance capped by a segmental arch. This 1909 house and many noteworthy examples of his work stand out as distinguished and special. Maher incorporates a small number of features in the house at 518 Elder Lane, simplified, that are special—the front door with art glass panels and the handsome stepped wood staircase. But the other design features of the house are not as carefully articulated or as organically related to each other as is found on many of Maher's other houses, including his own house, which is more picturesque and fanciful on the exterior. The fireplace, a hallmark feature in Arts & Crafts houses like this one, has been changed out.

George Maher was highly respected and widely published during his career in journals of the time including *Inland Architect*, *Architectural Record*, and *Western Architect*. The ten-volume *Burnham Index to Periodical Literature*, published by the Art Institute of Chicago, shows that at least 69 articles on his architecture were published. None of these articles include the Wyld House at 518 Elder Lane. A great deal of attention has been focused on the Harry Rubens

Historical and Architectural Impact Study (HAIS) Village of Winnetka: 518 Elder Lane

House in Glencoe (demolished), the James Patten House in Evanston (demolished) and the John Farson House, "Pleasant Home" in Oak Park—a historic house museum.

Since little has been written about Maher's vernacular work in Winnetka, this HAIS will add to the information available. He designed several houses on speculation, and may have designed more houses on Elder Lane other than the house next door. The house at 518 Elder Lane is closer in design to the speculative houses than to his high style homes. Maher owned the land he sold to his wife's sister Fanny Wyld, and the house next door to the west was likely a speculative venture. The Recorder's Office plat book shows that George Maher and his wife owned a few properties in this area. It would be a very good idea to consider further research on this aspect of Maher's architecture because it has not really been integrated into a total understanding of Maher's career or work. He was acting as a developer and little has been written about that.

Evaluation of Neighborhood Impact

The demolition of 518 Elder Lane would have little impact on the neighborhood because there are so few historic houses on the block. All of the houses across the street have been built within the last twenty years. The house next door to the west has been extensively remodeled at the front. Only the house to the east on this block of Elder Lane is historic. It is hoped that any new construction will respect the size, human scale and level of detail that historically prevailed along Elder Lane.

Summary Opinion

The Wyld House at 518 Elder Lane has an important history. The accomplishments of the family as outlined in this report are significant. Vernacular houses need to be researched to better understand them, especially when they are designed and built by significant architects like George Maher or Walter Burley Griffin. The issue with this house is one of overall integrity. From the street it has been altered little. But suburban houses need to be evaluated in their entirety, in the round, as there is not a front and back as is found in many, perhaps most, city houses. The changes to Maher's design facing the rear yard have not been sympathetic to his design aesthetic. The rear elevation has some Prairie School elements designed by Maher, but they have been interrupted by changes made at the west end of the house, including the family room doors, the three-sided small bay window and the wood deck. On the interior there is only one significant historic feature, the staircase. Everything else is not noteworthy. The fireplace detracts from the significance of the interior. It is not compatible with the Arts & Crafts style of the house.

Because so much of this block on Elder Lane has been compromised by new construction, removal of this house would basically have little to no neighborhood impact. That said, the

Historical and Architectural Impact Study (HAIS)
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human scale of the historic houses to the east of this block on Elder Lane and many of the new houses across the street should be respected, and new construction needs to be sympathetic to the scale, size and level of detail of these homes.

Besides the staircase, the front entrance door is a very significant feature and needs to be removed and dealt with, should the house be demolished. The art glass windows in the front door of the house need to be preserved and donated to the Winnetka Historical Society and the Kenilworth Historical Society. The majority of Maher's houses are located in Kenilworth, and its historical society has an extensive research collection on Maher, his work in the village, and his significance. The third window could be offered to the Chicago History Museum, which has a collection of Chicago art glass windows; the museum may not have one designed by Maher. The windows exemplify his motif rhythm theory, incorporating the poppy, Maher's favored motif. These windows need to be in the public realm and used as a teaching tool to better understand Maher's theories and his work. The entrance door incorporating the windows should be carefully photographed, and the photographs that show the windows as they were originally designed should be donated to the museums indicated along with the windows.

Appendix

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Historical and Architectural Impact Study (HAIS)
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B. Exterior Photographs of 518 Elder Lane



Front (north) facade



Front entry



Northwest corner



Southeast corner

Historical and Architectural Impact Study (HAIS)
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North façade, living room bay



South façade



Rear bay and deck



West façade

Historical and Architectural Impact Study (HAIS)
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Garage, view from rear deck



Garage, north facade



View looking south to garage



Front entrance

Historical and Architectural Impact Study (HAIS)
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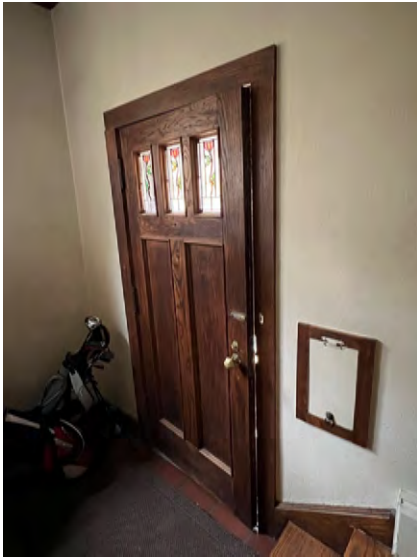


Art glass in front entry door

Historical and Architectural Impact Study (HAIS)
Village of Winnetka: 518 Elder Lane

C. Interior Photographs of 518 Elder Lane

First Floor



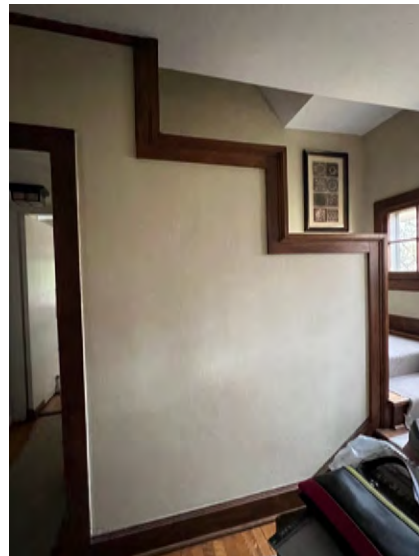
Front door



Front hall view toward front door



West wall of staircase



North wall of staircase

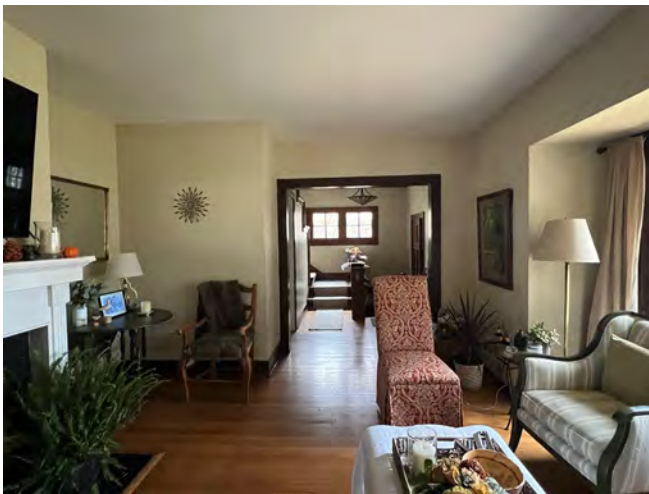
Historical and Architectural Impact Study (HAIS)
Village of Winnetka: 518 Elder Lane



Living room, north wall



Living room, fireplace wall



Living room view to stairhall



Dining room

Historical and Architectural Impact Study (HAIS)
Village of Winnetka: 518 Elder Lane



View from living room looking
east into sunroom



Sunroom, northeast corner



Dining room view to kitchen



Family room, off dining room

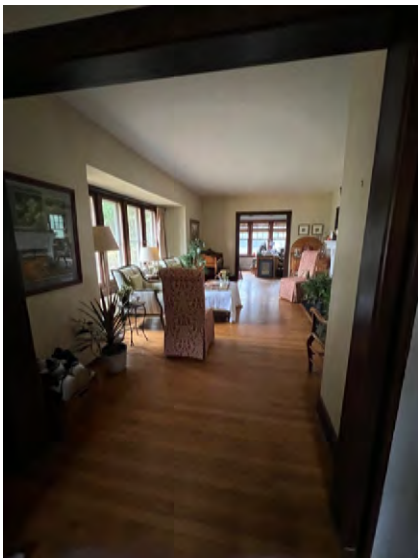
Historical and Architectural Impact Study (HAIS)
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View from dining room into kitchen, living room



View from living room S to dining room



View from stairhall to living room

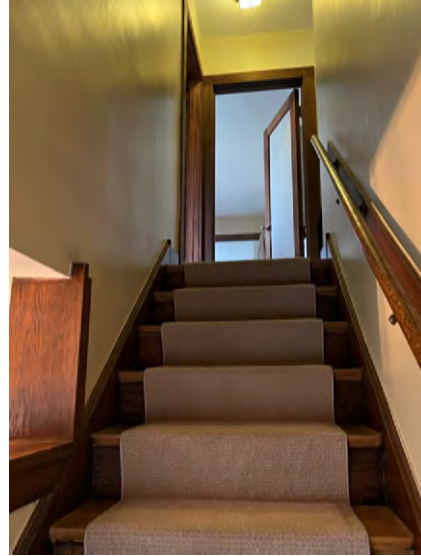


Kitchen

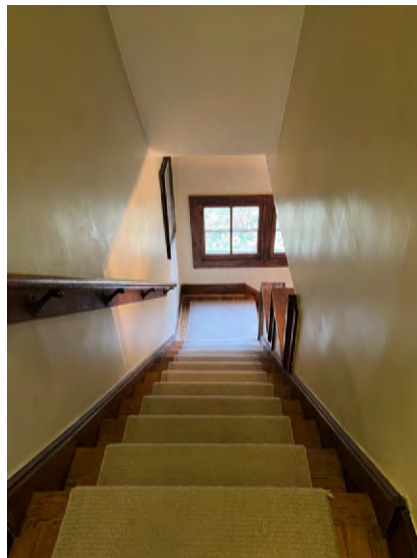
Historical and Architectural Impact Study (HAIS)
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View from kitchen to sitting area



Staircase looking up to second floor



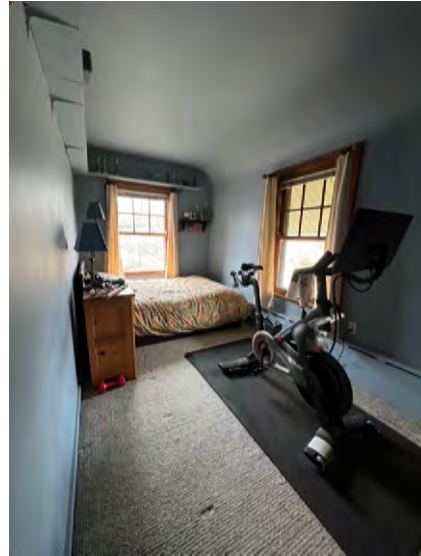
Staircase looking down to first floor

Historical and Architectural Impact Study (HAIS)
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Second Floor



Second floor hall to NW bedroom



NW bedroom



Hall entrance to primary
bedroom



Primary bedroom

Historical and Architectural Impact Study (HAIS)
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View to N Center bedroom



North center bedroom



South bedroom



South bedroom

Historical and Architectural Impact Study (HAIS)
Village of Winnetka: 518 Elder Lane



Northeast sitting room

Historical and Architectural Impact Study (HAIS)
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D. Historic Photograph of 518 Elder Lane



518 Elder Lane, December 28, 1937
Village of Winnetka Permit File for 528 Elder Lane

Historical and Architectural Impact Study (HAIS)
Village of Winnetka: 518 Elder Lane

F. Table of Information for residences in the surrounding neighborhood

ADDRESS	DATE	ARCHITECT/BUILDER	STYLE	ORIGINAL OWNER
534 ELDER LN	1927	S.S. BEMAN John H. Davies		H.L. Racklin
528 ELDER LN	Prior to 1920 1956 remodel by Keck & Keck (usmodernist.com)	George W. Maher	Prairie	
518 ELDER LN	1913	George W. Maher	Prairie	Arthur and Frances Wyld
510 ELDER LN	1939	Robt S. Arnold & Assoc./ subcontractors separate contracts		Virginia Raclin
255 POPLAR ST	2005	Konstant Arch/Jurgeto Dev. Group		Marcus Katz Atticus Corp.
529 ELDER LN	Prior to 1947			
523 ELDER LN	2015	SGE Architects Krupa Co.		A.M.I. Int'l
519 ELDER LN	2021	Town Studios Heritage Bldrs		519 Elder LLC
509 ELDER LN	2009	North Shore Dev North Shore Bldrs		
252 MYRTLE ST	Prior to 192? (Exactly as appears on permit application)			

Historical and Architectural Impact Study (HAIS)
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G. Photographs of residences in the surrounding neighborhood

South side of Elder Lane:



534 Elder Lane



528 Elder Lane



518 Elder Lane



510 Elder Lane

Historical and Architectural Impact Study (HAIS)
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South side of Elder Lane, view SE



South side of Elder Lane, view SW

North side of Elder Lane:



255 Poplar Street



529 Elder Lane

Historical and Architectural Impact Study (HAIS)
Village of Winnetka: 518 Elder Lane



523 Elder Lane



519 Elder Lane



509 Elder Lane



252 Myrtle Street

Historical and Architectural Impact Study (HAIS)
Village of Winnetka: 518 Elder Lane



North side of Elder Lane, view NE

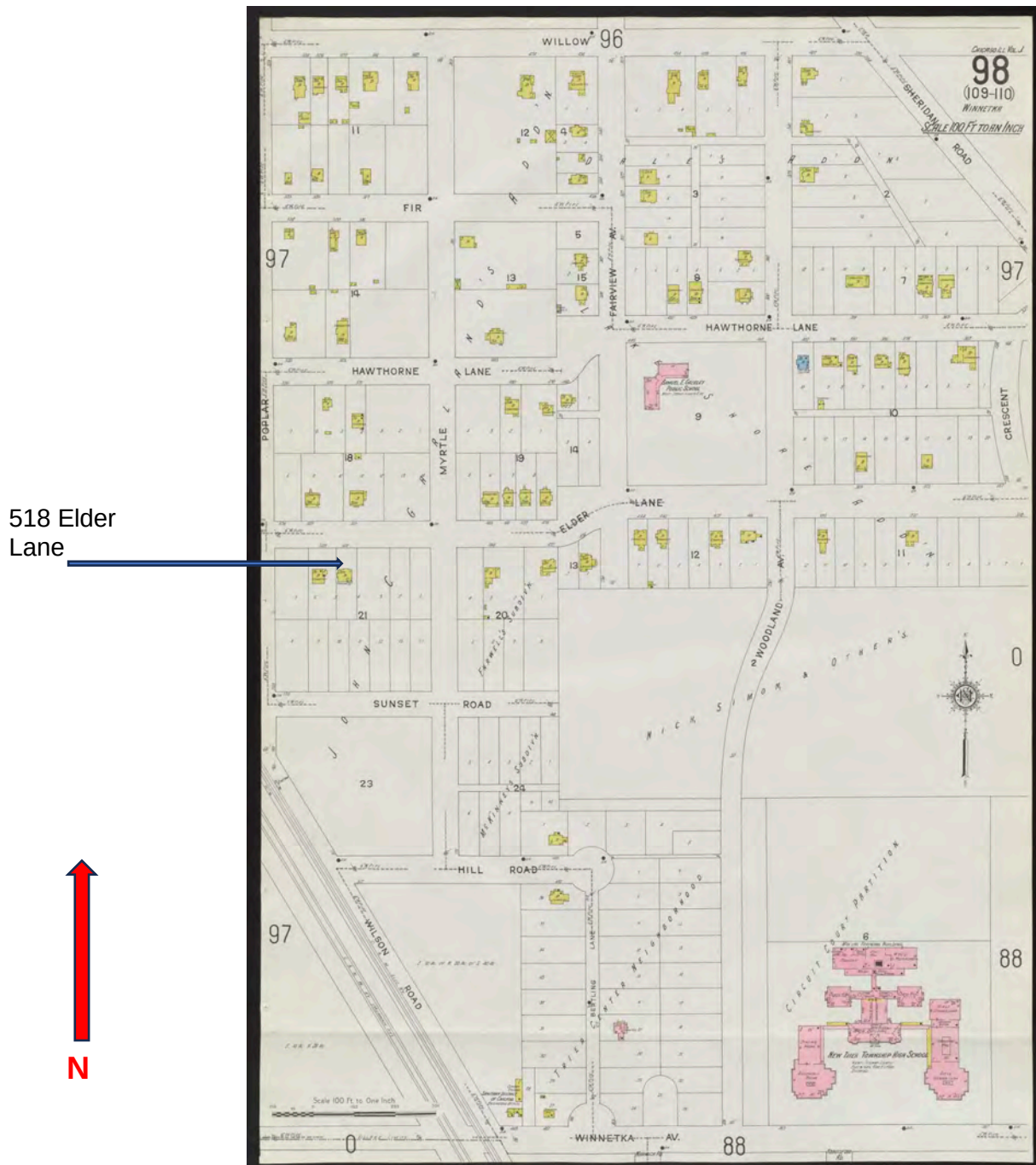


North side of Elder Lane, view NW

Historical and Architectural Impact Study (HAIS)
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H. Select Research

1. Sanborn Fire Insurance Map - 1914



Historical and Architectural Impact Study (HAIS)
Village of Winnetka: 518 Elder Lane

Sanborn Fire Insurance Map - 1938

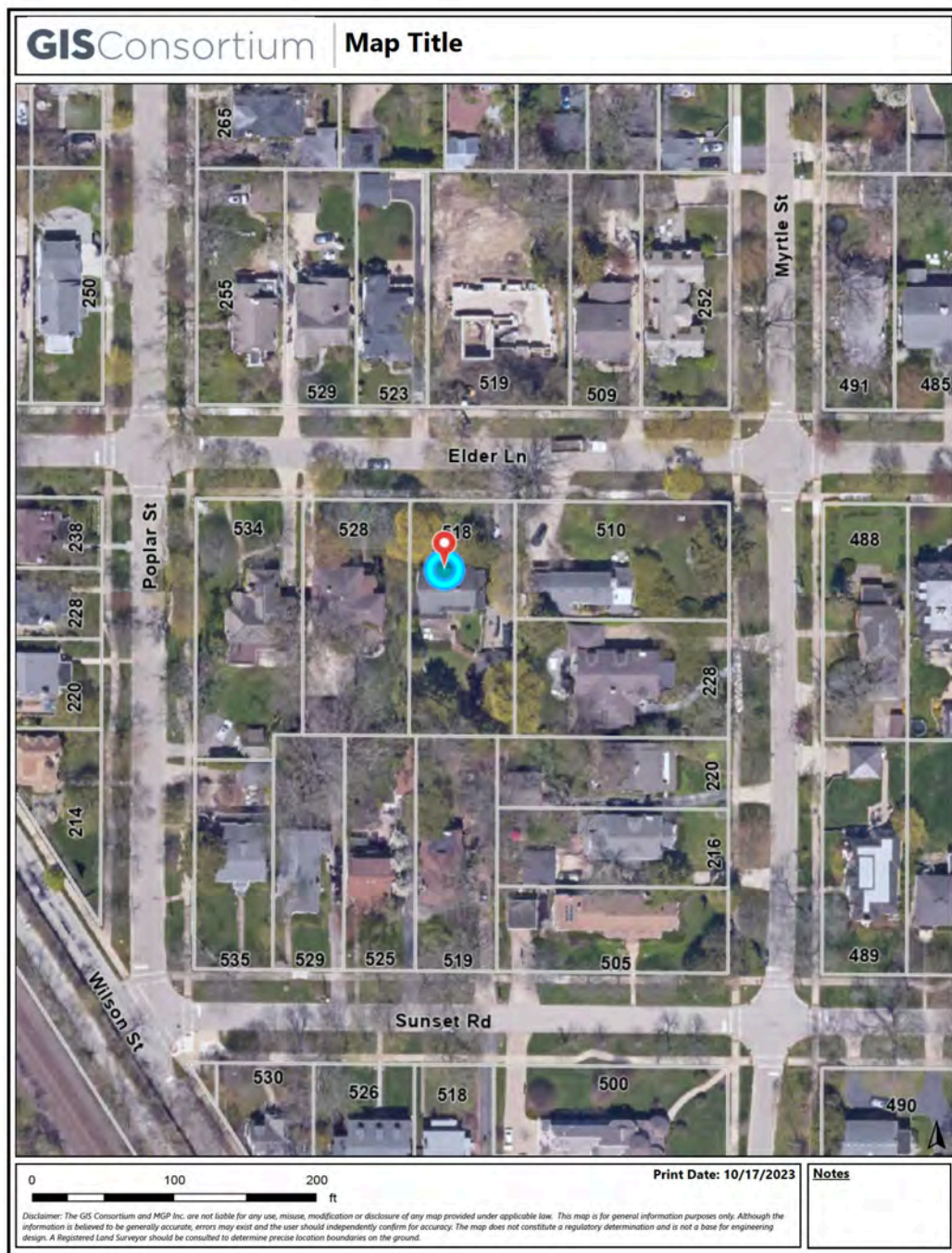


518 Elder Lane

Z

Historical and Architectural Impact Study (HAIS)
Village of Winnetka: 518 Elder Lane

2. GIS Map



3. Cook County Recorder of Deeds Plat Book 249-C



Historical and Architectural Impact Study (HAIS)
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Historical and Architectural Impact Study (HAIS)
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189

PR. DOC. 4388795 June 9, 1909

LOTS 1 TO 14

BOOK OF PLATS No. 102 PAGE No. 11

DOCUMENT	GRANTOR	GRANTEE	INST.	DATE OF INSTRUMENT	DATE OF FILING	DESCRIPTION
4004574	Sam Hadleigh	Marie D. Sweet	Rel. 11/12/09	July 7, 09	July 12, 09	
4004575	Marie D. Sweet	Arthur H. Jenks	Rel. 11/12/09	July 10, 09	July 12, 09	11-12
4014012	Marie D. Sweet	C. T. & F. Co	T. D. 11/12/09	Nov 16, 09	Nov 24, 09	11-12
4014013	Marie D. Sweet	C. T. & F. Co	T. D. 11/12/09	Nov 16, 09	Nov 24, 09	6 to 9
4014014	Sam Hadleigh	Marie D. Sweet	Rel. 11/12/09	Dec 7, 09	Dec 14, 09	1-2-10
4014015	Arthur H. Jenks	C. T. & F. Co	T. D. 11/12/09	Nov 20, 09	Dec 20, 09	all
4014016	Arthur H. Jenks	C. T. & F. Co	T. D. 11/12/09	Nov 21, 09	Dec 21, 09	11-12
4014017	Marie D. Sweet	Elise H. Howard	T. D. 11/12/09	Dec 24, 09	Jan 10, 10	11-12
4014018	Marie D. Sweet	Catherine A. Decker	T. D. 11/12/09	Dec 24, 09	Jan 10, 10	3-4
4014019	Catherine A. Decker	Angela C. Connolly	T. D. 11/12/09	Mar 19, 10	Mar 22, 10	5
4014020	Marie D. Sweet	C. T. & F. Co	T. D. 11/12/09	Apr 2, 10	Apr 19, 10	9-10
4014021	John Merrill	C. T. & F. Co	T. D. 11/12/09	Apr 2, 10	Apr 19, 10	9-10
4014022	Marie D. Sweet	C. T. & F. Co	T. D. 11/12/09	Apr 2, 10	Apr 19, 10	9-10
4014023	Sam Hadleigh	Marie D. Sweet	Rel. 11/12/09	May 7, 10	May 11, 10	6-7
4014024	C. T. & F. Co	Marie D. Sweet	Rel. 11/12/09	Jun 30, 10	July 2, 10	all
4014025	C. T. & F. Co	Marie D. Sweet	Rel. 11/12/09	Jun 30, 10	July 2, 10	6 to 9
4014026	John Merrill	Mary Sarah Merrill	Rel. 11/12/09	Jun 30, 10	July 2, 10	1-2-10
4014027	Peter Mitchell	Catherine A. Decker	Rel. 11/12/09	July 14, 10	July 14, 10	9-10
4014028	Thelma M. McDonald	Bert H. Thomas	Rel. 11/12/09	Aug 17, 10	Feb 11, 11	all
4014029	C. T. & F. Co	Marie D. Sweet	Rel. 11/12/09	Feb 27, 11	Mar 1, 11	6-7
4014030	Elise H. Howard	Marie D. Sweet	Rel. 11/12/09	July 10, 11	July 10, 11	3-4
4014031	Marie D. Sweet	Cath. A. Decker	Rel. 11/12/09	July 10, 11	July 14, 11	12 to 14 - 12 to 14
4014032	Arthur H. Jenks	(Page 191)	Rel. 11/12/09	July 3, 11	July 12, 11	1 to 7 - 12 to 14
ReSubdivision of Bk 18 (INT. 1014 Lots)						
4014033	Mr. Kramer		Rel. 11/12/09	Feb 14, 11	Jun 2, 14	all
4014034	Walter B. Levan	Thomas D. Connolly	Rel. 11/12/09	Feb 14, 11	Jun 2, 14	9
4014035	Keith H. Thorpe	Bert H. Thomas	Rel. 11/12/09	Feb 14, 11	Jun 2, 14	12 to 14
4014036	Jack Cleland	P. Druggs	Rel. 11/12/09	Feb 14, 11	Jun 2, 14	10
4014037	D. Lumbard	P. Druggs	Rel. 11/12/09	Feb 14, 11	Jun 2, 14	1
4014038	P. Druggs	M. R. Decker	Rel. 11/12/09	Feb 14, 11	Jun 2, 14	1
4014039	John Carls	Thos. F. Decker	Rel. 11/12/09	Feb 14, 11	Jun 2, 14	12 to 14
4014040	M. Cleland	R. Fox	Rel. 11/12/09	Feb 14, 11	Jun 2, 14	10
4014041	Evangelin F. Decker	Thos. F. Decker	Rel. 11/12/09	Feb 14, 11	Jun 2, 14	9
4014042	W. D. Decker	Winnetka Bk	Rel. 11/12/09	Feb 14, 11	Jun 2, 14	12 to 14
4014043	L. B. ALBRECHT	L. B. WALLACE	Rel. 11/12/09	Feb 14, 11	Jun 2, 14	12 to 14
4014044	L. B. WALLACE	L. B. WALLACE	Rel. 11/12/09	Feb 14, 11	Jun 2, 14	12 to 14
4014045	H. D. WALLACE	FRANKLIN SAW	Rel. 11/12/09	Feb 14, 11	Jun 2, 14	12 to 14
4014046	Winnetka Bk	H. D. Decker	Rel. 11/12/09	Feb 14, 11	Jun 2, 14	12 to 14

Historical and Architectural Impact Study (HAIS)
Village of Winnetka: 518 Elder Lane

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SUBDIVISION 18.21.22.23 BLOCK 21 For Plat See Page 189

PLAT 4398765 Sub 11/1909 BOOK OF PLATS No. 102 PAGE No. 11

DOCUMENT	GRANTOR	GRANTEE	INST.	DATE OF INSTRUMENT	DATE OF FILING	DESCRIPTION
4549190	Marie D Swett	Henry P Kneaz	J D	Apr 21 10	Apr 26 10	1-2
4549191	Same	Same	J D	Apr 21 10	Apr 26 10	3
4549192	Same	Same	J D	Apr 21 10	Apr 26 10	4
4549193	Same	Same	J D	Apr 21 10	Apr 26 10	5
4549194	Same	Same	J D	Apr 21 10	Apr 26 10	6
4549195	Same	Same	J D	Apr 21 10	Apr 26 10	7
4628925	Marie D Swett	David H C Astorino	Agmt	Aug 23 10	Sep 19 10	3
4698642	David H C Astorino	Marie D Swett	O C	Jan 27 11	Jan 27 11	3
4708437	Marie D Swett	Geo W Maher	Agmt	Jan 20 11	Feb 16 11	
	Same	Same	Letter	Jan 20 11	Feb 16 11	
4709517	Same	Geo W Maher	W D	Feb 18 11	Feb 20 11	
5284546	Hy P Kneaz	Marie D Swett	Rel	Aug 20 12	Aug 29 12	4
5264485	Same	Same	Rel	Feb 15 13	Feb 15 13	5
5264486	Same	Same	Rel	Feb 15 13	Feb 15 13	6
5264487	Same	Same	Rel	Feb 15 13	Feb 15 13	7
5412552	Geo W Maher of	Fanny M Wyld	W D	Dec 29 13	May 8 14	4-12 13 #5
5439661	Same	Same	W D	Dec 29 13	June 3 14	same
5471132	Hy P Kneaz	Marie D Swett	Rel	Aug 4 14	Aug 8 14	3
5471133	Same	Same	Rel	Aug 4 14	Aug 8 14	1-2
5471134	Geo W Maher of	Benedict F Zimmer	W D	July 27 14	Aug 5 14	1-2 13 #3
5476317	Same	Bettie Rummels	W D	July 29 14	Aug 13 14	7-13 #6
5476618	Bettie Rummels	C. J. & Co	J D	July 29 14	Aug 14 14	same
5500168	Fanny M Wyld - hns	State Bk of Commatom	J D	Feb 29 14	Feb 29 14	W 12 ft 3 all 4 E 12 ft 5
5522994	Geo W Maher of	Fanny M Wyld	O C	Feb 23 15	Apr 28 16	W 12 ft 3
6416106	C. J. & Co	Bettie Rummels	Rel	Nov 4 18	Nov 4 18	7-13 #6
6514119	Geo W Maher of	Oscar H Hargan	J D	Apr 23 19	Apr 20 19	W 38 ft 5 E 37 ft 6
6732189	State Bk - Co	Fanny M Wyld - hns	Rel	Feb 6 20	Feb 9 20	W 13 ft 3 all 4 E 12 ft 5
6738388	Geo W Maher of	Lora M Raelin	W D	Feb 11 20	Feb 17 20	W 38 ft 5 E 37 ft 6
6738389	Lora M Raelin - hns	C. J. & Co	J D	Feb 16 20	Feb 17 20	same
7107520	Bettie Rummels	Max K Meyers	J D	Apr 6 21	Apr 8 21	7-13 #6
7431646	Lora M Raelin - hns	Oscar H Hargan	J D	Mar 12 22	Mar 12 22	W 31 ft 5 E 27 ft 6
7467081	B. F. Zimmer	Leon J Klein	O & A	Oct 26 21	Apr 13 22	1-2 3 (ex 4 12 ft 7)
7478558	C. J. & Co	Lora M Raelin - hns	Rel	Apr 29 22	Apr 29 22	W 38 ft 5 E 37 ft 6
7478559	Oscar H Hargan	Geo W Maher	Rel	Apr 21 22	Apr 27 22	same
7592525	Geo W Maher	Bettie Rummels	Rel	July 29 21	July 29 22	7-13 #6
8003819	Benedict F Zimmer of	Hy M Henshaw	W D	June 12 23	July 2 23	1-2 5 28 ft 3
8003820	Hy M Henshaw of	Edw C Westworth	J D	June 13 23	July 2 23	same
8088170	Max K Meyer	Bettie Rummels	Rel	Jan 8 23	Feb 4 23	7-13 #6
8121819	Bettie Rummels	Carl R Uhl	W D	Feb 28 23	Feb 28 23	same
8158124	Carl R Uhl	C. J. & Co	J D	Oct 10 23	Oct 27 23	7-13 #6

Historical and Architectural Impact Study (HAIS)
Village of Winnetka: 518 Elder Lane

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DIVISION
10.21.22 & 23.

BLOCK 21

LOTS 1 to 2.

CONTINUED FROM PAGE 221

DOCUMENT	GRANTOR	GRANTEE	INST.	DATE OF INSTRUMENT	DATE OF FILING	DESCRIPTION
13042719	Lora M Rachel	Thos A Kewey	OC	Mar 13 1943	Mar 13 1943	7-6 1/2 x 53 ft
13042720	Thos A Kewey	Lora M Rachel	OC	Mar 13 1943	Mar 13 1943	same
13099581	John M Panton	James J Panton	OC	June 16 1943	June 16 1943	1/2 x 1/2 x 1/2 x 1/2
13110991	James J Panton	John M Panton	OC	June 16 1943	June 16 1943	same
13112492	James J Panton	John M Panton	OC	June 16 1943	June 16 1943	same
13297628	William C Stoker	John M Panton	OC	June 16 1943	June 16 1943	same
13297629	same	same	OC	June 16 1943	June 16 1943	same
13379702	William C Stoker	John M Panton	OC	June 16 1943	June 16 1943	same
13569626	Lora M Rachel	Thos A Kewey	OC	Mar 13 1943	Mar 13 1943	same
1364478	Edw O Taylor	Lora M Rachel	OC	Mar 13 1943	Mar 13 1943	same
13670337	Edw O Taylor	Lora M Rachel	OC	Mar 13 1943	Mar 13 1943	same
13715460	Edw O Taylor	Lora M Rachel	OC	Mar 13 1943	Mar 13 1943	same
141401	Edw O Taylor	Lora M Rachel	OC	Mar 13 1943	Mar 13 1943	same
14232975	Edw O Taylor	Lora M Rachel	OC	Mar 13 1943	Mar 13 1943	same
14327976	Edw O Taylor	Lora M Rachel	OC	Mar 13 1943	Mar 13 1943	same
14327975	Edw O Taylor	Lora M Rachel	OC	Mar 13 1943	Mar 13 1943	same
15099977	Edw O Taylor	Lora M Rachel	OC	Mar 13 1943	Mar 13 1943	same
1545845	Edw O Taylor	Lora M Rachel	OC	Mar 13 1943	Mar 13 1943	same
15426278	Edw O Taylor	Lora M Rachel	OC	Mar 13 1943	Mar 13 1943	same
16148176	Edw O Taylor	Lora M Rachel	OC	Mar 13 1943	Mar 13 1943	same
17263338	Edw O Taylor	Lora M Rachel	OC	Mar 13 1943	Mar 13 1943	same
17351983	Edw O Taylor	Lora M Rachel	OC	Mar 13 1943	Mar 13 1943	same
17513311	Edw O Taylor	Lora M Rachel	OC	Mar 13 1943	Mar 13 1943	same
17915924	Edw O Taylor	Lora M Rachel	OC	Mar 13 1943	Mar 13 1943	same
17929424	Edw O Taylor	Lora M Rachel	OC	Mar 13 1943	Mar 13 1943	same
1797440	Edw O Taylor	Lora M Rachel	OC	Mar 13 1943	Mar 13 1943	same
18545455	Edw O Taylor	Lora M Rachel	OC	Mar 13 1943	Mar 13 1943	same
18942310	Edw O Taylor	Lora M Rachel	OC	Mar 13 1943	Mar 13 1943	same
17995960	Edw O Taylor	Lora M Rachel	OC	Mar 13 1943	Mar 13 1943	same
19027206	Edw O Taylor	Lora M Rachel	OC	Mar 13 1943	Mar 13 1943	same
19048663	Edw O Taylor	Lora M Rachel	OC	Mar 13 1943	Mar 13 1943	same
19151827	Edw O Taylor	Lora M Rachel	OC	Mar 13 1943	Mar 13 1943	same
20117355	Edw O Taylor	Lora M Rachel	OC	Mar 13 1943	Mar 13 1943	same
20117360	Edw O Taylor	Lora M Rachel	OC	Mar 13 1943	Mar 13 1943	same
20138922	Edw O Taylor	Lora M Rachel	OC	Mar 13 1943	Mar 13 1943	same
20397225	Edw O Taylor	Lora M Rachel	OC	Mar 13 1943	Mar 13 1943	same
21443196	Edw O Taylor	Lora M Rachel	OC	Mar 13 1943	Mar 13 1943	same
2151031	Edw O Taylor	Lora M Rachel	OC	Mar 13 1943	Mar 13 1943	same

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Historical and Architectural Impact Study (HAIS)
Village of Winnetka: 518 Elder Lane

From Page 225

J.C. Garland Add To Winnetka

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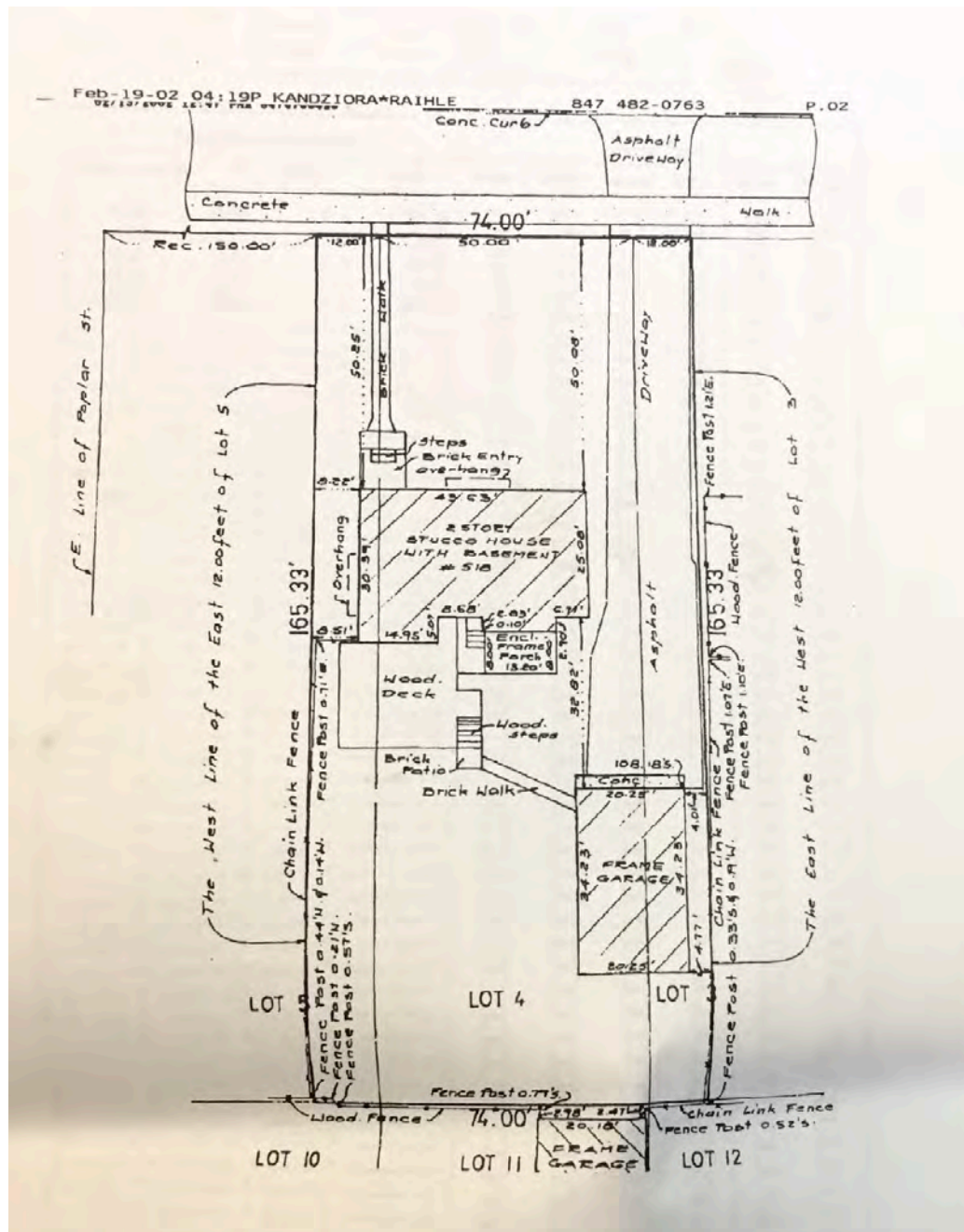
Sub of Block 18-21-22-23

Lots 1 to 7

BL 21

DOCUMENT	GRANTOR	GRANTEE	INST.	DATE OF INSTRUMENT	DATE OF FILING	DESCRIPTION
21451032	G.G. Bernstein et al	J.T. Rohner et al	WD	3 27 71	4 16 71	7-6-4 E374
700896	D.B. BEUSTEIN	A.J. BERNSTEIN	DEC		1 7 71	SAME
22734050	Thomas Fritz	Winnetka B2a	MT	5 10 73	5 27 73	W12 1/2 2144 E12
22393635	John Carleton	Two tracts of	WD	5 11 73	7 10 73	10 same ✓
22393635	Cost J. P. et al	John Carleton et al	R	5 15 73	7 10 73	same
22522905	J. Williams et al	Stokoe Trs	MT	10 15 73	11 10 73	582 1/2 1 + 21
22544800	J. Carroll et al	G. Williams et al	MT	10 15 73	11 10 73	same
23130757	Martha A. Maranda	Wm. Murgio et al	WD	6 27 75	6 27 75	5.50' of 1
24153821	C.T.T.	J.T. ROHNER et al	R	10 14 77	10 18 77	76 C (EX E37)
24181219	J.T. ROHNER et al	D.E. LEJEUNE et al	WD	10 1 77	1 17 77	SAME
24181220	D.E. LEJEUNE et al	IST. FSLA	MT	10 27 77	1 17 77	SAME
24536222	D. Jumer	D. Jumer	Good Admin.	5 5 78	7 14 78	1+2 (EX 582 1/2) - p. 13
24536223	Same	Winnetka Bk	Dist	5 5 78	7 14 78	Same
24536224	Winnetka Bk	CT + TG	TD	5 5 78	7 14 78	Same
24988838	T.J. Frutts et al	Winnetka Bk	TD	5 5 78	6 5 78	W12 1/2 3 off 1005
25017023	G.B. Wallace et al	United States Bk	OT	6 18 79	6 22 79	W. 38 1/2 5 1/2 1/2 1/2
26473762	Bratschi et al	H. Walker	WD	4 13 82	1 18 83	W. 73 1/2 1/2 1/2 1/2
26687319	T. NIEMAN	CTTC	TD	7 9 83	7 14 83	1-2 EX 582 1/2 1/2 1/2
26767273	Winnetka Bk	T. Nieman et al	D	7 9 83	8 3 83	1+2 (EX 582 1/2) +
26859185	CTTC	Winnetka Bk	R	7 14 83	7 14 83	1+2 (EX 582 1/2)
26921852	A.L. Williams	P.T. EARLY	WD	12 9 84	1 9 84	5.82 1/2 1/2 1/2
26921853	S. EARLY	IST. FSLA	MT	12 19 83	1 9 84	5.82 1/2
26934681	Stokoe Trs	G. Williams et al	R	10 14 85	1 9 85	5.82 1/2 1/2 1/2 1/2
27096007	T.S. NIEMAN et al	NIEMAN'S CONSOLIDATION	Consolidation	7 14 84	5 32 84	1+2 (EX 582 1/2 1/2 1/2) + THE E38 1/2 3 (EX 582 1/2)
85016310	D.E. Lejeune et al	Cit. Corp	MT	4 24 85	5 13 85	7+6 (EX E37)
85023340	J. Nieman et al	Harold J. Nieman	MT	5 13 85	5 16 85	1+2
85094343	Cit. Corp	D. Lejeune et al	R	5 10 85	7 9 85	7+6 (EX E37)
95124760	C. P. et al	Gary Wheaton Bk	MT	7 24 85	7 30 85	W43 FT of Lot 9
61	Gary Wheaton Bk	ICM MTG Corporation	AM	7 24 85	7 30 85	Same

4. Plat of Survey



Historical and Architectural Impact Study (HAIS)
Village of Winnetka: 518 Elder Lane

5. Articles

Page 2]

The undermentioned Houses are situate within the Boundaries of the

City or Municipal Borough of	Municipal Ward of	Parliamentary Borough of	Town or Village or Hamlet	Urban Sanitary District of	Rural Sanitary District of	Electoral District of			
Leptham			Leptham		St. Mary Union	Leptham			
No. of House	ROAD, STREET, &c. and No. or NAME of HOUSE	HOUSES	NAME and Surname of each Person	RELATION to Head of Family	CON- DITION as to Marriage	AGE last Birthday	Rank, Profession, or OCCUPATION	WHERE BORN	II
									(1) Deaf and Dumb (2) Blind (3) Imbecile or Idiot (4) Lunatic
4	Mount Mary Villa	1	Edward R. Hayward	Head	Mar	73	Holder of S. M. Conscience and	Northamptonshire, England	
			Mary W. &	Wife	Mar	78	L. P. and Stick	High Wycombe, Bucks.	
			Edward C. Wright	Servant	Mar	18	Scholar	Surrey, England	
			Eliza J. Wray	Servant	Mar	17	General Servant	Northamptonshire, England	
			Elizabeth J. Gilling	Servant	Mar	35	General Servant	Northamptonshire, England	
5	Riverside House	1	Francis Bury	Head	Mar	71	Retired Merchant	Northamptonshire, England	
			Eliza Sampson	Servant	Mar	28	General Servant	Northamptonshire, England	
			Mary Pitter	Servant	Mar	32	General Servant	Northamptonshire, England	
			Richard Bell	Servant	Mar	36	Domestic Gardener	Northamptonshire, England	
6	Riverside Cottage	1	James Wilson	Head	Mar	67	Barryman	Northamptonshire, England	
			James &	Wife	Mar	64		Northamptonshire, England	
7	Beach House	1	Thomas Prince	Head	Mar	64	Amusement and	Northamptonshire, England	
			Ellen &	Wife	Mar	64		Northamptonshire, England	
			Mary Crofton	Servant	Mar	28	General Servant	Northamptonshire, England	
8	The Strand	1	Mary Ann Paul	Head	Mar	76	Amusement and	Northamptonshire, England	
			Susan Carter	Servant	Mar	67	Amusement and	Northamptonshire, England	
			Emma Lydson	Servant	Mar	28	General Servant	Northamptonshire, England	
			Mabel Lydson	Servant	Mar	28	General Servant	Northamptonshire, England	
9	Beach House	1	William H. H.	Head	Mar	54	Retired Farmer	Northamptonshire, England	
			Mary &	Wife	Mar	38		Northamptonshire, England	
			Belilla &	Servant	Mar	19	General Servant	Northamptonshire, England	
			Nehi &	Servant	Mar	10	Scholar	Northamptonshire, England	
			Arthur &	Servant	Mar	8		Northamptonshire, England	
			Volter &	Servant	Mar	6		Northamptonshire, England	
			Charlotte Russell	Servant	Mar	28	General Servant	Northamptonshire, England	
Total of Houses...		6	Total of Males and Females...			8	17		

Kings

Arthur Wyld, 1881 Census, England

Historical and Architectural Impact Study (HAIS)
Village of Winnetka: 518 Elder Lane

Administrative County of Illinois The undermentioned Houses are situated within the Boundaries of the
Civil Parish of Winnetka Municipal Borough of Winnetka Urban Sanitary District of Winnetka Rural Sanitary District of Winnetka Parliamentary Borough or District of Winnetka Ecclesiastical Parish or District of Winnetka Page 20

1	2	3	4	5	6	7	8	9	10	11	12	13	14	15	16	17	18	19	20
House No.	ROAD, STREET, Ave. or No. or NAME of HOUSE	HOUSES in the Parish	Number of Persons in the Household	NAME and Surname of each Person	RELATION to Head of Family	CON- DITION as to Marriage	AGE last Birthday	PROFESSION or OCCUPATION	Where BORN	Whether (1) Deaf and Dumb (2) Blind (3) Lame, Paralyzed or Blind									
14	Grand	1	1	William Goodman	Head	M	45	Dental Surgeon	London										
	Opposite House			James M. Co.	Wife	M	42		London										
				William M. Co.	Daughter	M	18	Medical Student	London										
				William M. Co.	Son	M	15	Student	London										
				May M. Co.	Daughter	M	12	Student	London										
				John M. Co.	Daughter	M	10	Student	London										
				Edith A. Co.	Daughter	M	8	Student	London										
				James M. Co.	Son	M	6	Student	London										
				Agnes M. Co.	Daughter	M	4	Student	London										
				Edith M. Co.	Daughter	M	2	Student	London										
15	Grand	1	1	John M. Co.	Head	M	45	General Merchant	London										
	Opposite House			Robert M. Co.	Son	M	18	Student	London										
				Margaret M. Co.	Daughter	M	15	Student	London										
				John M. Co.	Daughter	M	12	Student	London										
				Mary M. Co.	Daughter	M	10	Student	London										
				John M. Co.	Daughter	M	8	Student	London										
				John M. Co.	Daughter	M	6	Student	London										
				John M. Co.	Daughter	M	4	Student	London										
				John M. Co.	Daughter	M	2	Student	London										
16	Grand	1	1	John M. Co.	Head	M	45	General Merchant	London										
	Opposite House			Robert M. Co.	Son	M	18	Student	London										
				Margaret M. Co.	Daughter	M	15	Student	London										
				John M. Co.	Daughter	M	12	Student	London										
				Mary M. Co.	Daughter	M	10	Student	London										
				John M. Co.	Daughter	M	8	Student	London										
				John M. Co.	Daughter	M	6	Student	London										
				John M. Co.	Daughter	M	4	Student	London										
				John M. Co.	Daughter	M	2	Student	London										
17	Grand	1	1	John M. Co.	Head	M	45	General Merchant	London										
	Opposite House			Robert M. Co.	Son	M	18	Student	London										
				Margaret M. Co.	Daughter	M	15	Student	London										
				John M. Co.	Daughter	M	12	Student	London										
				Mary M. Co.	Daughter	M	10	Student	London										
				John M. Co.	Daughter	M	8	Student	London										
				John M. Co.	Daughter	M	6	Student	London										
				John M. Co.	Daughter	M	4	Student	London										
				John M. Co.	Daughter	M	2	Student	London										

Total of Houses and of Tenements with less than Five Rooms 24
Total of Males and Females 20

NOTE.—Draw the pen through each of the words of the headings as are inappropriate.

Reference: RG12/1679

1891 England Census for Arthur Wyld

Historical and Architectural Impact Study (HAIS)
Village of Winnetka: 518 Elder Lane

[illegible]

September 18, 1901 New York, U.S., Arriving Passenger and Crew Lists (including Castle Garden and Ellis Island), Ancestry.com.

Historical and Architectural Impact Study (HAIS)
Village of Winnetka: 518 Elder Lane

The marriage of Miss Frances Brooks, daughter of Mr. and Mrs. Alden F. Brooks to Mr. Arthur Wyld of Topsham, England, took place Thursday evening at the family residence, 4357 St. Lawrence avenue. Mrs. George W. Maher attended as matron of honor and Master Phillip Brooks Maher was ring bearer. Mr. John Jeffrey and Mr. G. W. Maher were groomsmen. The ceremony was performed by the Rev. E. F. Williams.

Chicago Tribune, July 9, 1905, 45.

STATE		DEPARTMENT OF COMMERCE AND LABOR-BUREAU OF THE CENSUS										SUPERVISOR'S DISTRICT NO.		SHEET NO.	
COUNTY		THIRTEENTH CENSUS OF THE UNITED STATES: 1910 POPULATION 154										ENUMERATION DISTRICT NO.		11	
TOWNSHIP OR OTHER DIVISION OF COUNTY		NAME OF INCORPORATED PLACE										WARD OF CITY		11	
NAME OF INSTITUTION		NAME OF INSTITUTION										NAME OF INSTITUTION		11	
DATE		DATE										DATE		11	
NAME OF INSTITUTION		NAME OF INSTITUTION										NAME OF INSTITUTION		11	
NAME OF INSTITUTION		NAME OF INSTITUTION										NAME OF INSTITUTION		11	
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NAME OF INSTITUTION		NAME OF INSTITUTION										NAME OF INSTITUTION		11	
NAME OF INSTITUTION		NAME OF INSTITUTION										NAME OF INSTITUTION		11	
NAME OF INSTITUTION		NAME OF INSTITUTION										NAME OF INSTITUTION		11	
NAME OF INSTITUTION		NAME OF INSTITUTION										NAME OF INSTITUTION		11	
NAME OF INSTITUTION		NAME OF INSTITUTION										NAME OF INSTITUTION			

Historical and Architectural Impact Study (HAIS)
Village of Winnetka: 518 Elder Lane

REGISTRATION CARD

SERIAL NUMBER 1000 ORDER NUMBER 3191

Name: Arthur Wyld

PERMANENT HOME ADDRESS: 518 Elder Lane Winnetka Cook Illinois

Age in Years 45 Date of Birth September 11 1873

RACE White

U. S. CITIZEN

10 Native Born 11 Naturalized 12 Citizen by Father's Naturalization Before Registrant's Majority 13 Declarant 14 Yes

15 If not a citizen of the U. S., of what nation are you a citizen or subject? Great Britain England

PRESENT OCCUPATION 16 Supv. of Construction 17 R. E. Schmidt Garden & Martin

18 PLACE OF EMPLOYMENT OR BUSINESS: 19 Chicago Cook Illinois

NEAREST RELATIVE 20 Frances Mabel Wyld wife 21 518 Elder Lane Winnetka Cook Illinois

I AFFIRM THAT I HAVE VERIFIED ABOVE ANSWERS AND THAT THEY ARE TRUE

P. M. G. O. Arthur Wyld

FOEDS No. 1 (REV. 1-17-18)

REGISTRAR'S REPORT 12-3-5-C

DESCRIPTION OF REGISTRANT

HEIGHT			BUILD			COLOR OF EYES	COLOR OF HAIR
Tall	Medium	Short	Slim	Medium	Stout		
21	22	23	24	25	26	27 Blue	28 Gray

29 Has person lost arm, leg, hand, eye, or is he obviously physically disabled? (Specify.) No

30 I certify that my answers are true: that the person registered has read or has had read to him his own answers; that I have witnessed his signature or mark and that all of his answers of which I have knowledge are true, except as follows:

Date of Registration September 12, 1918

Local Board for Division No. 3
County of Cook, State of Illinois
(STAMP OF LOCAL BOARD)

(The stamp of the Local Board having jurisdiction of the area in which the registrant has his permanent home shall be placed in this box.)

(OVER)

Arthur Wyld, September 12, 1918
U.S. World War I Draft Registration Cards, 1917 – 1918,
Ancestry.com

Historical and Architectural Impact Study (HAIS)
Village of Winnetka: 518 Elder Lane

STATE Illinois COUNTY Cook TOWNSHIP OR OTHER DIVISION OF COUNTY New Trier Township NAME OF INCORPORATED PLACE Winnetka Village WARD OF CITY 36th Ward SUPERVISOR'S DISTRICT NO. 131 SHEET NO. 9 A

DEPARTMENT OF COMMERCE—BUREAU OF THE CENSUS
FOURTEENTH CENSUS OF THE UNITED STATES: 1920—POPULATION

ENumerated by ME ON THE 14 DAY OF May, 1920. ENUMERATOR Arthur Wyld

PLACE OF BIRTH	NAME	RELATION	AGE	SEX	MARRIAGE	CITIZENSHIP	EDUCATION	NATIVITY AND MOTHER TONGUE		OCCUPATION
								FATHER	MOTHER	
511 161 163	Jay J. J. J.	son	19	M	W	19	Illinois	Illinois	Illinois	none
512 162 164	Charles J. J.	son	17	M	W	17	Illinois	Illinois	Illinois	none
513 163 165	William J. J.	son	15	M	W	15	Illinois	Illinois	Illinois	none
514 164 166	John J. J.	son	13	M	W	13	Illinois	Illinois	Illinois	none
515 165 167	James J. J.	son	11	M	W	11	Illinois	Illinois	Illinois	none
516 166 168	Robert J. J.	son	9	M	W	9	Illinois	Illinois	Illinois	none
517 167 169	Thomas J. J.	son	7	M	W	7	Illinois	Illinois	Illinois	none
518 168 170	George J. J.	son	5	M	W	5	Illinois	Illinois	Illinois	none
519 169 171	Frank J. J.	son	3	M	W	3	Illinois	Illinois	Illinois	none
520 170 172	Charles J. J.	son	1	M	W	1	Illinois	Illinois	Illinois	none
521 171 173	William J. J.	son	19	M	W	19	Illinois	Illinois	Illinois	none
522 172 174	John J. J.	son	17	M	W	17	Illinois	Illinois	Illinois	none
523 173 175	James J. J.	son	15	M	W	15	Illinois	Illinois	Illinois	none
524 174 176	Robert J. J.	son	13	M	W	13	Illinois	Illinois	Illinois	none
525 175 177	Thomas J. J.	son	11	M	W	11	Illinois	Illinois	Illinois	none
526 176 178	George J. J.	son	9	M	W	9	Illinois	Illinois	Illinois	none
527 177 179	Frank J. J.	son	7	M	W	7	Illinois	Illinois	Illinois	none
528 178 180	Charles J. J.	son	5	M	W	5	Illinois	Illinois	Illinois	none
529 179 181	William J. J.	son	3	M	W	3	Illinois	Illinois	Illinois	none
530 180 182	John J. J.	son	1	M	W	1	Illinois	Illinois	Illinois	none

1920 U.S. Federal Census, Arthur Wyld

Historical and Architectural Impact Study (HAIS)
Village of Winnetka: 518 Elder Lane

Form 3384-6
U. S. DEPARTMENT OF LABOR
NATURALIZATION SERVICE

136
No. 57437

ORIGINAL

UNITED STATES OF AMERICA
PETITION FOR NATURALIZATION

To the Honorable the District Court of the United States, Northern District of Illinois:

The petition of MRS. FRANCES WYLD hereby filed, respectfully sheweth:

First. My place of residence is 518 Elder Lane, Winnetka, Illinois, Chicago, Illinois.

Second. My occupation is Housewife (Give number and street)

Third. I was born on the 22nd day of November, anno Domini 1870, at Warren, Ohio.

Fourth. I emigrated to the United States from _____ on or about the _____ day of _____, anno Domini 1871, and arrived in the United States, at the port of _____, on the _____ day of _____, anno Domini 1871, on the vessel _____.

Fifth. I declared my intention to become a citizen of the United States at _____, anno Domini 1873, in the _____ Court of _____, and in the State of Illinois, continuously next preceding the date of this petition, since the _____ day of _____, anno Domini 1871, being a residence within this State of at least one year next preceding the date of this petition.

Sixth. I am married. My (husband's) name is Arthur, (sex) male, was born on the 11th day of September, anno Domini 1873, at England, and now resides at _____ with me. (Give number and street)

I have 2 children, and the name, date and place of birth, and place of residence of each of said children is as follows:

<u>Violet Violet</u>	born <u>February 20, 1906</u>	Both born <u>at Chicago, Illinois.</u>
<u>Merle</u>	born <u>December 25, 1907</u>	Both reside with me.

Married July 7, 1904. Husband not naturalized.

Seventh. I am not a disbeliever in or opposed to organized government or a member of or affiliated with any organization or body of persons teaching disbelief in or opposed to organized government. I am not a polygamist nor a believer in the practice of polygamy. I am attached to the principles of the Constitution of the United States, and it is my intention to become a citizen of the United States and to renounce absolutely and forever all allegiance and fidelity to any foreign prince, potentate, state, or sovereignty, and particularly to George V, by the Grace of God, of Great Britain, Ireland, and the British Dominions beyond the Seas King, Defender of the Faith, Emperor of India.

Eighth. I am able to speak the English language.

Ninth. I have resided continuously in the United States of America for the term of five years at least immediately preceding the date of this petition, to wit, since the 22nd day of November, anno Domini 1870, and in the State of Illinois, continuously next preceding the date of this petition, since the _____ day of _____, anno Domini 1871, being a residence within this State of at least one year next preceding the date of this petition.

Tenth. I have not heretofore made petition for citizenship to any court. (State reasons why not.) _____ Court of _____, on the _____ day of _____, anno Domini 1871, and the said petition was denied by the said Court for the following reasons and causes, to wit: _____, and the cause of such denial has since been cured or removed.)

Attached hereto and made a part of this petition are my declaration of intention to become a citizen of the United States and the certificate from the Department of Labor, together with my affidavit and the affidavits of the two verifying witnesses therein, required by law. Wherefore your petitioner prays that he may be admitted a citizen of the United States of America.

OMITTED PURSUANT TO THE ACT OF SEPTEMBER 22, 1922.
Declaration of Intention filed _____, and Certificate of Intent of Labor filed this _____ day of _____, 1922.
Done to CLERK or COURT—If petitioner arrived in the United States on or before JUNE 25, 1908, strike out the words making "and Certificate of Intent from Department of Labor."

AFFIDAVITS OF PETITIONER AND WITNESSES

UNITED STATES OF AMERICA }
Northern District of Illinois. } ss:

The aforesaid petitioner being duly sworn, deposes and says that he is the petitioner in the above-entitled proceedings; that he has read the foregoing petition and knows the contents thereof; that the said petition is signed with his full, true name; that the name is true of his own knowledge except as to matters therein stated to be alleged upon information and belief; and that as to those matters he believes it to be true.

Nylon J. Phillips, occupation Estimator, residing at 1003 Michigan Ave., Winnetka, Illinois, and Howell A. Ford, occupation Estimator, residing at 4139 Central Ave., Western Springs, Illinois, each being severally, duly, and respectively sworn, deposes and says that he is a citizen of the United States of America; that he has personally known _____, the petitioner above mentioned, to have resided in the United States continuously immediately preceding the date of filing his petition, since the 1st day of January, anno Domini 1909, and in the State in which the above-entitled petition is made continuously since the 1st day of January, anno Domini 1909; and that he has personal knowledge that the said petitioner is a person of good moral character, attached to the principles of the Constitution of the United States, and that the petitioner is in every way qualified, in his opinion, to be admitted a citizen of the United States.

Subscribed and sworn to before me by the above-named petitioner and witnesses in the office of the Clerk of said Court at Chicago, Ill., this 18th day of May, anno Domini 1922.

Maynard L. Glass
Clerk of the United States District Court.

Frances Wyld Petition for Naturalization, 1922

Historical and Architectural Impact Study (HAIS)
Village of Winnetka: 518 Elder Lane

State Illinois Incorporated place Winnetka Village DEPARTMENT OF COMMERCE-BUREAU OF THE CENSUS
County Cook County West of city 18 FIFTIETH CENSUS OF THE UNITED STATES: 1900
Incorporated place New Town Township Enumeration District No. 2224 Sheet No. 273
Supervisor's District No. 3
Enumerated by April 9, 1900 James H. Harty 174

HOUSEHOLD	NAME	RELATION	SEX	AGE	MARRIAGE	EDUCATION	PLACE OF BIRTH	NATURALIZATION	CITIZENSHIP	OCCUPATION AND INDUSTRY	EMPLOYMENT	OTHER
1	Paula, Myron L.	Head	M	37	18	HS	New York	English	Yes	Bookkeeper	Yes	
2	Rosa	Wife	F	35	18	HS	New York	English	Yes	None	No	
3	Virginia	Daughter	F	12	5	HS	New York	English	Yes	None	No	
4	Clara	Daughter	F	10	5	HS	New York	English	Yes	None	No	
5	Charles	Son	M	9	5	HS	New York	English	Yes	None	No	
6	Charles	Son	M	8	5	HS	New York	English	Yes	None	No	
7	Charles	Son	M	7	5	HS	New York	English	Yes	None	No	
8	Charles	Son	M	6	5	HS	New York	English	Yes	None	No	
9	Charles	Son	M	5	5	HS	New York	English	Yes	None	No	
10	Charles	Son	M	4	5	HS	New York	English	Yes	None	No	
11	Charles	Son	M	3	5	HS	New York	English	Yes	None	No	
12	Charles	Son	M	2	5	HS	New York	English	Yes	None	No	
13	Charles	Son	M	1	5	HS	New York	English	Yes	None	No	
14	Charles	Son	M	0	5	HS	New York	English	Yes	None	No	
15	Charles	Son	M	0	5	HS	New York	English	Yes	None	No	
16	Charles	Son	M	0	5	HS	New York	English	Yes	None	No	
17	Charles	Son	M	0	5	HS	New York	English	Yes	None	No	
18	Charles	Son	M	0	5	HS	New York	English	Yes	None	No	
19	Charles	Son	M	0	5	HS	New York	English	Yes	None	No	
20	Charles	Son	M	0	5	HS	New York	English	Yes	None	No	
21	Charles	Son	M	0	5	HS	New York	English	Yes	None	No	
22	Charles	Son	M	0	5	HS	New York	English	Yes	None	No	
23	Charles	Son	M	0	5	HS	New York	English	Yes	None	No	
24	Charles	Son	M	0	5	HS	New York	English	Yes	None	No	
25	Charles	Son	M	0	5	HS	New York	English	Yes	None	No	
26	Charles	Son	M	0	5	HS	New York	English	Yes	None	No	
27	Charles	Son	M	0	5	HS	New York	English	Yes	None	No	
28	Charles	Son	M	0	5	HS	New York	English	Yes	None	No	
29	Charles	Son	M	0	5	HS	New York	English	Yes	None	No	
30	Charles	Son	M	0	5	HS	New York	English	Yes	None	No	
31	Charles	Son	M	0	5	HS	New York	English	Yes	None	No	
32	Charles	Son	M	0	5	HS	New York	English	Yes	None	No	
33	Charles	Son	M	0	5	HS	New York	English	Yes	None	No	
34	Charles	Son	M	0	5	HS	New York	English	Yes	None	No	
35	Charles	Son	M	0	5	HS	New York	English	Yes	None	No	
36	Charles	Son	M	0	5	HS	New York	English	Yes	None	No	
37	Charles	Son	M	0	5	HS	New York	English	Yes	None	No	
38	Charles	Son	M	0	5	HS	New York	English	Yes	None	No	
39	Charles	Son	M	0	5	HS	New York	English	Yes	None	No	
40	Charles	Son	M	0	5	HS	New York	English	Yes	None	No	
41	Charles	Son	M	0	5	HS	New York	English	Yes	None	No	
42	Charles	Son	M	0	5	HS	New York	English	Yes	None	No	
43	Charles	Son	M	0	5	HS	New York	English	Yes	None	No	
44	Charles	Son	M	0	5	HS	New York	English	Yes	None	No	
45	Charles	Son	M	0	5	HS	New York	English	Yes	None	No	
46	Charles	Son	M	0	5	HS	New York	English	Yes	None	No	
47	Charles	Son	M	0	5	HS	New York	English	Yes	None	No	
48	Charles	Son	M	0	5	HS	New York	English	Yes	None	No	
49	Charles	Son	M	0	5	HS	New York	English	Yes	None	No	
50	Charles	Son	M	0	5	HS	New York	English	Yes	None	No	

1930 U.S. Federal Census

76

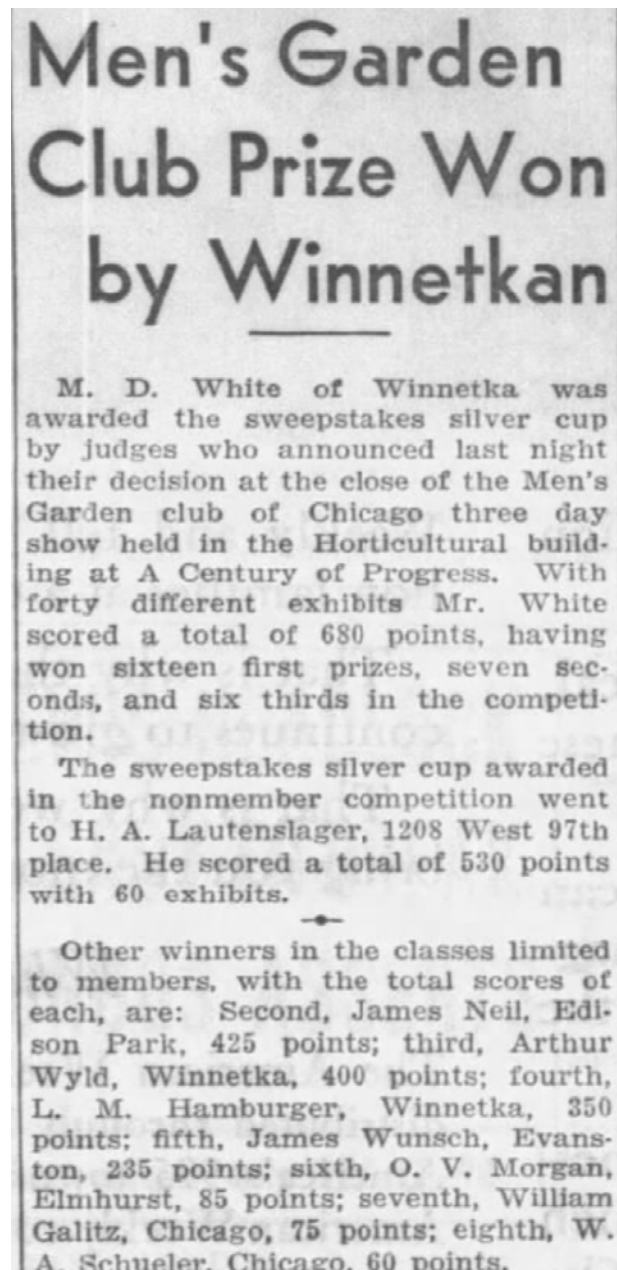
Page 278 of 366

Historical and Architectural Impact Study (HAIS)
Village of Winnetka: 518 Elder Lane

[illegible]



Chicago Tribune, June 13, 1932,
17



Chicago Tribune, September 11, 1934, 17

Historical and Architectural Impact Study (HAIS)
Village of Winnetka: 518 Elder Lane

15,000 EXHIBITS GREET VISITORS AT FLOWER SHOW

Vegetables and Fruit Add to Festival Interest.

BY FRANK RIDGWAY.

Fifteen thousand individual exhibits of flowers are in competition for prizes in the first combination fall flower, vegetable, and fruit festival which opened at the International amphitheater of the Chicago stockyards at 42d and Halsted streets yesterday. More than 300 amateur gardeners have entered products in the show, which is sponsored by the Central States Dahlia society and the Men's Garden club of Chicago.

It is estimated that the opening day's attendance exceeded 7,500. Approximately 30,000 square feet of exhibit space in the white rimmed oval at the amphitheater is banked with flower blossoms grown by amateur back yard gardeners. Every flower is tagged with the name of the variety for the convenience of visiting flower lovers. Practically all of the flowers have been grown in Cook county and every kind of plant now in bloom is represented in the show.

Judges Begin Task.

Judges started their work of selecting the winners at noon yesterday. They continued their work until the doors were closed. All exhibits will remain on display until the close of the show at 10 o'clock tonight. Plans are being made for a large attendance today.

Judges completed a part of their work in the dahlia division of the show and were able to announce some of the awards.

P. H. Dempers of Lombard won first prize for having the largest single dahlia blossom in the show. It measured 12 inches in diameter. Mr. Dempers also had the largest dahlia blossoms in his exhibit of three flowers. He won eight blue ribbons.

John J. Brugman of Hinsdale won six blue ribbons with his home grown dahlias. Mrs. S. W. Pierce of Chicago won 8 blue ribbons with her collection of dahlias.

Other Winners Listed.

Following are the names and addresses of other blue ribbon winners in the dahlia classes; the number of first prizes awarded is given after each contestant's address:

FRED BARK, 12112 Wentworth avenue, four blue ribbons.

M. J. BLUM, Western Springs, five blue ribbons.

MRS. W. H. HEINIE, Lake Forest, four blue ribbons.

CLEO FROELICH, Niles Center, four ribbons.

Weekly Patriotic Calendar

Sept. 8—Spaniards under Pedro Mendez de Aviles landed at present site of St. Augustine, Fla., 1565.

Sept. 8—Gen. Lafayette bade farewell to America and sailed for France on an American frigate, 1825.

Sept. 8—Battle of El Molin del Ray, war with Mexico, 1847.

Sept. 9—By congress the colonies were first called "the United States of America," 1776.

Sept. 9—California admitted to the Union, 1850.

Sept. 9—New Mexico and Utah organized as territories, 1890.

Sept. 10—Commander Perry won his great victory on Lake Erie, 1813.

Sept. 11—The "Stars and Stripes" were first carried by troops in the battle at Brandywine, Pa., 1777.

Sept. 11—Commander MacDonough and his little American fleet won the day against a superior British fleet, 1814.

Sept. 11—First transcontinental air mail reached San Francisco, 1920.

Sept. 12—Defenders' day in Maryland. Display the flag.

Sept. 12—Battle of Chapultepec, Mexico, 1847.

Sept. 13—Walter Reed, army surgeon, sanitation and bacteriologist, born, 1831.

Sept. 13—Gen. Pershing born, 1860.

Sept. 13—Battle of St. Mihiel, 1918.

Sept. 14—The Rev. John Harvard died, 1638.

Sept. 14—Francis Scott Key wrote the Star Spangled Banner, 1814.

Sept. 14—President McKinley died from wounds received at the hands of the assassin Czolgosz, 1901.

[Compiled by Victor F. Devereaux, director department of Americanism, Veterans of Foreign Wars of the United States.]

two blue ribbons.

JAMES K. WUNSCH, Evanston, two blue ribbons.

M. D. WHITE, Winnetka, two blue ribbons.

Single Winners Listed.

One blue ribbon each was awarded to Ansley Hitz, 9432 South Winchester avenue; L. W. Nack, 9421 Kimball avenue; H. E. Carlson, 4261 North Moody avenue; F. Zbylski, 5653 Gunnison street; Lewis W. Troxler, 7516 South Winchester avenue; William F. Merkle, 7934 Saginaw avenue, and Arthur Wyld, Wilmette.

J. Louis Roberts, general manager of the festival, last night said he considered the show a success.

"We have filled the largest exhibit hall in the city with flowers and the attendance is sufficient to make the show a financial success," he said. "We are able to announce now that the show will be repeated again next year and we expect to make it an annual event."

Chicago Tribune, September 8, 1935, 8

ARTHUR WYLD RITES TODAY; GARDEN EXPERT

Funeral services for Arthur Wyld, 80, a retired architect-superintendent and noted north shore gardener, will be held at 2 p. m. today in the chapel at 1118 Greenleaf av., Wilmette. He died Sunday in his home at 518 Elder Lane, Winnetka.

Until his retirement 16 years ago Mr. Wyld had been long associated with the architectural firm of Schmidt, Garden and Erikson. He supervised the construction of the Garfield park conservatory, the Evanston hospital, and other hospitals in Chicago and downstate Illinois.

Mr. Wyld, born in the Isle of Wight, came to this country in 1900 to watch the Lipton cup race and remained. He was a member of the New Trier Men's Garden club. He leaves his widow, Frances; a daughter, Violet of Kenilworth, and a son, Merle of Evanston.

WYLD—Arthur Wyld of 518 Elder Lane, Winnetka, husband of Frances Brooks, father of Violet, and Merle, grandfather of Phillip, and Carolyn. Funeral Wednesday, at 2 p. m., from chapel at 1118 Greenleaf, Wilmette. Burial private.

Chicago Tribune, November 3, 1953, 51

Chicago Tribune, November 4, 1953, 51

Historical and Architectural Impact Study (HAIS)
Village of Winnetka: 518 Elder Lane

ARTHUR WYLD

Services for Arthur Wyld of Winnetka were held Wednesday afternoon at the William H. Scott chapel in Wilmette. Mr. Wyld, who had been associated with Schmidt, Garden, and Erickson, architects,



Arthur Wyld

for many years and who was architectural superintendent for the Evanston Hospital, Patton Gymnasium at Northwestern University, and for numerous public buildings

in the state, died November 1 at his home at 518 Elder Lane. He was 80 years old.

Born on the Isle of Wight, England, he came to this country in 1901. In his youth, he was a sailing enthusiast, and it was on a visit to the United States to see the Lipton Cup Races that he met his wife, the former Miss Frances Brooks.

Mr. Wyld retired 16 years ago, and since then devoted his time to his hobby, gardening.

He is survived by his wife, by his daughter, Miss Violet Wyld of Kenilworth, and by a son, Merle Wyld of Evanston. There are two grandchildren, and two sisters in Exeter, England.

Winnetka Talk, November 5, 1953

WYLD—Frances Wyld of 424 Warwick road, Kenilworth, wife of the late Arthur; mother of Merle and Violet; sister of Mrs. George Maher; grandmother of Philip and Carolyn. Services Friday, 1:30 p. m., at funeral home, 1100 Greenleaf avenue, Wilmette. Interment private. UNiversity 4-9873 and ALpine 1-5515.

Chicago Tribune, June 5, 1958, 45

Historical and Architectural Impact Study (HAIS)
Village of Winnetka: 518 Elder Lane

"SOUND THINKING"

Wheeling, March 13—I want to commend **THE TRIBUNE** on the excellent lead editorial on tax reform in **Sunday's** newspaper. Not only do I agree with your sound thinking but I think you are doing a splendid service by making it easy for your readers to express their viewpoints to their congressmen.



Carlile

Most of us, by nature, are inclined to put off this most important responsibility as citizens. By publishing coupons and outlining all of the details, even less literate members of our society can raise their voices and be heard.

JOHN W. CARLILE

Chicago Tribune, March 20, 1963,
12

John W. Carlile Jr., son of Mr. and Mrs. John W. Carlile of Winnetka, and a freshman at Denison university, Granville, O., recently was made business manager of the campus radio station.

Chicago Tribune, July 23, 1961, 24

DURHAM — John Webster Carlile died Sept. 8, 2005, in Durham, where he had lived for the past eight years. A warm, loving, caring, funny, optimistic, strong and gentle man, he lived 89 years enriched by family and friends and gracing their lives with his love. Born April 24, 1916, in Columbus, Ohio, to William Arthur and Ruth Huntington Carlile, the second of three sons, he graduated from Columbus Academy, where he served as president of the student body. He graduated from Princeton University in 1938 and served in World War II as a 1st Lieutenant with the quartermaster corps in Washington, D.C. In 1940, he married his beloved Jane Cecelia Wood, also of Columbus, and raised a family of four children who considered themselves lucky to have such great parents. The family lived in Dayton, Ohio, Mount Vernon, Ohio, West Hartford, Conn., and Winnetka, Ill., and spent summers at their wonderful cottage on Walloon Lake, Mich. In his later years he and Jane lived in Fort Wayne, Ind., and Winston-Salem. A successful businessman and entrepreneur, he retired to North Carolina. His wife of 57 years predeceased him in 1987, as did son John Jr. in 1998 and daughter Celia Carlile Monton of Cincinnati in May 2005. He is survived by his daughters, Catherine Carlile Craver of Durham and Virginia Carlile Quaal of Scottsdale, Ariz., and their husbands, Tony Craver and Graham Quaal; his son-in-law, James Monton of Cincinnati; seven grandchildren, Carolyn Craver Evans and husband Rick of Elon, Va., Craver Nagy and husband Stephen of Winston-Salem, Amy Craver Moffield and husband Mark of Gibsonville, Bradley John Monton of Lexington, Ky., Lynne Monton Haase and husband Gregg of Cincinnati, Ohio, Jeffrey W. Craver and wife Kirsten of Columbia, Mo., and Deborah Quaal Akers and husband Bryan of Phoenix, Ariz.; and 10 great-grandchildren. A service of celebration will be at noon Saturday, Sept. 24, in his honor and to the glory of God at First Baptist Church Elon, 618 Haggard Ave., Elon, NC 27244. The family will receive friends in the fellowship hall after the service. In lieu of flowers, donations may be made to the Jane and John Carlile Memorial Fund at Clemmons Presbyterian Church, P.O. Box 475 Clemmons, NC 27012, to the Kiev Mission Trip at First Baptist Elon or to the American Cancer Society.

Winston-Salem Journal, September 11, 2005

Historical and Architectural Impact Study (HAIS)
Village of Winnetka: 518 Elder Lane



Chicago Tribune, June 27, 1964, 15



Mrs. John Carlile, second from right
Winnetka Weekly Talk, May 16, 1963, 92

Historical and Architectural Impact Study (HAIS)
Village of Winnetka: 518 Elder Lane



KAREN ANN CULLOTTA/TRIBUNE PHOTO

Village President Gene Greable, left, thanks emeritus Scoutmaster Thomas Fritts for his 50 years of service.

Boy Scout troop leader honored for long service

Led over 1,200 Scouts in Winnetka

BY KAREN ANN CULLOTTA
Tribune Reporter

When Thomas Fritts stepped up in 1964 to serve as scoutmaster for Boy Scout Troop 20, Lyndon B. Johnson was president and the Winnetka Scouts counted just 19 members.

Seven years later, Fritts presided at the helm of a vibrant North Shore troop that had soared to 120 members and had become a beloved community fixture that could be counted on for leading the village's Memorial Day and Fourth of July celebrations, as well as for launching an annual Christmas tree sale the day after Thanksgiving.

"Tom planted a seed that clearly blossomed under his contributions," Trustee Carol Fessler said of Fritts, who was honored by the Winnetka Village Council recently for his 50 years of heading up the village's local Boy Scout troop.

During Fritts' five dec-

ades of service, Troop 20 members embarked upon journeys both in the United States and abroad while participating in the organization's High Adventure trips, as well as contributing resources to troops in need, officials said.

Leading an estimated 1,000 Boy Scouts and 223 Eagle Scouts during his tenure, Fritts retired from his day-to-day leadership role of Troop 20 in 1998 but remains involved with the group as scoutmaster emeritus, officials said.

"He is an institution to Winnetka, and this is a very much appreciated institution," Trustee Richard Kates said.

"Thank you for being a role model," added Trustee Arthur Braun.

"I've been around too long to give a speech, and I can only tell you I was presented with a chance to volunteer with the best," Fritts said. "It's been a fast 50 years."

kcullotta@tribune.com
Twitter @kcullotta

Chicago Tribune, July 10, 2014, 35-37

T.L. Fritts to close in downtown Winnetka

BY BRIDGET O'SHEA
Pioneer Press

T.L. Fritts Sporting Goods, the downtown Winnetka fixture that has supplied local families with everything from bicycles to local school spirit clothing, is closing after 37 years.

"I started this store from scratch," said store owner Tom Fritts, who said he bought what had been a hardware store in the late 1970s to start T.L. Fritts.

Fritts said he posted the "store closing" signs in the front windows on Oct. 6, which he said actually marks a happy milestone in his life.

"We're retiring," he said. "It's a wonderful thing. We're just going to have fun

now. It's all good."

The North Shore Scuba Center, adjacent to T.L. Fritts, has been a scuba training center since 1987. Fritts, who also owns the scuba center, said it will remain in the downtown Winnetka location and the center's current instructors are taking over that portion of the business.

Fritts said he plans to officially close the store in December.

Fritts, a 52-year Winnetka resident, said he plans to stay in Winnetka after retirement so he can continue to do volunteer work in the community. He said he has enjoyed serving the Winnetka community, where he reared a family and got to know countless

members of the community over the decades of T.L. Fritts' time in business.

"It's a great community," Fritts said. "You meet a lot of friends. It's been a great run."

While Fritts is looking forward to retirement, the closing of this chapter for his business is bittersweet for longtime customers.

"I'm very sad," said Glencoe resident Wendy Averman, who said she'd been a patron for decades.

"They've always been an easy-to-go-to store. You come in and they know your kids. We've come here for skates, bikes and bike repairs. It's been our go-to place."

boshea@pioneerlocal.com



BRIDGET O'SHEA/PIONEER PRESS

T.L. Fritts will close its downtown Winnetka sporting goods store in December.

Chicago Tribune, October 15, 2015, 17

Historical and Architectural Impact Study (HAIS)
Village of Winnetka: 518 Elder Lane

SUTER, W(ALTER) LINDSAY. (AIA)

Office: 39 S. La Salle St, Chicago 3. Home: 329 Locust Rd, Winnetka, Ill.

b. Montreal, Can, June 19, 02. M. 32, Children 2. Educ: Ill. Inst. of Tech. (Armour), B.S, 23; Fontainebleau Sch. of F.A, 27; Univ. of Chicago, 42. Draftsman-Supt, Tallmadge & Watson, 23-27; Designer, Graham, Anderson, Probst & White, 28-30; & Chicago Plan Commission, 30-35. Prev. Firm: Travelletti & Suter. Present Firm: Suter & Sommerschield, org. 55. Reg: Ill, Iowa, Mich; Lic. Engr. Prin. Wks: Lacquer Factory, G. J. Nikolas Co, Bellwood, 47; Off. Bldg, Clayton Mark & Co, Evanston, 48; Fair Oaks Presb. Ch, Oak Pk, 51; Off. Bldg, Standard Coil Products Co, Melrose Pk, 53; 1st Cong. Ch, De Kalb, & 1st Presb. Ch, Wheaton, 54; all Ill. & all S & S. Gen. Types: 1,2,3,4,12. Mem: Ch. Arch. Guild. Educ. Activities: Instr. Asst. Prof, Ill. Inst. of Tech. (Armour), 28-38. Subj. Taught: Arch. Design, Theory of Design, Desc. Geom. Pub. Serv: Mem, Winnetka Plan Commission, 41-54; Bd. of Govrs, Winnetka Community House, 43-49; Trustee, North Shore Country Day Sch, 47-53. Gov. Serv: Staff of Chicago Plan Commission, 30-35. AIA Mem: Chicago Chapter; Sec, 41-42; Chmn. Comm. on Fees, 51-52.

American Institute of Architects Historical Directory, 1956

SUTER, W(ALTER) LINDSAY. AIA 34. Chicago Chapter

† W. Lindsay Suter, 1718 Sherman Ave, Evanston, Ill.

b. Montreal, Can, June 19, 02. Educ: Ill. Inst. of Tech. (Armour), E.S, 23; Fontainebleau Sch. of F.A, 27; Desr, Graham, Anderson, Probst & White, 28-30; Chicago Plan Commn, 30-35. Prev. Firms: Travelletti & Suter; Suter & Sommerschield. Present Firm: W. Lindsay Suter, since 59. Reg: Ill, Iowa, Mich; Lic. Engr. Gen. Types: 1,2,3,4,12. Prin. Wks: Processing Plant, New Century Co, Chicago, 48; Off. Bldg, Stand. Coil Products Co, Melrose Pk, 53; 1st Presby. Ch, Wheaton, 54; Fire Sta. & Battalion Hdqtrs, Chicago & St. Paul's Epis. Ch, C, 59; all Ill. Educ. Act: Instr. Asst. Prof, Ill. Inst. of Tech. (Armour), 28-38. Pub. Serv: Mem, Winnetka Plan Commn, 41-54; Bd. of Govrs, Winnetka Community Hse, 43-49; Trustee, N. Shore Country Day Sch, 47-53. Gov. Serv: Staff of Chicago Plan Commn, 30-35. AIA Act: Chicago Chapt; Sec, 41-42.

American Institute of Architects Historical Directory, 1962

W. Lindsay Suter

W. Lindsay Suter, 90, an architect, died Monday at Evanston Hospital. Mr. Suter, who was born in Montreal, graduated from what is now the Illinois Institute of Technology and later taught there as an adjunct professor. He worked for the firm of Skidmore, Owings and Merrill, and eventually founded his own firm with partner Rene Paul Travelletti. Mr. Suter, who lived in Evanston, served on the Winnetka Village Council, the Winnetka Plan Commission and the board of the North Shore Country Day School, and had been active in the Christ Church. He is survived by his son, Lauren; his daughter, Alice Suter Hardesty; and three grandchildren. Services will be held at noon Saturday in Christ Church, 784 Sheridan Rd., Winnetka.

Chicago Tribune, June 12, 1993, 109

Double Fete in Store for Church

Lay Corner Stone on Saint's Day

St. Paul's Episcopal church will mark the festival of its patron saint with double jubilation Sunday.

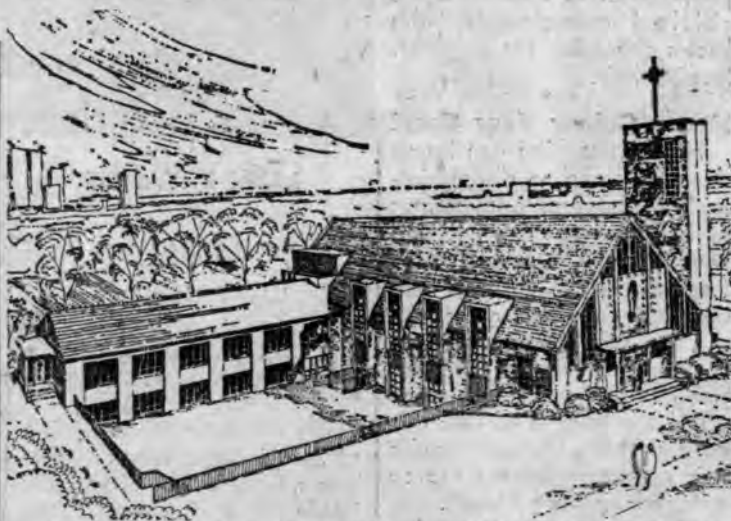
The corner stone of the new church will be laid at 50th and Dorchester av. after the 11 a. m. service in the former parish house gym, 4945 Dorchester av.

Bishop to Officiate

The Rev. William D. McLean Jr., rector, will conduct the church services while the Rt. Rev. Herman R. Page, bishop of northern Michigan, will lay the corner stone. The bishop, who grew up in the parish, is the son of the Rt. Rev. Herman Page, rector of St. Paul's from 1900 to 1915.

Church construction is at the brickwork stage, with the foundation recently completed. The former St. Paul's church at the same location was destroyed by fire in the spring of 1956.

The new church, under construction since October, will be a brick structure of contemporary design with seat-



Architect's sketch of new St. Paul's Episcopal church for which corner stone will be laid Sunday shows modern brick structure located near former church site, 50th st. and Dorchester av. Architect is W. Lindsay Suter.

ing for 400 persons. When the new parish house and chapel are completed adjacent to the church, the present parish house will be razed.

Draws Church Plans

W. Lindsay Suter, former parishioner of St. Paul's, is the architect.

Building committee members, who will take part in the corner stone laying ceremony, are George A. Shields, 210 E. Pearson st., senior war-

den; Gaston. Escoube, 5429 East View pk., junior warden; Donald R. Bryant, 4808 Kimbark av.; E. Houston Harsha, Winnetka; Wilber G. Katz, 1321 E. 56th st., and C. F. Moore, 5805 Dorchester av.

Also participating will be the Rev. Paul S. Hiyama, 6029 Dorchester av., curate, and Robert Rayfield, 9600 Winchester av., organist and choir-master.

Chicago Tribune, January 23, 1958, 1

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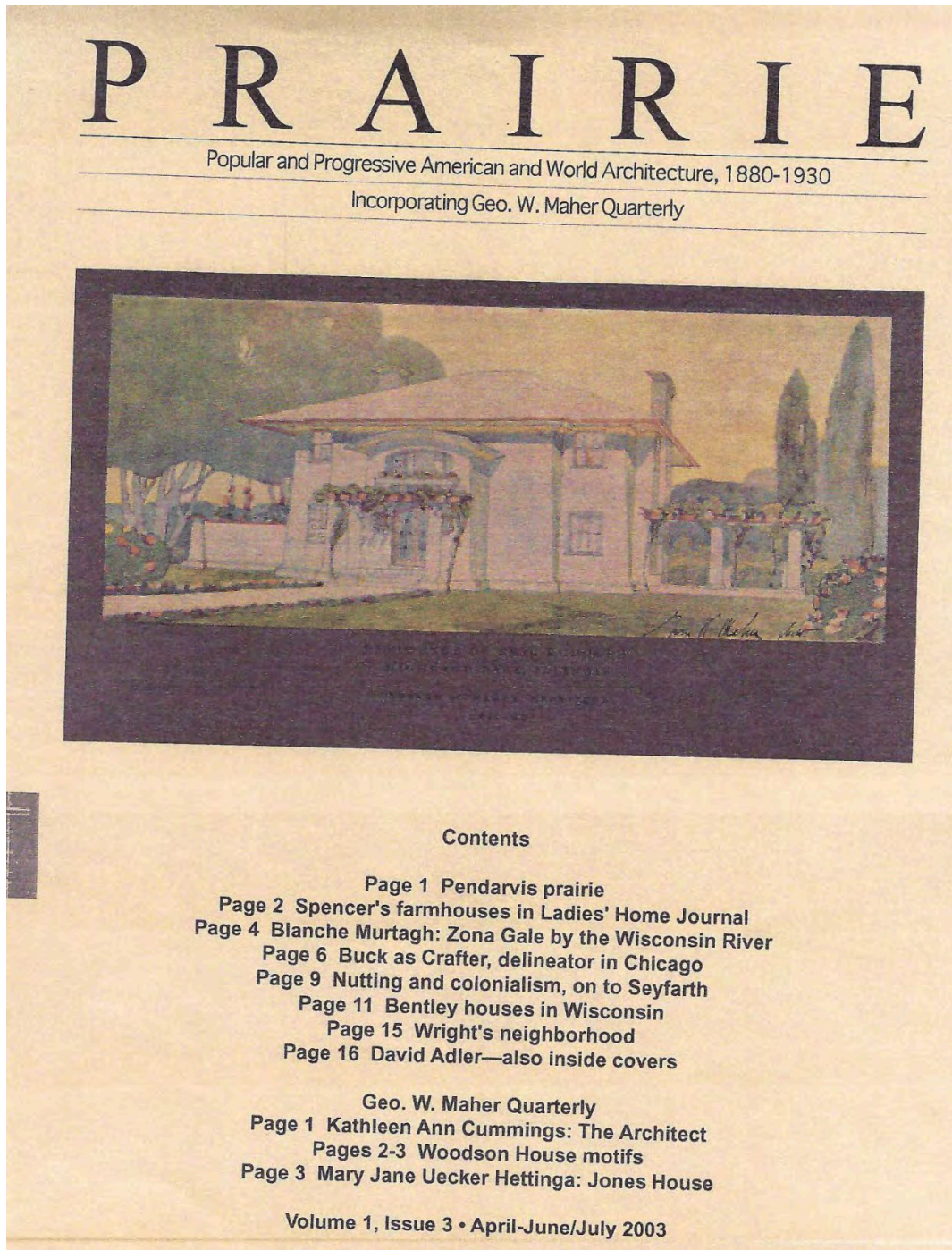
TRIBUNE Photo by Hardy Wieting

CHURCHES FOR TODAY

• The First Presbyterian church of Wheaton is evidence of the 20th century's continuing love for 'old forms. It is also a superb example of how modern construction methods can be combined with the mellowest architectural ideas. This church harks back to colonial times. Buildings similar to it dominate little town after little town along the Atlantic seaboard. But First Presbyterian utilizes steel supports, which its prototypes do not. The 450 seat church was built four years ago at a cost of \$250,000, to replace an old frame structure which had become completely inadequate as membership passed the 1,000 mark. W. Lindsay Suter was the architect. The Rev. Robert B. Stewart has been minister of First Presbyterian for 20 years.

Chicago Tribune, January 4, 1959, 216

Historical and Architectural Impact Study (HAIS)
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Historical and Architectural Impact Study (HAIS) Village of Winnetka: 518 Elder Lane

Geo. W. Maher Quarterly

PRESERVING A PASADENA GEM



Club raising funds to maintain historic Blinn House

It's really our home away from home. It's the central thing that brings us together -- the love of this house and its preservation.

Preservation Society

The Blinn House, a Pasadena landmark, is the focus of a new campaign to raise funds for its restoration. The Pasadena Preservation Society, a non-profit organization, is leading the effort. The house, built in 1911, is a fine example of the Spanish Colonial Revival style. It features a large central hall with arched windows, a chandelier, and a fireplace. The house is surrounded by a large garden with many trees and plants. The Preservation Society is currently raising funds to restore the house to its original condition. They are looking for donations of money, materials, and labor. They are also looking for volunteers to help with the restoration work. The house is a very important part of Pasadena's history and it is important that it be preserved for future generations. The Preservation Society is doing a great job of raising funds and they are sure that the house will be restored in time.

Pasadena Star-News, April 27, 2003.

Maher places



Woodson motifs

Staring has resolved the motifs at the Woodson House (1913-14) in Wausau, Wisconsin. Mostly: the cartouche, as on the escutcheon at left, and guttae. Besides, Maher used arches and a few poppies. More next two pages.

Relatively

Elisabeth Kubler-Ross (1926-). She, the psychiatrist and writer on death, is the mother of an owner of the Jones House (1904) in Wausau. We found her in a May New York Times story on art and corpses.

New

John Hedges is director for the Pleasant Home Foundation in Oak Park, Illinois.

The Architect

by Kathleen Ann Cummings

His early work in Chicago and Kenilworth brought (George W.) Maher to the forefront of residential design. The commission from John Farson for Pleasant Home initiated a new period in his work. After 1900 came a series of grand houses set on large estates often decorated by the Midwest's finest artists and craftsmen. Some of these have been demolished: the Arthur B. Leach House, South Orange, New Jersey (1899) for Farson's partner; the James Patten House, Evanston, Illinois (1901); the Harry Rubens House, Glenco, Illinois (1903); and Rockledge, the summer house for Ernest and Grace Watkins King in Homer, Minnesota (1911). Pleasant Home and the Frederick Gates House in Montclair, New Jersey (1902) are the only surviving examples on this scale. In each of these estates, Maher used his personal design philosophy which he called motif rhythm theory. The motifs or patterns that Maher repeated in his decoration were luxuriant flowers such as the thistle, the poppy, and the lily that he combined with geometric shapes: circles, squares and stars. Maher's collaborative work with artists like Louis Millet, Willy Lau, Giannini and Hilgart, and the Tiffany Studios in making stained glass, mosaics, textiles, and furniture for these houses produced some of the most highly crafted examples of arts and crafts design in America. Many of these objects now are in museum collections.

After 1900 Maher began to explore stucco as a building material. Modest suburban houses built before 1910, including the Corbin House, the Lackner House, and the Ely House in Kenilworth; the Erwin House in Oak Park; the Schultz House in Winnetka; and the Blinn House in Pasadena, show how Maher treated the material sculpturally, often using battered walls and piers at the entrances and swelling forms for balconies and porches. Often trimmed with stained wood, these houses fit comfortably into



George W. Maher

The Architect is excerpted from *Pleasant Home 1897, a History of the John Farson House, George Washington Maher, Architect.*

Order the book from the Pleasant Home shop, 217 Home Avenue, Oak Park IL 60302; \$20 including shipping, payable to Pleasant Home.

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Geo. W. Maher Quarterly



Above, entrance hall glass with abstracted cartouche. This glass caused the mystery; the arches are the top-bottom curls of the cartouche set sideways and flattened—also suggesting the paired arches on the front rail for the terrace outside.

The sunporch Maher added to the Yawkey House shows through the door in the small photo.

Woodson House motifs

Mystery solved: a motif for the Woodson House (1913-14) in Wausau, Wisconsin, is the cartouche. Which means Maher's motif-rhythm reigns after all. The motifs, Maher's way of integrating design, are all at the entrance to the house, beginning with urns, moving into the entrance hall and up the stairs.

Right, cartouche carved in limestone on the entrance columns; guttae at bottom.

Below, Woodson House heavily landscaped in historic photo.



Right, cartouche in window for entrance hall closet. No longer in house, but in Wausau.

the wooded suburbs surrounding Chicago. Into these landscapes Maher placed pergolas to connect houses with their gardens.

Landscape designer Jens Jensen drew plans for the grounds surrounding several Maher houses and one of Jensen's earliest residential projects was for the Harry Rubens estate. While plans by Jensen exist for many other Maher projects such as Pleasant Home, the Mosser House, and the Kenilworth Assembly Hall, the character of these landscapes and the extent to which they were executed is only beginning to be studied. Maher took credit for the design of the early gardens at Pleasant Home and later he collaborated with another eminent Prairie style landscape designer, Ossian Cole Simonds, in laying out of the town of Kincaid, Illinois (1914).

While Maher is known for his residences, his work included buildings of all types, ranging from the

water tower in Fresno, California (1893) to the Cliffs Shaft Mine Headframes in Ishpeming, Michigan (1919). For Northwestern University he designed the Swift Hall of Engineering (1907), a campus plan (1907), and the now demolished Patten Gymnasium (1908). The commercial buildings in Winona, Minnesota are important Prairie School works. In 1911-12 Maher designed the administration for the J.R. Watkins Medical Company as he had underway Rockledge, the house for Ernest and Grace Watkins King. Maher's final Winona commission was the Winona National and Savings Bank, opened in 1916 after a long period of design and construction. Maher claimed that his revised plan represented a new and American idea in banking.

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Historical and Architectural Impact Study (HAIS)
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RESIDENCE OF GEO. W. MAHER, KENILWORTH, CHICAGO.
GEO. W. MAHER, ARCHITECT.

INLAND ARCHITECT PRESS.

1893

Geo. W. Maher Quarterly



South Haven, Michigan, hotel, pier and boardwalk. Drawing from Images of the Past.

More South Haven inside. Page 11. **Maher & Griffin in Winnetka. Page 2**

Prairie School dying. Page 9.
What to do with Dryden? Page 18.
Maher in fiction. Page 21.
Modernist list. Page 24.



Orde House, Glencoe. Page 10.

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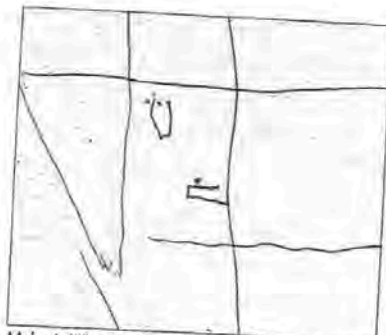
What Maher wrought in Winnetka with some Griffin, too

By 1922, George Maher's small group of speculation houses in Winnetka, Illinois, was in place. I first saw these houses in 1995. We were visiting Betty and Merle Wyld of Skokie, Illinois, and drove with them to Winnetka. Merle, now 92, Maher's nephew, knew where most of the houses were because he lived in one of them when he was a boy. "That's one," he said, "and that's another one." Merle drew the map at right. All of the houses are on two adjacent blocks and a triangle next to the commuter railroad tracks. The bounding streets are Elder Lane to the north, Poplar and Myrtle on the sides, Sunset Road in between, and Hill Road on the south.

A short article in the Chicago Sunday Tribune for January 25, 1914, tells something about the origin of Maher's little-known contribution to Winnetka architecture. The article was about the Chicago and North Western railroad's acquisition of land "for depot purposes" between Winnetka Avenue and Sunset Road, both of which show on the bottom map in the next column. The Tribune said area residents "will shortly reap their reward for pioneering in the development of this attractive section east of the railroad, heretofore served only by the Chicago and Milwaukee electric line." Then:

This territory was but sparingly settled until two years ago, when Leonard H. Roach, George W. Maher, and Walter Burley Griffin, together with William F. Tempel and Frank Windes—the three last named comprising the Community Development company—began building operations where the New Trier Township High school, costing upward of \$500,000, appeared isolated.

Chief among those who pinned their faith in the future of this territory was Mr. Roach, who has built and sold more than twenty-five homes in



Maher's Winnetka houses. Map drawn by Maher's nephew, Merle Wyld, on June 20, 1995.



Sunset-Poplar-Myrtle neighborhood. At lower center, marked by the circle, is architect Walter Burley Griffin's Trier Center Neighborhood. The upside-down T is New Trier High School. Map, Plan of Winnetka, 1921.



Contemporary map of area. Dark right corner is Lake Michigan, half a dozen blocks or so east of Sunset-Poplar-Myrtle. Source, Microsoft Expedia Maps, WWV.

its immediate vicinity and is still building.*

* Leonard Roach was in real estate with offices on Dearborn in Chicago.

Maher built one house, the one at 519 Sunset Road, in 1915 and another, 220 Poplar Street, in 1916. Four more came in 1919 and one in 1921 after area streets were paved. The spreading of \$206,000 worth of concrete followed approval early in 1918 by the Winnetka Village Board. The decision followed a discussion of whether such paving was patriotic or not. The reason was the U.S. being at war in Europe. Petitioners against paving said "that all persons in the spirit of patriotism, (should) husband their resources and conserve all labor and material, in order that the same might be more advantageously used in the prosecution of the war." The opposition said it would be unpatriotic not to pave because:

There was no drainage and consequently families were exposed to disease.

Basements would be full of water during a thaw, children would come to school with wet feet and become ill.

Somewhere in between but probably leaning toward the opposition was Frederick Dickinson, the village's attorney, who "intimated that other motives than patriotism inspired the people protesting the passage of the ordinance."

Paving Sheridan Road through Winnetka in the summer of 1918 was also making the area more attractive. Said the local paper: "With the completion of this stretch it makes it possible to leave Evanston and make a circular trip of about fifty miles, all the time traveling on good roads, most of it concrete."

We must remember that these Maher houses are modest houses. Now to them, with the names of first or early owners...

- Hyman and Lora Raclin House, 528 Elder Lane, built 1912-13.

The Raclin House was originally an L-shaped house with a wrapping porch. A squat T because the extension off the

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Faxon House, 1919, Winnetka. GWMQ photo.

228 Poplar St.



Manley House, 1919, Winnetka. GWMQ.

525 Sunset



Moore House, 1919, Winnetka. GWMQ.

228 Poplar St.



Barnes House, 1919, Winnetka. GWMQ. ? 535 Sunset Rd

per Peninsula, Michigan, and before he designed rooms and houses for Ladies' Home Journal. Bradley, gently anecdotalizing, continues:

You (Bradley) have a studio in the new Caxton building on Dearborn Street. You work all of one day and night and part of the next day on some drawings for Mr. Kasten. He comes to get them at four o'clock on the afternoon before Christmas. You tell him (Kasten) you haven't eaten since the previous night.

He takes you and your drawings in a cab and stops at a saloon in the McVickar Theater build-

ing and buys you an egg nog. "Drink this," he says. "It will put you on your feet until you reach home and can get dinner." It is only a glass of milk and egg--and looks harmless."

Sources: Will Bradley, His Chap Book, Will Bradley, The Typophiles, New York, 1955, "The World of Will Bradley," James F. O'Gorman, Old-House Journal, March-April 1999. North Shore directories, Evanston public library. Winnetka village records.

• Jesse and Margaret Barnes House, 238 Poplar Street, built 1919.

The Barnes House is a larger side gable-roofed bungalow, with two dormers at the front and an extension (later?)

to the side. The street-facing fireplace chimney has one slanted side, such slanting being used by Maher from 1907 and his Schultz House in Winnetka. The exterior is stuccoed.

The Maher sewer connection card is dated September 20, 1919.

The North Shore directories for 1917-18 and 1922-23 show the house empty. The Barnes family is living there in 1925.

Sources: North Shore directories, Evanston public library. Winnetka village records.

• Lloyd and Margaret Faxon House, 228 Poplar Street, built 1919.

The Faxon House is the small-

est of the houses. It has a front gabled-roof. It's rather muddled now, in the sense The Old-House Journal uses the word.

The Maher sewer connection card in the village hall is dated September 20, 1919.

Directories say the house was empty in 1917, and that the Faxons were there in 1922 and 1925. Margaret, who died in 1959, was described as a book reviewer, in a 1965 obituary for Lloyd. He was a lawyer who lived in Winnetka for 38 years and practiced for 40 years in Chicago. After Margaret's death, Lloyd lived at the Evanston YMCA for six years and then moved to a convalescent home in Niles.

Historical and Architectural Impact Study (HAIS) Village of Winnetka: 518 Elder Lane



Bryson House, 1921, Winnetka. GWMQ photo.



518 Sunset Rd



Maybe Maher houses on Sunset. GWMQ.

Sources: Lloyd A. Faxon obituary, Evanston Review, October 14, 1965. North Shore directories, Evanston public library. Winnetka village records.

• John J. and Helen Manley House, 525 Sunset Road, built 1919.

The Manley House is a side gable-roofed house somewhat

muddled and hidden in all seasons behind trees. It seems similar to the Moore House nearby.

The Maher sewer connection card, on which it's noted the architect lived at 424 Warwick Road, is from March 22, 1919(?).

Directories list the Manleys as residents in 1920, 1922 and 1925. He was in lumber.

Sources: North Shore directories, Evanston public library. Winnetka village records.

• David C. and Annie Moore House, 535 Sunset Road, built 1919.

The Moore House is side-gabled. There are paired windows at both sides both floors. A small window is between the two second story ones. Again, a favored Maher configuration. The exterior is stuccoed.

The Maher sewer connection card is dated June 16, 1919; the plumber was Charles Wallace. There is a second card in the building file, this one from April 29, 1920, for a

garage for D.J. Breckenridge; Maher was the architect.

The first owners were David and Annie Moore. He was a commercial traveler. They were living in the house in 1922 and 1925.

Sources: North Shore directories, Evanston public library. Winnetka village records.

• Arthur and Helen Bryson House, 182 Myrtle Street, built 1921.

The Bryson House is similar to the Manley and Moore houses, though there is a larger window at the center of the second story. The front-gabled entrance has a single round column at each side. The house is stuccoed outside.

The undated Maher sewer connection card, a pink one, has this note: "Mr. Maher Please sign and get into hands of plumber of (sic) leave at Village Hall." The card notes Maher's Chicago office address at 208 South La Salle Street.

The suburban directory shows the Brysons living in the house in 1922. They were still there in 1945.

Sources: North Shore directories, Evanston public library. Winnetka village records.

Two more houses at 518 and 526 Sunset Road could be Maher designs. They are similar in shape and window placement. However, Winnetka village building records had no George Maher cards for either. The 518 Sunset sewer

permit was dated May 29, 1931, and the oldest card on 526 was from 1939. So, they may just be Maher-inspired.

More in Winnetka. Maher did two more houses in Winnetka.



Wyld House, 1913, Winnetka. GWMQ.

The first house designed by Maher in Winnetka was the much-remarked Schultz House at 19 Warwick Road in 1907. It's pictured elsewhere in the issue.

The other Maher house in the neighborhood is at 518 Elder Lane designed in 1913 for his wife's sister Frances, her husband Arthur and Violet and Merle.

Sources: Conversations with Merle Wyld, 1990s. Blueprints, September 20, 1913, and September 25, 1913.

Griffin nearby.

In 1912, the brilliant architect Walter Burley Griffin (1876-1937), formerly with Frank Lloyd Wright in Oak Park, Illinois, began a neighborhood around the corner from Maher's Winnetka neighborhood. To go to the Griffin development, you turn from Myrtle east toward Lake Michigan onto Hill, then east for a block and you'll be in the Trier Center Neighborhood. It'll look very conventional. That's because most of what Griffin

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WINNETKA

proposed wasn't done. In 1914 he left for Australia to work on the new capital city of Canberra. Griffin had won an international competition.

When Griffin began in Winnetka, the area was open land.* It was the final nine-acre tract of a farm owned by William Tempel who was in real estate and loans in Chicago. Griffin, Tempel and a Chicago physician, Dr. Adolphus Bertling, each put \$5,000 into the project. Lots were platted, two streets graded, and the first six houses announced. Unlike Maher, who was building houses for income, Griffin planned paired houses, one-car width streets, and plantings in the boulevards.



Walter Burley Griffin.

Sources: Walter Burley Griffin in America, Paul Kruty, University of Illinois Press, Urbana, 1996. Trier Center Neighborhood Development, The Western Architect, August 1913, from Architectural History On-Line: The Progressive Era (no longer online), WWW, December 12, 1997.



Griffin's Trier Center neighborhood. Below, one of the houses. GWMQ.



Bennett's plan

What open land couldn't attract, the civic good could. Good and the means to pay for it. Wealthy Winnetka had the means. In 1921, the eminent Chicago planner Edward H. Bennett produced the Plan of Winnetka for the Winnetka Plan Commission. Bennett was highly regarded, in part because he had worked with architect Daniel H. Burnham on a Chicago plan in 1909. The plan impact for the owners of Maher's houses related to the train tracks.

Source: Plan of Winnetka, Edward H. Bennett, Winnetka, Illinois, 1921, from collection of State Historical Society of Wisconsin, Madison.

Major sources: "Completion of Winnetka Strip of Sheridan Road Gives Fine Driveway," Winnetka Weekly Talk, August 16, 1918. "Plans for New Station Please Winnetka District," Chicago Sunday Tribune, January 25, 1914. "Ordinance Passed to Pave Roadways," Winnetka Weekly Talk, February 8, 1918.

* I've done no primary Griffin research. This is all based on other's work. See sources.

Designs of 1922 More Philip's than George's

The work from Geo. W. Maher & Son, which meant George Maher with Philip Maher, in 1922 was more Philip's than George's. (Incidentally, and for the record, I'm beginning this at sunset [while watching PBS's millennium trip around the world on the last day of the 20th century. Which makes me want to say something about Maher and the end of the last peopled historical period he lived in. But what to say about him? Certainly in our minds he recedes into another time. Maybe I'll find something more later—some months into the 21st century.)

How do we know the work was more Philip's than George's? We have a comment from a highly informed and biased eyewitness. In 1990 we wrote Philip's first wife Madeleine Mueller at her home in Connecticut. We asked: "After George Maher became ill, how much of

their work was Philip's?" She wrote back, "Philip ran the office and all of the draughtsmen. Everything."

George was sick in 1922. We'll assume it was his recurring depression. He spent weeks early in the year in the South recuperating.

The list of projects for 1922 looks skimpy. We must remember that the Mahers were working in Gary, Indiana, and producing speculation houses in Kenilworth.

Sources: Philip Maher photo, Chicago's Accomplishments and Leaders, Glenn A. Bishop, Paul T. Gilbert, Bishop Publishing Co., Chicago, 1932. Madeleine Mueller, letter, Southport, Connecticut, March 1990.

• John B. Murphy Memorial Building, 50 East Erie Street, plan only.

The architects chosen for this French Renaissance-style building were Benjamin Marshall and Charles Fox of Chicago. I've seen Marshall described as a "society architect." We've yet to see what the Mahers designed.

BIOGRAPHY OF GEORGE W. MAHER

GEORGE WASHINGTON MAHER WAS BORN IN MILL CREEK, WEST VIRGINIA ON DECEMBER 25, 1864 TO THEOPHILE MAHER AND SARAH LANDIS MAHER. HIS FATHER WAS A RECRUITING OFFICER DURING THE CIVIL WAR, BUT AFTERWARD APPARENTLY FOUND IT DIFFICULT TO FIND EMPLOYMENT THERE. THE FAMILY MOVED TO NEW ALBANY, INDIANA IN THE LATER 1860S, AND AFTER SOME SEVEN YEARS THE FAMILY RELOCATED TO CHICAGO.

GEORGE MAHER WAS A DRAFTSMAN IN THE OFFICE OF BAUER & HILL UNTIL 1887 WHEN HE JOINED THE OFFICE OF JOSEPH LYMAN SILSBEE. HE SPENT SOME TIME AT THE OFFICES OF ADLER AND SULLIVAN, THERE MAHER WORKED WITH FRANK LLOYD WRIGHT AND GEORGE GRANT ELSMIE. WRIGHT RECALLED MAHER'S ENTRY INTO THE OFFICE: "WE TOOK ON A NEW MAN ABOUT THAT TIME, A FEW MONTHS AFTER I HAD ENTERED - GEORGE MAHER. HE HAD ASKED SILSBEE FOR EIGHTEEN DOLLARS A WEEK AND GOT IT AS HE HAD 'EXPERIENCE.' AFTER THREE MONTHS I HAD BEEN ONLY RAISED TO TWELVE."

IN 1889 MAHER OPENED HIS OWN PRACTICE IN CHICAGO. A REFERENCE IN THE INLAND ARCHITECT AND NEWS RECORD IN AUGUST OF THAT YEAR INDICATED THAT C. H. CORWIN ENTERED INTO AN ASSOCIATION WITH MAHER BUT IT SEEMS THAT BOTH WERE ALSO WORKING INDEPENDENTLY. DURING THE 1890S GEORGE MAHER WAS WORKING SIMULTANEOUSLY IN

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Village of Winnetka: 518 Elder Lane

KENILWORTH, WHERE HE BUILT A HOUSE IN 1893, AND IN EDGEWATER, WHERE HE WORKED FOR THE DEVELOPER J. LEWIS COCHRAN. IN KENILWORTH, HE BUILT OVER 40 HOUSES DURING HIS LIFETIME AS WELL AS THE KENILWORTH ASSEMBLY HALL AND JOSEPH SEARS SCHOOL. THERE HE DESIGNED THE ENTRANCE PYLONS ON SHERIDAN AND THE STONE BRIDGES WITHIN THE VILLAGE, AND CONTRIBUTED TO THE LANDSCAPING OF THE AREA ADJACENT TO THE RAILROAD STATION AND TO THE PLANNING OF THE TOWN'S WESTERN EXPANSION ACROSS THE TRACKS. LESS IS KNOWN ABOUT HIS CONTRIBUTION TO EDGEWATER, BUT NEARLY 20 HOUSES WERE DESIGNED FOR THE AREA IN THE 1890s ALTHOUGH FEW SURVIVE.

AFTER THE TURN OF THE CENTURY, GEORGE MAHER BEGAN TO EXHIBIT AN INTEREST IN AVANT-GARDE EUROPEAN DESIGN. BEFORE THE FIRST WORLD WAR MAHER CONTINUED TO DESIGN LARGE ESTATES WITH INTERIOR FURNISHINGS AND DECORATIONS DESIGNED ACCORDING TO HIS MOTIF RHYTHM THEORY. THE PRINCIPAL ONES WERE THE SUBSTANTIAL HOUSE IN EVANSTON FOR JAMES PATTEN, A GLENCOE HOUSE FOR LAWYER HARRY RUBENS, AND FINALLY, THE SUMMER OF THE E. L. KING FAMILY IN HOMER, MINNESOTA, KNOWN AS "ROCKLEDGE".

UNFORTUNATELY, NONE OF THESE HOUSES SURVIVE, BUT EXAMPLES OF THE ART GLASS, FABRICS AND FURNISHINGS FROM THEM HAVE BEEN RECENTLY EXHIBITED IN MAJOR ARTS AND CRAFTS SHOWS IN THE UNITED STATES.

PLEASANT HOME FOUNDATION DECENT MANUAL.....16

Historical and Architectural Impact Study (HAIS)
Village of Winnetka: 518 Elder Lane

AFTER THE FIRST WORLD WAR, GEORGE MAHER BECAME ACTIVE IN COMMUNITY PLANNING AND PRESERVATION. IN THE 1920S, IN PARTNERSHIP WITH HIS SON PHILIP, HE PUBLISHED PLANS FOR COMMUNITY CENTERS AT HINSDALE AND GLENCOE. MAHER ALSO ACTIVELY PROMOTED THE REBUILDING OF THE FINE ARTS BUILDING AT THE WORLD'S COLUMBIAN EXPOSITION AS THE MUSEUM OF SCIENCE AND INDUSTRY.

GEORGE MAHER DIED ON SEPTEMBER 12, 1926 IN FENNVILLE (DOUGLAS), MICHIGAN WHERE HE HAD SUMMERED WITH HIS FAMILY FOR NEARLY 20 YEARS.

PLEASANT HOME FOUNDATION DECENT MANUAL.....17

Pleasant Home, Docent Manual

Historical and Architectural Impact Study (HAIS) Village of Winnetka: 518 Elder Lane



PLEASANT HOME
FOUNDATION

DONATE

The George W. Maher Society



About

About Pleasant Home

Pleasant Home is considered one of the earliest and most distinguished examples of Prairie School Architecture in the nation and is supported by the Pleasant Home Foundation as a living museum, which is open to the public and offers a year-round schedule of educational programs, community events and festivals and cultural performances.

The house was designed in 1897 by noted architect George W. Maher for investment banker and philanthropist John W. Farson and his wife Mamie Ashworth Farson. The design of Pleasant Home broke with the traditional Queen Anne and colonial revival styles of most of the homes in Oak Park. The simplified massing of Farson's house, its broad front porch, the smooth surfaces of Roman bricks and stone, and the use of decorative motifs to unify the interior decoration and furnishings mark it as an outstanding Prairie School house.



The 30-room architectural gem is a showcase of 19th-century craftsmanship and artistry, with rich custom woodwork throughout the location, extraordinary art glass windows, a massive fireplace, intricate woodcarvings, and tile work.

Pleasant Home was listed on the National Register of Historic Places in 1972. That same year, it was included in the Illinois Historic Structures Survey. In 1996, the National Park Service made Pleasant Home a National Historic Landmark and the Village of Oak Park named it one of the first Oak Park Landmarks.

The Pleasant Home Foundation is dedicated to restoring, preserving and operating the home both as a beloved local civic institution, as well as a destination for visitors from around the world who come to Oak Park to enjoy its vast array of architectural and cultural treasures.

Historical and Architectural Impact Study (HAIS)
Village of Winnetka: 518 Elder Lane

The Architect

The architect of Pleasant Home, George Washington Maher (1864-1926), was first listed in city directories in 1883 as a draftsman for Chicago architects Augustus Bauer and Henry W. Hill. Maher left their office by 1887 to take a position with architect Joseph Lyman Silsbee. There he worked with Frank Lloyd Wright, George Grant Elmslie, and Cecil Corwin.

Over three decades, Maher designed more than 40 buildings, including houses, schools and the village's assembly hall. In addition to Kenilworth, a remarkable cluster of Maher's work can be found on Hutchinson Street in Chicago, now a landmark district, where Maher designed homes over a 20-year period.

The commission from John Farson for Pleasant Home initiated a new period in his work, a series of grand houses set on large estates often appointed by the Midwest's finest artists and craftsmen. Pleasant Home and the Frederick Gates House in Montclair, New Jersey, are the only surviving examples on this scale. Maher's motif patterns that he repeated in his decoration consisted of luxuriant flowers combined with geometric shapes. His collaborative work with artists like Louis Millet, Willy Lau, Giannini and Hilgart, landscape designer Jens Jensen and the Tiffany Studios in making stained glass, mosaics, textiles and furniture for these houses produced some of the most highly crafted examples of arts and crafts and landscape design in America.

George Maher wrote about the need for a new American architecture. His work is aligned with the progressive architects in Chicago who developed a new approach to design free from historical references. Maher and his contemporaries, now known as the Prairie School, embraced many of the ideas of the arts and crafts movement: truth to materials, a belief in fine craftsmanship, and a desire to incorporate the local environment in their buildings and its details. In 1901, Maher was elected to the American Institute of Architects and received its highest mark of distinction. During the early 1920s, he acted as chairman of the committee for the restoration of the Palace of Fine Arts from the World's Columbian Exposition, which eventually became the Museum of Science and Industry.

In the 1920s, George Maher and his son Philip, who joined his father as a partner in the firm, drew several plans for suburban and community developments, including projects for Hinsdale, Glencoe, and Kenilworth in Illinois, as well as in Gary, Indiana, and Saugatuck and South Haven, Michigan. George Maher died at his family's property on the Michigan lakeshore, Hilaire, in 1926.



Pleasant Home Foundation, The George W. Maher Society,
<https://www.pleasanthome.org/about> (accessed December 17, 2023).

Historical and Architectural Impact Study (HAIS)
Village of Winnetka: 518 Elder Lane

THE BOOK OF CHICAGOANS

1905

380

chants. Independent in politics. Office: 244 E. Randolph St. Residence: Winnetka, Ill.

MAGEUDER, Benjamin Drake, associate Justice Supreme Court, Illinois, since 1885; b. Jefferson Co., Miss., Sept. 27, 1835; grad. Yale, 1856; grad. law dept. Univ. of Louisiana (valedictorian), 1858; practiced law in Memphis, Tenn., 1859-61; practiced at Chicago, 1861-85; master in chancery, 1868-85. Republican; m. June, 1864, Julia M. Latham, Springfield, Ill. Office: Chicago Opera House Bldg. Residence: 7 Washington Pl.

MAHAN, William Robert, Bedford stone merchant; b. Chicago, Mar. 7, 1868; a. John H. and Ellen Eliza (Ogden) Mahan; ed. Chicago public and high schools; m. Chicago, May 1, 1902, Esther E. Brockway; 1 son: Robert Brockway. On leaving school entered employ of Montgomery Ward & Co. and was asst. mgr. of the agricultural implements and vehicle dept., 1887-94; salesman for the Bedford Quarries Company, 1894, and was sales agent for the company until 1899, when resigned to embark in business on own account as a dealer in Bedford stone, which has since conducted under style of Mahan & Co. Dir. Central Onitic Stone Co. Mem. Builders' and Traders' Exchange. Independent in politics. Mem. A. O. U. W., Royal Arcanum. Office: Chamber of Commerce Bldg. Residence: 1418 Lakeside Av.

MAHER, Edward, lawyer; b. Lancashire, Eng., Jan. 17, 1852; a. Edward J. and Elizabeth (Martin) Maher; of Irish-Scotch descent; came to U. S., 1863; ed. schools of England and in public schools in Buffalo, N. Y.; engaged in mercantile business for some years. Read law in office of Judge J. A. Otis and Union College of Law, Chicago, Ill., graduating with honors, 1885; m. May, 1903, Elizabeth Stirling; children: Laura, Eugene E., Lincoln E. Was an officer in 2d Regt. Inf., 1. N. G. Is counselor for leading firms and corporations of this city; 1893-5, in partnership with Charles C. Gilbert, in firm of Maher & Gilbert. Is vice-pres. Chicago Force and Holt Co.; vice-pres. and gen. mgr. South Haven & Eastern R. R.; vice-pres. Milwaukee, Renton Harbor & Columbus R. R.; formerly vice-pres. of Am. Bridge Works. Independent in politics. Was nominated for county judge of Cook Co. in 1890, but was defeated by Judge Seales. Office: 108 LaSalle St. Residence: 5627 Prairie Av.

MAHER, George Washington, architect; b. Mill Creek, W. Va., Dec. 25, 1844; a. Theo. Daniel and Sarah (Landis) Maher; ed. public schools, New Albany, Ind.; studied architecture, beginning 1878, under the Chicago architects, August Bauer and Henry W. Hill; completed studies in J. L. Silsbee's office; then sketched and studied in Europe; m. Chicago, Oct. 25, 1894, Elizabeth Brooks; 1 son: Philip Brooks. Began actual practice of architecture, 1888; has developed a specialty in residence work, and in planning, architecturally, such suburbs as North Edgewater and Kenilworth, including a unique landscape effect at the entrance to the latter town. Architect of residences of John Farnon, Oak Park; James A. Tatten, Evanston; A. B. Leach, South Orange, N. J.; Henry Rumens estate at Glenview; Edgewater Presbyterian Church, and others, which he has individualized and which follow no established precedent, but represent a new thought in architecture. Mem. Chicago Architectural Club, Am. Inst. of Architects, Republican, Presbyterian Clubs: Mid-Day, Skokie Golf, Kenilworth Golf. Office: 219 LaSalle St. Residence: Kenilworth, Ill.

MAHER, James, lawyer; b. Wm. Co., Ill., May 24, 1859; a. Thomas and Ellen (Kennick) Maher; ed. St. Vincent's College, Bourbonnais, Ill. (B.A., LL.B.); m. Chicago, Apr. 8, 1891, Mary C. Rafferty; children: Mary G., Thomas F., James J. Graduate of Union College of Law; admitted to bar, 1885; West

Town Atty., 1891; county atty., 1893; now atty. for the Chicago Board of Education. Democrat. Roman Catholic. Mem. Knights of Columbus, Catholic Order of Foresters, Catholic Benevolent Legion, Ancient Order of Hibernians, Royal League. Office: Reaper Bldg. Residence: 812 Ashland Boul.

MAHONEY, George William, oculist and aurist; b. Lawton, Vanhuren Co., Mich., Dec. 21, 1867; a. Michael and Honoria Marie (Davis) Mahoney; attended Univ. of Michigan, 1885-7; Bellevue Hosp. Med. College, New York, M.D., 1888; made a tour of eye and ear hosp. of Europe, 1896-7; began practice at Decatur, Mich., 1888; removed to Chicago, 1893. Mem. Am. Med. Assn., Illinois State Med. Soc., Chicago Med. Soc.; prof. ophthalmology, Chicago Polyclinic; attending oculist Chicago Polyclinic; Vincent Infant Asylum, House of the Good Shepherd. Commissioned by Gov. Altgeld, May, 1895, capt. and asst. surgeon 7th regt., 1. N. G.; held same until June, 1894, when resigned. Was mustered into vol. service of U. S. in spring of 1898; served through Spanish-Am. War; held rank of capt. and asst. surgeon in Vol. Army; detached from 7th regt. during summer of 1898 and placed in charge of entire hosp. corps of 2d Army Corps. Democrat. R. C. Clubs: Sheridan, Ellerslie Cross Country. Office: 109 State St. Residence: 225 Dearborn Av.

MAHONEY, James Vincent, chairman Western Trunk Line Committee; b. Golden, Co. Tipperary, Ireland; about 54 years of age; ed. public schools in Illinois. Began in railroad business in 1889, and among other positions has filled those of general freight agent of the Rock Island & Peoria R. R.; general freight agent of the Chicago, Peoria & Southwestern Ry.; division freight agent of the C., M. & St. P. R. R., and traffic mgr. Sioux City & Northern Ry.; since July 1, 1901, chairman Western Trunk Line Committee of the Western Passenger Agreement; also chairman Western Passenger Agreement, Republican. Was enrolling and engraving clerk of the Illinois Legislature, 1889, and later was alderman of Rock Island. Roman Catholic. Mem. Knights of Columbus. Office: Railway Exchange. Residence: 4325 Greenwood Av.

MAHONEY, Joseph F., lawyer; b. Oswego, N. Y., Nov. 1, 1864; a. Michael and Mary (Canty) Mahoney; removed with parents to Chicago when only 3 years old; grad. Chicago public schools; studied law in office of Jewett & Norton; m. Dallas, Tex., Jan. 31, 1899, Nonie Boren; one son: Joseph Boren. Admitted to bar, 1885, and ever since engaged in active practice; now of firm of Rogers & Mahoney; was Master in Chancery of Circuit Court of Cook Co. for several years. Elected mem. of the House of Representatives of the General Assembly of Illinois at 21 years of age, and served 3 consecutive terms from the 5th senatorial district; then 3 terms (12 years) as senator from the same district; was selected 2 times leader of the Democratic side in the State Senate. Was vice-pres. of Illinois commission to the Louisiana Purchase Exposition, St. Louis, Mo. Democrat. Is a dir. of the Boren-Stewart Co., wholesale grocers, Dallas, Tex., and also of the Federal Life Insurance Co., Federal Life Agency Co., Union Securities Co., and other corporations. Clubs: Chicago Athletic, Ironopolis. Office: 109 Washington St. Residence: Chicago, Ill.

MAIR, Charles A., broker; pres. Chicago Industrial School for Girls. Clubs: Chicago, Washington Park, Onwentela, Exmoor. Office: 169 Jackson Boul. Residence: 651 N. State St.

MAITLAND, Francis Edward, investment agent and broker; b. Scotland, 1874; a. Thomas and Lauretta (Pugh) Maitland; ed. England, entering Elstree School, 1886; Harrow, 1888, and New College, Oxford, 1889; B.A., 1897. Established in investment business in Chi-

A.N. Marquis Co., *Book of Chicagoans*, 1905

Historical and Architectural Impact Study (HAIS)
Village of Winnetka: 518 Elder Lane

6. Permits

THE VILLAGE OF WINNETKA
DEPARTMENT OF PUBLIC WORKS
APPLICATION FOR BUILDING PERMIT

Winnetka, Illinois, 8-29 1929

TO THE SUPT. OF PUBLIC WORKS:
Application is hereby made for a permit to build a 2 Story
and Basement frame porch.
(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.)

PROPERTY DESCRIPTION Lot 4 Block 3
Subdivision Residential 15 Fairlands

STREET and NUMBER 518 Elder Lane

DIMENSIONS of BUILDING Front 26'-0" feet. Depth 9'-6" feet. Height 22'-0" feet

NUMBER of ROOMS 4 add (rooms) btd open

KIND of MATERIAL frame

TOTAL COST 900.00

OWNER Arthur Wyld Address Winnetka

ARCHITECT _____ Address _____

BUILDER _____ Address _____

CARPENTER _____ Address _____

MASON _____ Address _____

SEWER BUILDER _____ Address _____

PLUMBER _____ Address _____

ELECTRICIAN _____

REMARKS _____

_____ hereby agree to construct the above described building in accordance with the plat, building
(I OR WE)
plans and specifications submitted herewith, and in strict compliance with all provisions of the Zoning Ordinance and the Building Regulations of the Village Code and amendments thereto.

SIGNED _____

Permit Issued 9-3 1929 ADDRESS _____

Permit Number 2350
none.

Historical and Architectural Impact Study (HAIS)
Village of Winnetka: 518 Elder Lane

THE VILLAGE OF WINNETKA
Department of Public Works

APPLICATION FOR BUILDING PERMIT
and for Certificate of Occupancy and Compliance

Winnetka, Illinois, November 12, 1965

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to construct an accessory building to a
Single Family Residence (work to be performed)

(Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION—

REAL ESTATE INDEX NUMBER			
05	21	317	004
Vol.	103	Item	1094

STREET and NUMBER 518 Elder Lane

DIMENSIONS of BUILDING—Front 20 feet. Depth 22 feet. Height 8 feet.

NUMBER of ROOMS 2 car detached garage

TOTAL COST 1,500.00 KIND of MATERIAL Frame, alum. siding

OWNER Mr. & Mrs. John W. Carlile Address O.P.

ARCHITECT owner Address _____

BUILDER Active Garage Builders Address 5454 N. Harlem Ave., Chgo. 775-3900

CARPENTER _____ Address _____

MASON _____ Address _____

SEWER BUILDER _____ Address _____

PLUMBER _____ Address _____

ELECTRICIAN _____ Address _____

REMARKS _____

Application is also made for a CERTIFICATE OF OCCUPANCY AND COMPLIANCE to be issued after the completion of the building.

We (I or We) hereby certify that we are (I am or We are) the legal owner of all the property described above, comprising the land proposed to be built upon as shown on the plat and building plans submitted with this application and including all open spaces required by the Zoning Ordinance of the Village of Winnetka.

We (I or We) hereby agree to construct the above described building in accordance with the plat, building plans and specifications submitted herewith, and in strict compliance with all provisions of the Zoning Ordinance, Building Code and Health Regulations of the Village of Winnetka.

Permit Issued 11-12-65 by _____

Building Permit Number 8088 SIGNED Mr. & Mrs. John W. Carlile

Occupancy Permit Number _____ ADDRESS 518 ELDER AVE.

C. B. No. 9510 CHGO.

Historical and Architectural Impact Study (HAIS)
Village of Winnetka: 518 Elder Lane

THE VILLAGE OF WINNETKA
Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, 5/8/74

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to CONSTRUCT ADDITION
TO A DETACHED GARAGE of a single family residence
(Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION— X

REAL ESTATE INDEX NUMBER			
05	21	317	004
Vol. 103		ITEM 1094	

STREET and NUMBER 518 ELDER LANE

DIMENSIONS of BUILDING—Front _____ feet. Depth _____ feet. Height _____ feet.

NUMBER of ROOMS _____

EST. CONST. COST \$500.00 KIND of MATERIAL FRAME PHONE NO. _____

OWNER THOMAS L. FRITS Address 518 ELDER LANE

ARCHITECT LINDSEY SUTER Address _____

BUILDER OWNER Address _____

CARPENTER _____ Address _____

MASON _____ Address _____

SEWER BUILDER _____ Address _____

PLUMBER _____ Address _____

ELECTRICIAN _____ Address _____

REMARKS ADDITION TO GARAGE - 12x20 = 240 sq. ft. ADDITION
ON SO. SIDE (BACK) of PRESENT GARAGE - TO
HOUSE BOY SCOUT EQUIPMENT.

Date Job Completed _____

Application is also made for a CERTIFICATE OF OCCUPANCY AND COMPLIANCE to be issued after the completion of the building.

I (I or We) hereby certify that I AM (I am or We are) the legal owner of all the property described above, comprising the land proposed to be built upon as shown on the plat and building plans submitted with this application and including all open spaces required by the Zoning Ordinance of the Village of Winnetka.

I (I or We) hereby agree to construct the above described building in accordance with the plat, building plans and specifications submitted herewith, and in strict compliance with all provisions of the Zoning Ordinance, Building Code and Health Regulations of the Village of Winnetka, and I (I or We) hereby consent to inspection of the work during construction and upon completion of construction to establish such compliance.

Permit Issued May 15, 1974 by Hubb SIGNED _____

Building Permit Number 9288 ADDRESS 518 ELDER LANE

Occupancy Permit Number _____ WINNETKA

C. B. No. 47676 PHONE NO. _____

Rev. Sept. 68

Historical and Architectural Impact Study (HAIS)
Village of Winnetka: 518 Elder Lane

THE VILLAGE OF WINNETKA
Department of Public Works

Card **APPLICATION FOR BUILDING PERMIT**
and for Certificate of Occupancy and Compliance

Winnetka, Illinois, 9-16-74

THE SUPT. OF PUBLIC WORKS:
Application is hereby made for a permit to Replace back porch with deck addition to res. house.
(Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION— Single family

REAL ESTATE INDEX NUMBER			
05	21	317	004
Vol.	ITEM		

STREET and NUMBER 518 ELDER LANE

DIMENSIONS of ~~BUILDING~~ DECK Front 18 feet. Depth 19 feet. Height 4' 8" feet.

NUMBER of ROOMS 4

EST. CONST. COST \$600.00 KIND of MATERIAL WOOD PHONE NO. 605-0537

OWNER MR. & MRS. THOMAS L. FRITTS Address 518 ELDER LANE

ARCHITECT _____ Address _____

BUILDER T. L. FRITTS Address _____

CARPENTER " Address _____

MASON _____ Address _____

SEWER BUILDER _____ Address _____

PLUMBER _____ Address _____

ELECTRICIAN _____ Address _____

REMARKS _____

Date Job Completed _____

Application is also made for a CERTIFICATE OF OCCUPANCY AND COMPLIANCE to be issued after the completion of the building.

WE hereby certify that WE ARE the legal owner of all the property described above, comprising the land proposed to be built upon as shown on the plat and building plans submitted with this application and including all open spaces required by the Zoning Ordinance of the Village of Winnetka.
(I or We) (I am or We are)

WE hereby agree to construct the above described building in accordance with the plat, building plans and specifications submitted herewith, and in strict compliance with all provisions of the Zoning Ordinance, Building Code and Health Regulations of the Village of Winnetka, and WE hereby consent to inspection of the work during construction and upon completion of construction to establish such compliance.
(I or We) (I or We)

Permit Issued Sept. 19, 1974 by [Signature] SIGNED [Signature]

Building Permit Number 9334 ADDRESS 518 ELDER LANE

Occupancy Permit Number _____ ADDRESS WINNETKA

C. B. No. 49369 PHONE NO. 416-0437

Rev. Sept. 68

Historical and Architectural Impact Study (HAIS)
Village of Winnetka: 518 Elder Lane

red
side-left
message on
machine 7/2/61

THE VILLAGE OF WINNETKA
Department of Public Works

B.P.=25⁰⁰

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

INSP
CARD

Winnetka, Illinois, 4/29/57

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to REPLACE DECK

SINGLE FAM. RESIDENCE

(work to be performed)

(Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION—

REAL ESTATE INDEX NUMBER

05 21 317 004

Vol. 103 ITEM 1094

STREET and NUMBER 518 ELDER LANE

DIMENSIONS of BUILDING—Front 18 feet. Depth 23 feet. Height 4'8" feet.

NUMBER of ROOMS

EST. CONST. COST 3300 KIND of MATERIAL WOOD FRAME PHONE NO.

OWNER THOMAS L. FRITS Address 518 ELDER LN.

ARCHITECT DAVID W. CLARK Address

BUILDER " " " Address " " " "

CARPENTER " " " Address " " " "

MASON Address

SEWER BUILDER Address

PLUMBER Address

ELECTRICIAN Address

REMARKS

Date Job Completed

Application is also made for a CERTIFICATE OF OCCUPANCY AND COMPLIANCE to be issued after the completion of the building.

WE hereby certify that WE ARE the legal owner of all the property described above, comprising the land proposed to be built upon as shown on the plat and building plans submitted with this application and including all open spaces required by the Zoning Ordinance of the Village of Winnetka.

WE hereby agree to construct the above described building in accordance with the plat, building plans and specifications submitted herewith, and in strict compliance with all provisions of the Zoning Ordinance, Building Code and Health Regulations of the Village of Winnetka, and WE hereby consent to inspection of the work during construction and upon completion of construction to establish such compliance.

Permit Issued 7/16/57 by MP

SIGNED

Building Permit Number 11568

ADDRESS 518 ELDER LN.

Occupancy Permit Number

WINNETKA IL. 60093

C. B. No. 07692

PHONE NO.

Historical and Architectural Impact Study (HAIS)
Village of Winnetka: 518 Elder Lane

7. Winnetka Architectural Survey, ca. 1982

WINNETKA ARCHITECTURAL SURVEY

NO. _____

DATE _____

Street Address 518 ELDER LANE

Current Owner Thomas and Dianna Feiths Years 1974 to 1982

Original Owner _____ Years _____ to _____

Other Owners John Carlisle Years 1960 to 1974

_____ Years _____ to _____

_____ Years _____ to _____

Construction Date 1910 ? DESCRIBE

Dates of Additions _____

or
Major Alterations 1975 24x20 redwood deck on back entrance.

Architect / Builder _____

Predominant Style - (circle) Victorian Colonial Tudor Modern
Farm Queen Anne Prairie School Other _____

Provide other
information
if available

Photograph
Please attach

Historical and Architectural Impact Study (HAIS)
Village of Winnetka: 518 Elder Lane

ARCHITECTURAL INFORMATION & PHYSICAL FEATURES	
Number of stories <u>2</u>	Exterior Wall Materials <u>stucco</u>
Foundation material <u>concrete</u>	Roof Material <u>asphalt shingle</u>
Entrance (Front/Side) <u>front</u>	Roof Type <u>sloped</u>
Windows (Type) <u>double hung</u>	Garage <u>detached double</u>
Other Features: _____	
General Comments: (History, Sources, Anecdotes, etc.)	
<u>The original owner moved here from England to see the World Cup Races and never returned but did not become a U.S. citizen. The front yard was filled with flowers, corn and various vegetables - no grass. The back yard had a horses stable and large pond in the center. A gazebo on the east lawn was a special place for the owner. His grandson still lives in Kenilworth.</u>	
SITE & STREET PLAN  NORTH	Survey By: _____
	Date: _____
	Survey Revised by: _____
	Date: _____

ATTACHMENT B



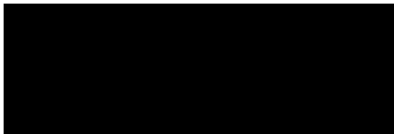
January 10, 2024

Christopher Marx, AICP
Associate Planner
Village of Winnetka – Department of Community Development
510 Green Bay Road
Winnetka, Illinois 60093

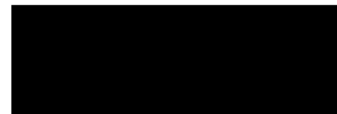
Dear Mr. Marx,

The Winnetka Historical Society has reviewed Benjamin Historic Certifications' thorough research of the Arthur and Frances Wyld House at 518 Elder Lane. We agree with the assessment that this property maintains historical significance due to its association with the early homeowners, George Maher and Fanny and Arthur Wyld. In addition, we agree that while it is a vernacular design that has been somewhat altered over time, this property still maintains architectural significance as a design by noted architect George W. Maher.

Sincerely,

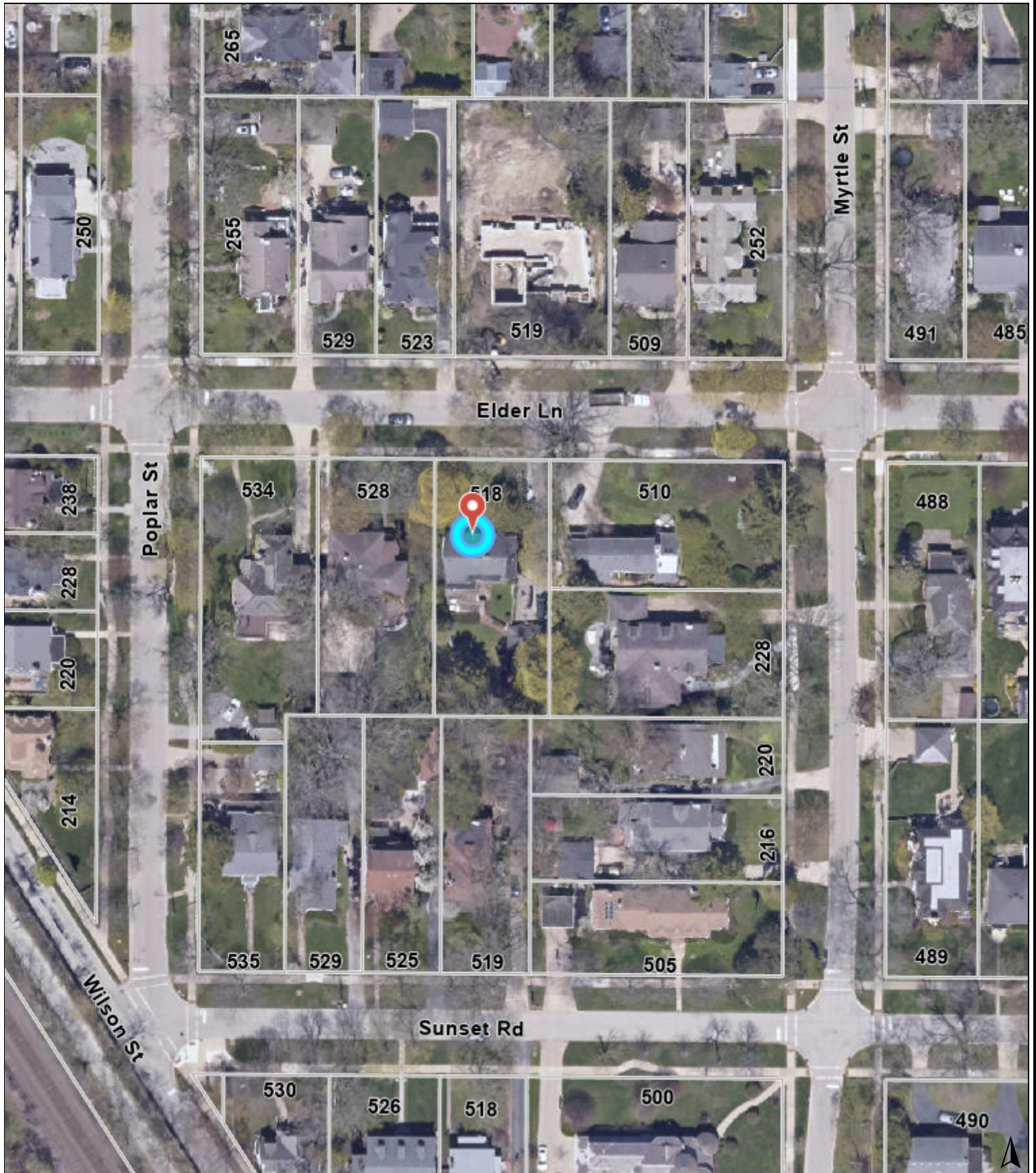


Mary Trieschmann
Executive Director



Meagan McChesney, PhD.
Curator

ATTACHMENT C



0 100 200
ft

Disclaimer: The GIS Consortium and MGP Inc. are not liable for any use, misuse, modification or disclosure of any map provided under applicable law. This map is for general information purposes only. Although the information is believed to be generally accurate, errors may exist and the user should independently confirm for accuracy. The map does not constitute a regulatory determination and is not a base for engineering design. A Registered Land Surveyor should be consulted to determine precise location boundaries on the ground.



MEMORANDUM VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: WINNETKA HISTORICAL SOCIETY
FROM: CHRISTOPHER MARX, AICP, ASSOCIATE PLANNER
DATE: OCTOBER 17, 2023
SUBJECT: CASE NO. 23-20: 518 ELDER LANE

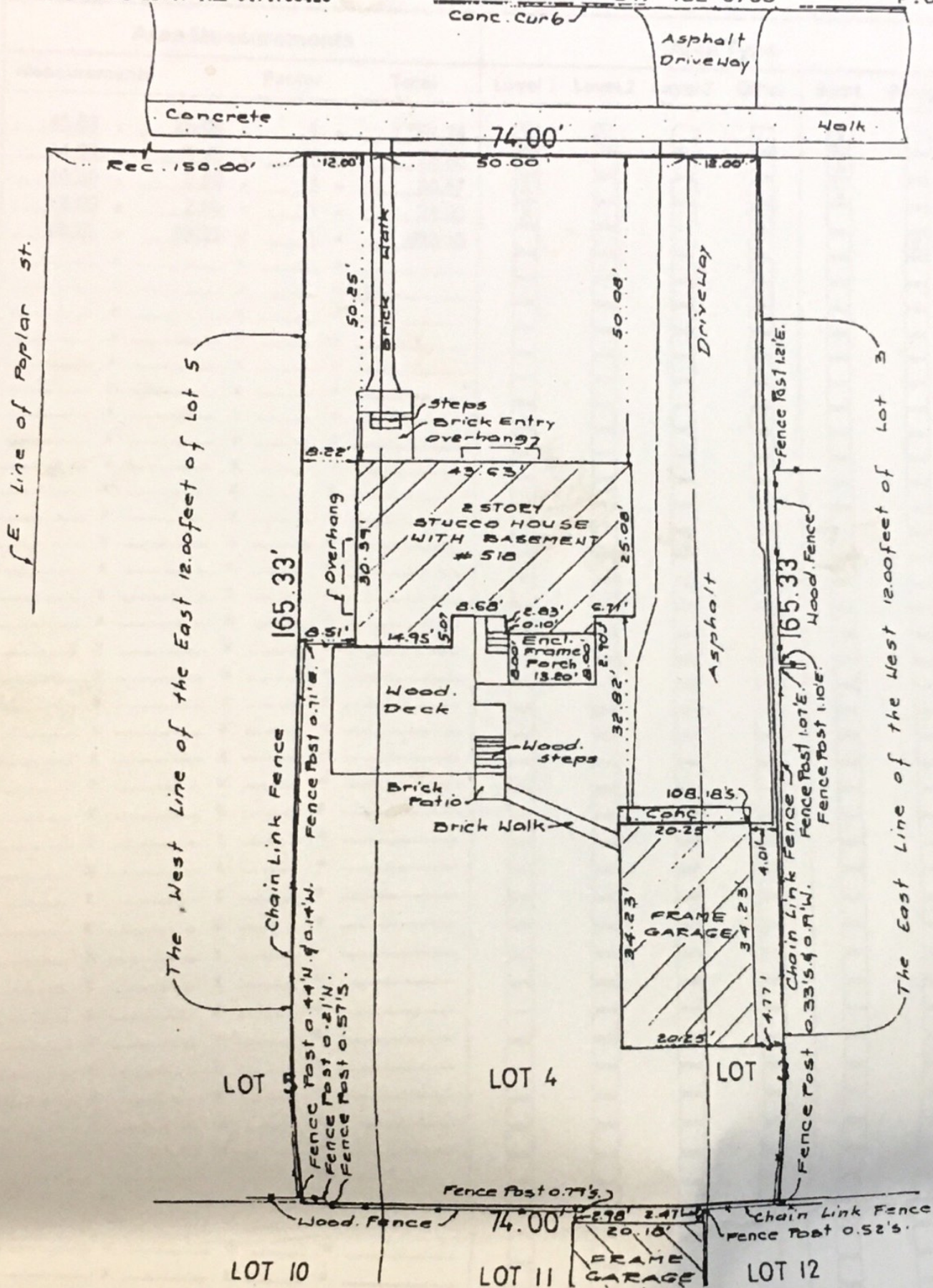
INTRODUCTION

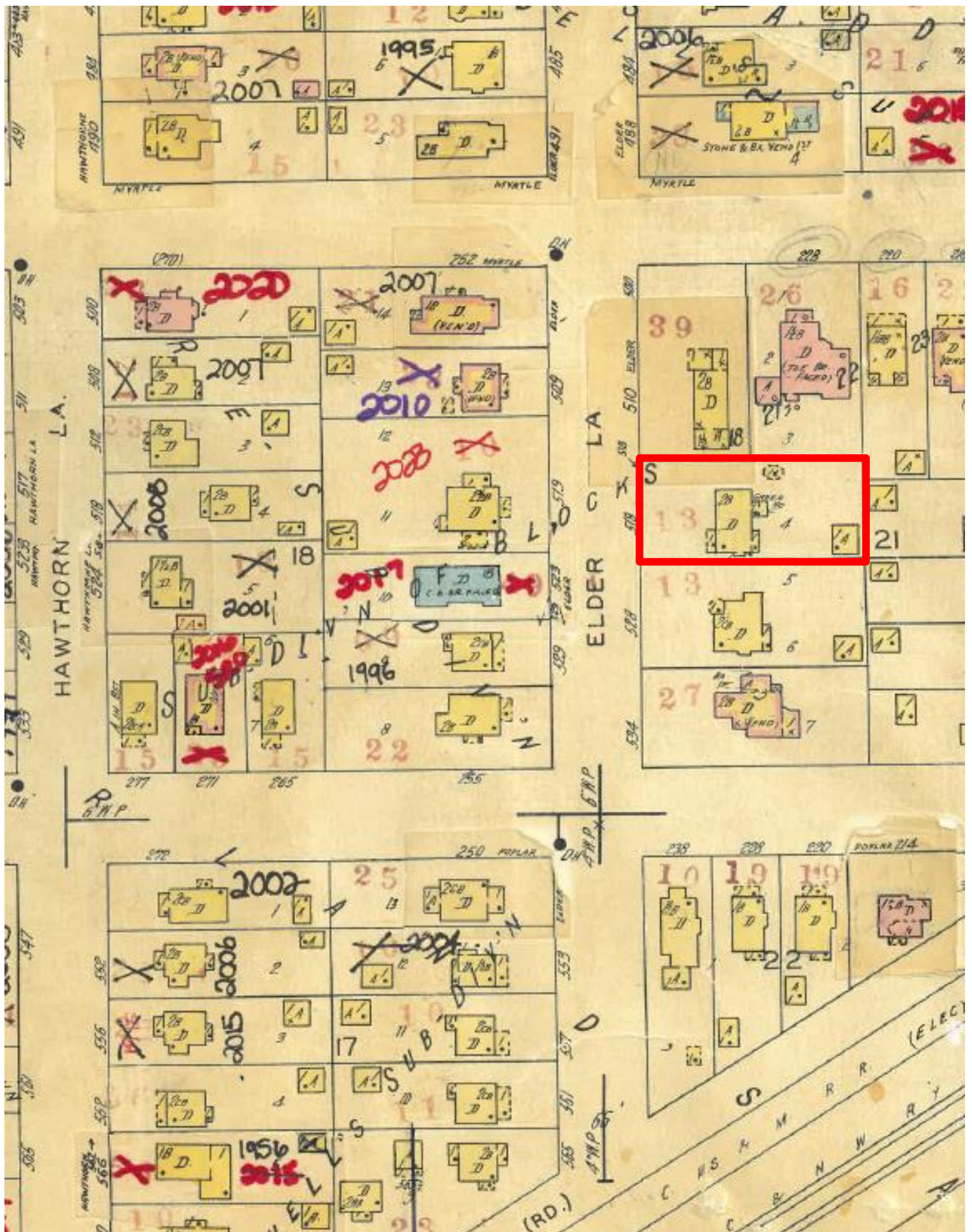
On November 6th, the Landmark Preservation Commission (LPC) will consider a request to demolish the residence at 518 Elder Lane. Please return any available information regarding the architectural and historical significance of the structure to my attention by the end of the day on Tuesday, October 31, 2023. If you have any questions, please feel free to contact me at cmarx@winnetka.org or (847) 716-3587.

PRELIMINARY PROPERTY HISTORY STUDY/VILLAGE HALL RECORDS

Building Permits

<u>Date</u>	<u>Type</u>	<u>Owner</u>	<u>Architect</u>
9-3-1929	Build two-story frame porch	Arthur Wyld	Not listed
3-23-1960	Construct one-story two-car garage	Lawrence Beckman	Not listed
11-12-1965	Construct an accessory building to a single family residence	Mr. and Mrs. John W. Carlile	Not listed
5-15-1974	Addition to detached garage of single family residence	Thomas L. Fritts	Not listed
9-19-1974	Replace back porch with deck to single family residence	Thomas L. Fritts	Not listed
7-16-1987	Replace a deck at a single family residence	Thomas L. Fritts	Not listed





518 Elder – Exterior Façade





PROPERTY RESEARCH COVERSHEET



Address: 518 Elder Lane

Construction Details:

Original construction date: c. 1913

Construction type: stucco

Style: Prairie

OWNERSHIP HISTORY:

OWNER/RESIDENT NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
Arthur and Frances Wyld; Alden Finney Brooks (1922-1932)	1913 – at least 1956	Building permit application, 1956 directory, <i>George W. Maher Quarterly</i> article, <i>Chicago Tribune</i> obituaries, <i>Winnetka Talk</i> obituaries	Frances Wyld was George Maher's sister-in-law. Arthur Wyld was a notable architect. Alden Brooks (George Maher's father-in-law) was a well-known painter and a founder of the Art Institute of Chicago.
Lawrence Beckman	By 1959 – 1960	Building permit application	
Mr. and Mrs. John W. Carlile	1960 – 1974	Building permit application, Winnetka Architectural Survey, <i>Chicago Daily Herald</i> article	
Thomas L. and Diana Fritts	1974 – 2000	Building permit applications, Winnetka Architectural Survey, Cook County Recorder, <i>Winnetka Talk</i> article	
Douglas W. and Deborah T. Grant	2000 – present	Cook County Recorder	

ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
George Maher	c. 1913 – design single-family home	<i>George W. Maher Quarterly</i> article, “About George W. Maher” from the George Maher Society, select WHS materials
Lindsey Suter	1974 – addition to detached garage	<i>Chicago Tribune</i> obituary
David W. Clark	1987 – replace deck at single family residence	

RESEARCH SOURCES USED: *Winnetka Talk*, Cook County Assessor records, Cook County Recorder records, historic phone books, WHS property files, WHS digital files, Ancestry.com, *Chicago Tribune*

Findings:

Our research indicates that this property maintains architectural significance as a Prairie-style design by noted architect George Washington Maher. Maher has been referred to as one of the best-known Midwestern architects of the 20th century. He began working as an architect for Chicago-based firm Augustus Bauer and Henry Hill. In 1887, he joined the office of notable architect Joseph Silsbee, where he worked with famed architect Frank Lloyd Wright. Maher briefly formed a partnership with Cecil Corwin before founding a practice of his own in the early 1890s.

Maher designed over 270 projects before his death in 1926, several of which have historic designations. A few of his best-known works include Pleasant Home in Oak Park (which is both on the National Register of Historic Places and is a designated National Historic Landmark), the P.J. King House in Chicago (designed Chicago Landmark and on the National Register), the Rath House in Chicago (designed Chicago Landmark), the Colvin House in Chicago (designed Chicago Landmark), and his own Arts and Crafts home at 424 Warwick in Kenilworth (on the National Register). In Winnetka, he designed at least 5 properties, including 525 Sunset, 535 Sunset, 182 Myrtle, 19 Warwick, and 518 Elder Lane.

518 Elder Lane is particularly notable, as Maher designed it for his in-laws, Frances and Arthur Wyld. Frances Brooks Wyld was Maher’s wife’s sister. Her husband, Arthur, was also a noted architect who supervised the construction of the Garfield Park Conservatory and Evanston Hospital. For the final 10 years of his life, Maher’s father-in-law, Alden Brooks, lived with his daughter and her husband at 518 Elder Lane. It is worth noting that Brooks was a well-known painter whose work is presently in the collections of/on exhibit at museums like the Metropolitan Museum of Art and the National Portrait Gallery (he famously painted a portrait of President William McKinley at the White House while he was in office). Brooks was also one of the founders of the Art Institute of Chicago.

Date of Research: 10/23/2023

Submitted by:

Meagan McChesney, PhD
Curator, Winnetka Historical Society

Mary Trieschmann, MS Ed
Executive Director, Winnetka Historical Society

THE VILLAGE OF WINNETKA
DEPARTMENT OF PUBLIC WORKS
APPLICATION FOR BUILDING PERMIT

Winnetka, Illinois,

8-29 1929

TO THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to build a 2 Story
and Basement frame porch.

(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.)

PROPERTY DESCRIPTION Lot 4 Block 2

Subdivision Grainland

STREET and NUMBER 518 Elder Lane.

DIMENSIONS of BUILDING Front 26'-0" feet. Depth 9'-6" feet. Height 22'-0" feet

NUMBER of ROOMS 4 add (rooms) btd. open.

KIND of MATERIAL frame.

TOTAL COST 400.00

OWNER Arthur Wylde.

Address Winnetka.

ARCHITECT _____

Address _____

BUILDER " "

Address " "

CARPENTER " "

Address " "

MASON " "

Address " "

SEWER BUILDER _____

Address _____

PLUMBER _____

Address _____

ELECTRICIAN _____

REMARKS _____

_____ hereby agree to construct the above described building in accordance with the plat, building
(I OR WE)

plans and specifications submitted herewith, and in strict compliance with all provisions of the Zoning Ordinance and the Building Regulations of the Village Code and amendments thereto.

SIGNED Arthur Wylde

ADDRESS _____

Permit Issued 9-3

19 29

Permit Number 2350

none.

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, Dec. 4, 1959

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to construct a 1 story
and Basement 2-car garage
(Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION—LOT W-12' of 3- all of 4, Block 21
Subdivision # E. 12' of 5 John C. Gastaud's

STREET and NUMBER 518 Elder La.

DIMENSIONS of BUILDING—Front 20' feet. Depth 20' feet. Height 10' feet.

NUMBER of ROOMS OPEN 2-car. Carport.

KIND of MATERIAL Aluminum & frame.

OWNER Lawrence Beckman Address _____

TOTAL COST 1000.00

ARCHITECT Owner Address _____

BUILDER C. J. Zillmer Address _____

CARPENTER " Address _____

MASON _____ Address _____

SEWER BUILDER _____ Address _____

PLUMBER _____ Address _____

ELECTRICIAN _____ Address _____

REMARKS _____

Cancelled
no work done
April 27, 1960

Application is also made for a CERTIFICATE OF OCCUPANCY AND COMPLIANCE to be issued after the completion of the building.

We (I or We) hereby certify that We (I am or We are) the legal owner of all the property described above, comprising the land proposed to be built upon as shown on the plat and building plans submitted with this application and including all open spaces required by the Zoning Ordinance of the Village of Winnetka.

We (I or We) hereby agree to construct the above described building in accordance with the plat, building plans and specifications submitted herewith, and in strict compliance with all provisions of the Zoning Ordinance, Building Code and Health Regulations of the Village of Winnetka.

Permit Issued March 23 1960

Building Permit Number #7192

Occupancy Permit Number _____

Lawrence Beckman
by C. J. Zillmer
SIGNED
ADDRESS _____

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, November 12, 1965

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to construct an accessory building to a
Single Family Residence (work to be performed)

(Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION—

REAL ESTATE INDEX NUMBER			
05	21	317	004
Vol. 103	Item 1094		

STREET and NUMBER 518 Elder Lane

DIMENSIONS of BUILDING—Front 20 feet. Depth 22 feet. Height 8 feet.

NUMBER of ROOMS 2 car detached garage

TOTAL COST 1,500.00 KIND of MATERIAL Frame, alum. siding

OWNER Mr. & Mrs. John W. Carlile Address O.P.

ARCHITECT owner Address

BUILDER Active Garage Builders Address 5454 N. Harlem Ave., Chgo. 775-3900

CARPENTER Address

MASON Address

SEWER BUILDER Address

PLUMBER Address

ELECTRICIAN Address

REMARKS

Application is also made for a CERTIFICATE OF OCCUPANCY AND COMPLIANCE to be issued after the completion of the building.

We hereby certify that we are the legal owner of all the property described above, comprising the land
 (I or We) (I am or We are)
 proposed to be built upon as shown on the plat and building plans submitted with this application and including all open spaces
 required by the Zoning Ordinance of the Village of Winnetka.

We hereby agree to construct the above described building in accordance with the plat, building plans and
 (I or We)
 specifications submitted herewith, and in strict compliance with all provisions of the Zoning Ordinance, Building Code
 and Health Regulations of the Village of Winnetka.

Permit Issued 11-12-65 by

Building Permit Number 8088

Occupancy Permit Number

C. B. No. 9510

Mr. & Mrs. John W. Carlile

by
 SIGNED J. C. Pollina for owner
 ADDRESS 5454 N. HARLEM AV.
CHGO.

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, May 8, 1974

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to Addition to detached garage
(work to be performed)
Single family residence.

(Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION—

REAL ESTATE INDEX NUMBER			
05	21	317	004
Vol.	103	ITEM	1094

STREET and NUMBER 518 Elder Lane

DIMENSIONS of BUILDING—Front _____ feet. Depth _____ feet. Height _____ feet.

NUMBER of ROOMS _____

EST. CONST. COST \$500. KIND of MATERIAL Frame PHONE NO. _____

OWNER Thomas L. Fritts Address Frame

ARCHITECT Lindsey Suter Address _____

BUILDER Owner Address _____

CARPENTER Same Address _____

MASON _____ Address _____

SEWER BUILDER _____ Address _____

PLUMBER _____ Address _____

ELECTRICIAN _____ Address _____

REMARKS _____

Date Job Completed _____

Application is also made for a CERTIFICATE OF OCCUPANCY AND COMPLIANCE to be issued after the completion of the building.

I (I or We) hereby certify that I am (I am or We are) the legal owner of all the property described above, comprising the land proposed to be built upon as shown on the plat and building plans submitted with this application and including all open spaces required by the Zoning Ordinance of the Village of Winnetka.

I (I or We) hereby agree to construct the above described building in accordance with the plat, building plans and specifications submitted herewith, and in strict compliance with all provisions of the Zoning Ordinance, Building Code and Health Regulations of the Village of Winnetka, and I (I or We) hereby consent to inspection of the work during construction and upon completion of construction to establish such compliance.

Permit Issued May 15, 1974 by HWB SIGNED Thomas L. Fritts

Building Permit Number 9288 ADDRESS 518 Elder Lane

Occupancy Permit Number _____ Winnetka, Ill.

C. B. No. 47676 PHONE NO. 446-0437

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, September 16, 1974

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to Replace back porch with deck
to single family residence. (work to be performed)

(Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION—

REAL ESTATE INDEX NUMBER			
05	21	317	004
Vol.		ITEM	

STREET and NUMBER 518 Elder Lane

DIMENSIONS of BUILDING—Front _____ feet. Depth _____ feet. Height _____ feet.

NUMBER of ROOMS _____

EST. CONST. COST \$600.00 KIND of MATERIAL Wood PHONE NO. _____

OWNER Mr/Mrs. Thomas L. Fritts Address 518 Elder Lane 446-0437

ARCHITECT _____ Address _____

BUILDER T. L. Fritts Address Same

CARPENTER Same Address _____

MASON _____ Address _____

SEWER BUILDER _____ Address _____

PLUMBER _____ Address _____

ELECTRICIAN _____ Address _____

REMARKS _____

Date Job Completed _____

Application is also made for a CERTIFICATE OF OCCUPANCY AND COMPLIANCE to be issued after the completion of the building.

We _____ hereby certify that _____ we are _____ the legal owner of all the property described above, comprising
(I or We) (I am or We are)
the land proposed to be built upon as shown on the plat and building plans submitted with this application and including all open spaces required by the Zoning Ordinance of the Village of Winnetka.

We _____ hereby agree to construct the above described building in accordance with the plat, building plans and specifications submitted herewith, and in strict compliance with all provisions of the Zoning Ordinance, Building Code and Health Regulations of the Village of Winnetka, and _____ we _____ hereby consent to inspection of the work during construction and upon completion of construction to establish such compliance.
(I or We) (I or We)

Permit Issued Sept. 19, 1974 by HWB SIGNED Thomas L. Fritts

Building Permit Number 9334 ADDRESS 518 Elder Lane

Occupancy Permit Number _____ Winnetka, Ill. 60093

C. B. No. 49369 PHONE NO. _____

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, June 29, 1987

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to Replace a deck at a single family
residence (work to be performed)

(Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION—

REAL ESTATE INDEX NUMBER			
05	21	317	004
Vol. 103 WV		ITEM 1094	

STREET and NUMBER 518 Elder Lane

DIMENSIONS of BUILDING—Front 18 feet. Depth 23 feet. Height 4/8" feet.

NUMBER of ROOMS

EST. CONST. COST \$3,300.00

KIND of MATERIAL

Wood Frame

PHONE NO.

OWNER Thomas L. Pritts

Address

518 Elder Lane.

446-0437

ARCHITECT David W. Clark

Address

31175 Bob O-Link

367-4536

BUILDER "

Address

" Libertyville

"

CARPENTER "

Address

"

"

MASON

Address

SEWER BUILDER

Address

PLUMBER

Address

ELECTRICIAN

Address

REMARKS

Date Job Completed

Application is also made for a CERTIFICATE OF OCCUPANCY AND COMPLIANCE to be issued after the completion of the building.

We (I or We) hereby certify that We are (I am or We are) the legal owner of all the property described above, comprising the land proposed to be built upon as shown on the plat and building plans submitted with this application and including all open spaces required by the Zoning Ordinance of the Village of Winnetka.

We (I or We) hereby agree to construct the above described building in accordance with the plat, building plans and specifications submitted herewith, and in strict compliance with all provisions of the Zoning Ordinance, Building Code and Health Regulations of the Village of Winnetka, and we (I or We) hereby consent to inspection of the work during construction and upon completion of construction to establish such compliance.

Permit Issued 7/16/87 by HP

SIGNED

Thomas L. Pritts

Building Permit Number 11568

ADDRESS

518 ELDER LANE

Occupancy Permit Number

WINNETKA

C. B. No. 07692

Page 32

PHONE NO.

446-0437

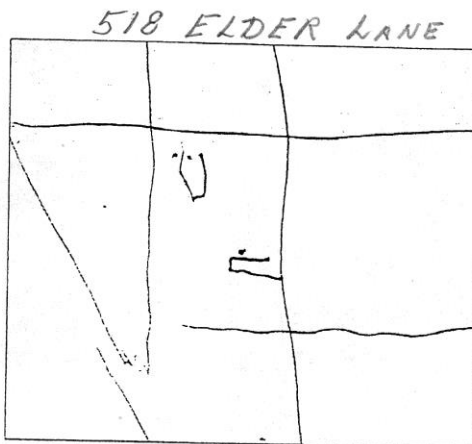
What Maher wrought in Winnetka with some Griffin, too

By 1922, George Maher's small group of speculation houses in Winnetka, Illinois, was in place. I first saw these houses in 1995. We were visiting Betty and Merle Wyld of Skokie, Illinois, and drove with them to Winnetka. Merle, now 93, Maher's nephew, knew where most of the houses were because he lived in one of them when he was a boy. "That's one," he said, "and that's another one." Merle drew the map at right. All of the houses are on two adjacent blocks and a triangle next to the commuter railroad tracks. The bounding streets are Elder Lane to the north, Poplar and Myrtle on the sides, Sunset Road in between, and Hill Road on the south.

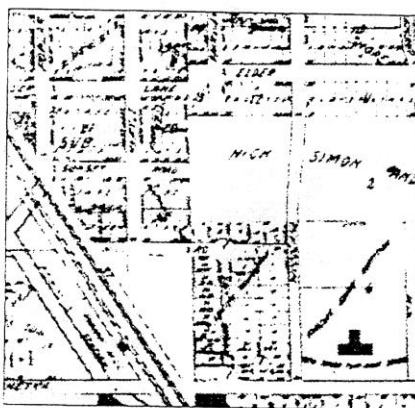
A short article in the Chicago Sunday Tribune for January 25, 1914, tells something about the origin of Maher's little-known contribution to Winnetka architecture. The article was about the Chicago and North Western railroad's acquisition of land "for depot purposes" between Winnetka Avenue and Sunset Road, both of which show on the bottom map in the next column. The Tribune said area residents "will shortly reap their reward for pioneering in the development of this attractive section east of the railroad, heretofore served only by the Chicago and Milwaukee electric line." Then:

This territory was but sparingly settled until two years ago, when Leonard H. Roach, George W. Maher, and Walter Burley Griffin, together with William F. Tempel and Frank Windes—the three last named comprising the Community Development company—began building operations where the New Trier Township High school, costing upward of \$500,000, appeared isolated.

Chief among those who pinned their faith in the future of this territory was Mr. Roach, who has built and sold more than twenty-five homes in



Maher's Winnetka houses. Map drawn by Maher's nephew, Merle Wyld, on June 20, 1995.



Sunset-Poplar-Myrtle neighborhood. At lower center, marked by the circle, is architect Walter Burley Griffin's Trier Center Neighborhood. The upside-down T is New Trier High School. Map, Plan of Winnetka, 1921.



Contemporary map of area. Dark right corner is Lake Michigan, half a dozen blocks or so east of Sunset-Poplar-Myrtle. Source, Microsoft Expedia Maps, WWW.

its immediate vicinity and is still building.*

* Leonard Roach was in real estate with offices on Dearborn in Chicago.

Maher built one house, the one at 519 Sunset Road, in 1915 and another, 220 Poplar Street, in 1916. Four more came in 1919 and one in 1921 after area streets were paved. The spreading of \$206,000 worth of concrete followed approval early in 1918 by the Winnetka Village Board. The decision followed a discussion of whether such paving was patriotic or not. The reason was the U.S. being at war in Europe. Petitioners against paving said "that all persons in the spirit of patriotism, (should) husband their resources and conserve all labor

and material, in order that the same might be more advantageously used in the prosecution of the war." The opposition said it would be unpatriotic not to pave because:

There was no drainage and consequently families were exposed to disease.

Basements would be full of water during a thaw, children would come to school with wet feet and become ill.

Somewhere in between but probably leaning toward the opposition was Frederick Dickinson, the village's attorney, who "intimated that other motives than patriotism inspired the people protesting the passage of the ordinance."

Paving Sheridan Road through Winnetka in the summer of 1918 was also making the area more attractive. Said the local paper: "With the completion of this stretch it makes it possible to leave Evanston and make a circular trip of about fifty miles, all the time traveling on good roads, most of it concrete."

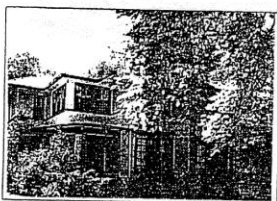
We must remember that these Maher houses are modest houses. Now to them, with the names of first or early owners...

- Hyman and Lora Raclin House, 528 Elder Lane, built 1912-13.

The Raclin House was originally an L-shaped house with a wrapping porch. A squat L because the extension off the



Raclin House, built 1912-13, Winnetka, Illinois. Recent post-remodeling view, GWMQ.



Raclin House, historic view before Keck remodeling.

main block is short. The present owner has a photo from one of the area historical societies showing an early appearance, and it's (badly) reproduced here. Two of Maher's round porch columns are now partly embedded in walls added later. There is no art glass.* The larger part of the house was remodeled in 1956 by the fine Chicago residential architect Fred George Keck.

The sewer application at the Winnetka village hall is dated April 23, 1913, and was handwritten by Maher. His office was in room 1100 of the Karpen Building (later called the Standard Oil building), 910 South Michigan Avenue.

It seems Maher rented the house to Mrs. H.B. Craig, who is shown living there in the 1916 North Shore directory,

* None of these houses has art glass. The double-hung windows are typically single pieces of glass below and small-paned above with four or more panes.

and then briefly to the Robinsons. In April 1920, the Raclin family moved in. We know this because

we read it in the diary of 14-year-old Violet Wyld, Maher's niece who lived next door at 518 Elder Lane. She recorded:

April 27, 1920. "Weather same as yesterday. Robinsons moved yesterday and Rachlins (sic) moved in. Jews hope we like them because they bought the house. The only child is boy 3."

April 28, 1920. "Stayed home from school today because I had a cold & coughed to much. I made a mistake the Rachlins (sic) have a boy 1 1/2 and girl 3."

Sources: Diaries, Violet Wyld. North Shore suburban directories, Evanston public library, Evanston, Illinois. Winnetka village records.

- C.A. and Mary Scholl House, 519 Sunset Road, built 1915.

The Scholl House is a simple hip-roofed foursquare house with a basic Maher positioning of windows. There are two large double-hung windows at either side on the second story with a smaller one between. There are paired square columns on the flat-roofed front porch.

We know the house was built by Maher because there is a sewer connection card dated 1915 in the Winnetka village hall files.



Scholl House, 1915, Winnetka, Illinois. GWMQ photo.



Kasten House, 1916, Winnetka, Illinois. GWMQ photo.

North Shore suburban directories show the Scholls living in the house in 1917 and in 1920. He was with the Fidelity Mutual Insurance Company in Chicago. By the time Scholl, 60, died in 1938, he had been manager of the company's Chicago office for 14 years.

Subsequent directories show the house occupied by Frank and Elvie Young in 1922 and Clarence and Theresa Goodman in 1925.

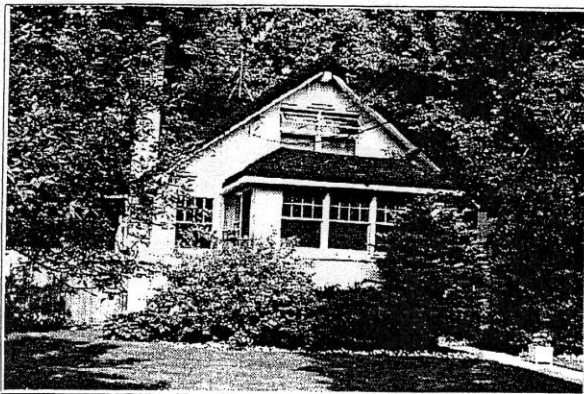
Sources: Carl Scholl obituary, The Evanston Review, Evanston, Illinois, November 10, 1938. North Shore directories. Winnetka village records.

- Herman and Emma Kasten House, 220 Poplar Street, built 1916. The Kasten House is a side

gable-roofed bungalow. The most noticeable Maher characteristic is the pairing of round columns at either end of the flat-roofed front porch.

The Maher sewer connection card in the village hall is dated 1916.

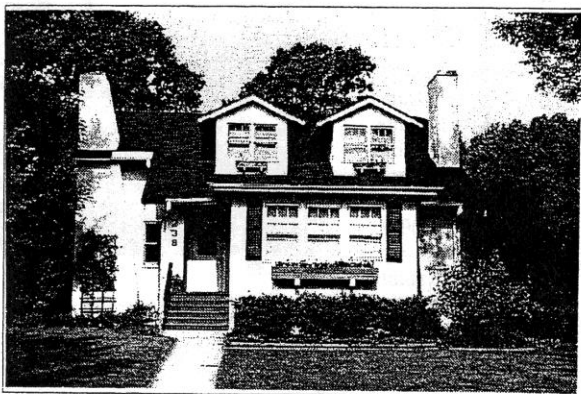
Herman Kasten was in stationery, according to the 1922 North Shore directory. I believe I've found another mention of him in business, that being in a book by the commercial artist and illustrator Will Bradley (1868-1962). In the book, titled Will Bradley, His Chap Book, Bradley recalls "free-lancing and making designs for Mr. Kasten of the McClurg stationery department." That was after he had lived in Ishpeming, Up-



Faxon House, 1919, Winnetka. GWMQ photo.



Manley House, 1919, Winnetka. GWMQ.



Moore House, 1919, Winnetka. GWMQ.



Barnes House, 1919, Winnetka. GWMQ.

per Peninsula, Michigan, and before he designed rooms and houses for Ladies' Home Journal. Bradley, gently anecdotalizing, continues:

You (Bradley) have a studio in the new Caxton building on Dearborn Street. You work all of one day and night and part of the next day on some drawings for Mr. Kasten. He comes to get them at four o'clock on the afternoon before Christmas. You tell him (Kasten) you haven't eaten since the previous night.

He takes you and your drawings in a cab and stops at a saloon in the McVickar Theater build-

ing and buys you an egg nog. "Drink this," he says. "It will put you on your feet until you reach home and can get dinner." It is only a glass of milk and egg—and looks harmless."

Sources: Will Bradley, *His Chap Book*, Will Bradley, *The Typophiles*, New York, 1955. "The World of Will Bradley," James F. O'Gorman, *Old-House Journal*, March-April 1999. North Shore directories, Evanston public library. Winnetka village records.

- Jesse and Margaret Barnes House, 238 Poplar Street, built 1919.

The Barnes House is a larger side gable-roofed bungalow, with two dormers at the front and an extension (later?)

to the side. The street-facing fireplace chimney has one slanted side, such slanting being used by Maher from 1907 and his Schultz House in Winnetka. The exterior is stuccoed.

The Maher sewer connection card is dated September 20, 1919.

The North Shore directories for 1917-18 and 1922-23 show the house empty. The Barnes family is living there in 1925.

Sources: North Shore directories, Evanston public library. Winnetka village records.

- Lloyd and Margaret Faxon House, 228 Poplar Street, built 1919.

The Faxon House is the small-

est of the houses. It has a front gabled-roof. It's rather muddled now, in the sense The Old-House Journal uses the word.

The Maher sewer connection card in the village hall is dated September 20, 1919.

Directories say the house was empty in 1917, and that the Faxons were there in 1922 and 1925. Margaret, who died in 1959, was described as a book reviewer, in a 1965 obituary for Lloyd. He was a lawyer who lived in Winnetka for 38 years and practiced for 40 years in Chicago. After Margaret's death, Lloyd lived at the Evanston YMCA for six years and then moved to a convalescent home in Niles.



Bryson House, 1921, Winnetka. GWMQ photo.



Maybe Maher houses on Sunset. GWMQ.

Sources: Lloyd A. Faxon obituary, Evanston Review, October 14, 1965. North Shore directories, Evanston public library. Winnetka village records.

- John J. and Helen Manley House, 525 Sunset Road, built 1919.

The Manley House is a side gable-roofed house somewhat

muddled and hidden in all seasons behind trees. It seems similar to the Moore House nearby.

The Maher sewer connection card, on which it's noted the architect lived at 424 Warwick Road, is from March 22, 1919(?).

Directories list the Manleys as residents in 1920, 1922 and 1925. He was in lumber.

Sources: North Shore directories, Evanston public library. Winnetka village records.

- David C. and Annie Moore House, 535 Sunset Road, built 1919.

The Moore House is side-gabled. There are paired windows at both sides both

floors. A small window is between the two second story ones. Again, a favored Maher configuration. The exterior is stuccoed.

The Maher sewer connection card is dated June 16, 1919; the plumber was Charles Wallace. There is a second card in the building file, this one from April 29, 1920, for a

garage for D.J. Breckenridge; Maher was the architect.

The first owners were David and Annie Moore. He was a commercial traveler. They were living in the house in 1922 and 1925.

Sources: North Shore directories, Evanston public library. Winnetka village records.

- Arthur and Helen Bryson House, 182 Myrtle Street, built 1921.

The Bryson

House is similar to the Manley and Moore houses, though there is a larger window at the center of the second story. The front-gabled entrance has a single round column at each side. The house is stuccoed outside.

The undated Maher sewer connection card, a pink one, has this note: "Mr. Maher Please sign and get into hands of plumber of (sic) leave at Village Hall." The card notes Maher's Chicago office address at 208 South La Salle Street.

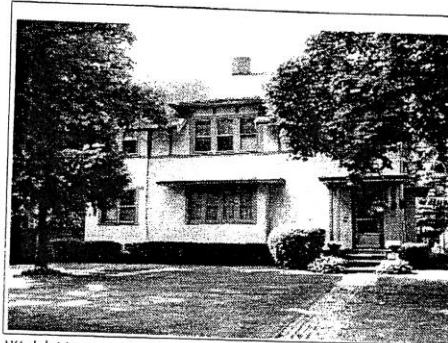
The suburban directory shows the Brysons living in the house in 1922. They were still there in 1945.

Sources: North Shore directories, Evanston public library. Winnetka village records.

Two more houses at 518 and 526 Sunset Road could be Maher designs. They are similar in shape and window placement. However, Winnetka village building records had no George Maher cards for either. The 518 Sunset sewer

permit was dated May 29, 1931, and the oldest card on 526 was from 1939. So, they may just be Maher-inspired.

More in Winnetka. Maher did two more houses in Winnetka.



Wyld House, 1913, Winnetka. GWMQ.

The first house designed by Maher in Winnetka was the much-remarked Schultz House at 19 Warwick Road in 1907. It's pictured elsewhere in the issue.

The other Maher house in the neighborhood is at 518 Elder Lane designed in 1913 for his wife's sister Frances, her husband Arthur and Violet and Merle.

Sources: Conversations with Merle Wyld, 1990s. Blueprints, September 20, 1913, and September 25, 1913.

Griffin nearby.

In 1912, the brilliant architect Walter Burley Griffin (1876-1937), formerly with Frank Lloyd Wright in Oak Park, Illinois, began a neighborhood around the corner from Maher's Winnetka neighborhood. To go to the Griffin development, you turn from Myrtle east toward Lake Michigan onto Hill, then east for a block and you'll be in the Tri-er Center Neighborhood. It'll look very conventional. That's because most of what Griffin

Birth: Apr. 3, 1840
 Warren
 Trumbull County
 Ohio, USA
 Death: Jun. 13, 1932
 Winnetka
 Cook County
 Illinois, USA

A. F. BROOKS, 93, WINNETKA CRASH VICTIM, IS DEAD

Alden Finney Brooks, 93 years old, 518 Elder Lane, Winnetka, a former portrait painter for whom President McKinley once sat, died yesterday from pneumonia following an automobile collision on June 10 at Elder Lane and Woodlawn avenue, in the north shore suburb. With Mr. Brooks were his granddaughter, Miss Violet Wyld, who lived with him and who was driving, and his daughter, Mrs. George Maher of Kenilworth. Their machine was struck by that of Charles Knapp, 18 years old, 633 Forest avenue, Wilmette, and overturned. Mr. Brooks sustained a fractured collar bone. The women were only slightly hurt. Knapp, a senior at the New Trier township high school was held on charges of involuntary manslaughter.

--Chicago Tribune, 14 June 1932, pg. 26

Parents: Charles Brooks, Sophia (Thompson)?

A member of the Cleveland Grays, a city militia created in 1837, which saw action at Bull Run, Shiloh, Chickamauga and Lookout Mountain, Alden F. Brooks enlisted in 1862 as a Corporal in the 105th Infantry (Ohio) and mustered out in June 1865 as a First Lieutenant. The regiment served in Kentucky, Tennessee, and Georgia before joining Sherman's Atlanta Campaign and March to the Sea. He was shot in the hand, and rather than have it amputated, he treated it himself.

ALDEN FINNEY BROOKS was born April 3, 1840, in Williamsfield, Ashtabula Co., Ohio, of Charles and Isabel [Thompson] Brooks. He received an academic education in J. L. Pickard's institution at Platteville, Wis., from 1857 to 1859. Being in poor health he made the journey to Eureka, Cal., on foot in 1859. In 1861 he returned home and enlisted early in 1862 and served to the close of the war. For the last nine months of service he was on the staff of General George H. Thomas, as topographical engineer, with rank of First Lieutenant. In 1867 he went to New York City and studied a year in the National Academy of Design, having early evinced a taste for painting, and having already done some work in that line, for which, indeed, he inherited an aptitude. He also took lessons from Edwin White, the distinguished historical painter, for a year. In 1870 he came to Chicago, and opened his first studio, and was burnt out in the great fire. He soon re-opened, and has been here ever since, with the exception of the season of 1881-82, which he spent in Paris, as a pupil of Carolus Duran, where he exhibited in the Salon his painting, "Les Favorites." While home on furlough in 1864, he was married to Miss Ellen T. Woodworth, of Wayne, Ashtabula Co., Ohio, by whom he has had four children -- Bessie, December 22, 1866; Fannie, November 22, 1869; Carrie, January 15, 1871, and Merle Thompson, May 9, 1873. Mr. and Mrs. Brooks are members of the Congregational Church of Hyde Park, where they have resided since 1875.

--History of Cook County, Illinois: From the Earliest Period to the Present Time" [A. T. Andreas, Chicago, 1884]

From Findagrave.com

m. Arth
 Wyl

* Designates Private Branch Exchange

Aitken Block, Linden Ave.
Hubbard Woods, Ill.
Telephone Winnetka 1887

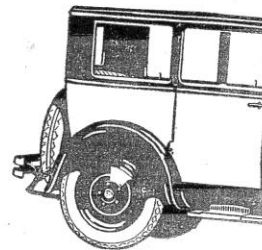
**LADIES'
and
CHILDREN'S
WEAR
TOYS
STATIONERY**

WILSON	
Woodland Groc & Mkt 1083 Gage.	Winnetka-1980
Woods Frank N, DDS of 526 Linden av.	Winnetka-1068
Woods Henry C r 665 Locust	Winnetka-2349
Woods W J r 1184 Tower rd.	Winnetka-519-W
Woodward Arthur H r 685 Ardsley rd.	Winnetka-6065
Woodward W T r 739 Foxdale av.	Winnetka-1441
Woolfolk Wm G r 615 Cherry	Winnetka-1377
Woolhiser H L r 960 Gordon tr.	Winnetka-787
Woollett J N r 950 Indian Hill rd.	Winnetka-66
Woolsey Jas L florist 917 Willow.	Winnetka-66
Wooten J King r 949 Spruce	Winnetka-888
Work Geo R r 525 Ash.	Winnetka-1777
Worthington Clyde L r 854 Cherry	Winnetka-1624
Wright Elsie W Mrs r 561 Lincoln av.	Winnetka-2076
Wright Benj T r 50 Essex rd.	Kenilworth-3544
Wright J C r 382 Fairview av.	Winnetka-2495
Wright Thos S 112 Fuller lane.	Winnetka-1591
Wyld Arthur r 518 Elder lane.	Winnetka-89

Yates Henry A r 96 Church rd.	Winnetka-25
Yates Walter R r 610 Ash.	Winnetka-84
Young Hobart P r 708 Prospect av.	Winnetka-6
Young Jas A r 1020 Cherry.	Winnetka-676-1
Young Jas W r 525 Elm.	Winnetka-153
Younker Aaron r 349 Sheridan rd.	Winnetka-68
pvt garage 349 Sheridan rd.	Winnetka-271

Z	
Zeimet Edw R	907 Linden av Winnetka-33
Zeiss Carl H	R 1194 Fig Winnetka-258
Zeiss Harold R	641 Maple av Winnetka-192
Zeit F Robt.	MD R 643 Garhld av Winnetka-188
Zeller A Mrs R	1482 Edgewood lane Winnetka-214
Zengeler A W	Chng 899 Linden av Winnetka-14
	clng 510 Elm Winnetka-263
Zick G L & Co	dry gds 705 Elm Winnetka-91
	dry gds 946 Linden Winnetka-188
Zimmerman Ralph W	R 337 Sheridan rd Winnetka-211
Zinner Shandor M	R 1193 Asbury av Winnetka-107
Zipf Arthur A	R 596 Arbor Vitae rd Winnetka-54
Zipf Herbert L	R 575 Arbor Vitae rd Winnetka-24

DODGE
MOTOR
A WORLD-1



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Illinois Bell Telephone Company

Aitken Block, Linden Ave.
Hubbard Woods, Ill.
Telephone Winnetka 1887

**LADIES'
and
CHILDREN'S
WEAR
TOYS
STATIONERY**



ARCHITECTURAL INFORMATION & PHYSICAL FEATURES

Number of stories 2 Exterior Wall Materials stucco
Foundation material concrete Roof Material asphalt shingle
Entrance (Front/Side) front Roof Type sloped
Windows (Type) double hung Garage detached double

Other Features: _____

General Comments: (History, Sources, Anecdotes, etc.)

The original owner moved here from England to
see the World Cup Races and never returned but did
not become a U.S. citizen. The front yard was filled
with flowers, corn and various vegetables - no grass.
The back yard had a horses stable and large pond in
the center. A gazebo on the east lawn was a special
place for the owner. His grandson still lives in Kenilworth.

SITE & STREET PLAN



Survey By: _____

Date: _____

Survey Revised by: _____

Date: _____

Date: _____

ADDRESS: _____

WINNETKA ARCHITECTURAL SURVEY

NO. _____

DATE _____

Street Address 518 ELDER LANE

Current Owner Thomas and Dianna Feiths Years 1974 to 1982

Original Owner _____ Years _____ to _____

Other Owners John Carlisle Years 1960 to 1974

_____ Years _____ to _____

_____ Years _____ to _____

Construction Date 1910 ? DESCRIBE

Dates of Additions _____

or

Major Alterations 1975 24x20 redwood deck on back entrance.

Architect / Builder _____

Predominant Style - Victorian Colonial Tudor Modern
(circle) Farm Queen Anne Prairie School Other _____

Provide other
information
if available

Photograph
Please attach

GEORGE E. COLE®
LEGAL FORMS

No. 221 REC
February 1996

00469840

2000-06-26 09:30:15
Cook County Recorder 23.50



00469840

WARRANTY DEED

Joint Tenancy for Illinois

Tenancy by the Entirety
CAUTION: Consult a lawyer before using or acting under this form. Neither the publisher nor the seller of this form makes any warranty with respect thereto, including any warranty of merchantability or fitness for a particular purpose.

COOK COUNTY
RECORDER
EUGENE "GENE" MOORE
BRIDGEVIEW OFFICE

THIS AGREEMENT, made this 22nd day of

June

2000 between

Above Space for Recorder's use only

THOMAS L. FRITTS and DIANNA S. FRITTS, his wife of the village of Winnetka in the

County of Cook and State of IL parties of the first part, and DOUGLAS W. GRANT and

DEBORAH T. GRANT, husband and wife, of 2440 Marcy Avenue, Evanston, Illinois 60201

(Name and Address of Grantees)

parties of the second part, WITNESSETH, That the parties of the first part, for and in consideration of the sum of TEN-----(\$10.00) Dollars and other good & valuable consideration in hand paid, not as Joint Tenants or Tenants in Common, but as TENANTS BY THE ENTIRETY convey and warrant to the parties of the second part ~~as tenants in common, but as joint tenants,~~ the following described Real Estate, to wit:

The west 12 feet of Lot 3 and all of Lot 4 and the east 12 feet of Lot 5 in Block 21 in subdivision of Blocks 18, 21, 22, and 23 in J. C. Garland's Addition to Winnetka Subdivision of the north 120 acres of the southwest 1/4 of Section 21, Township 42 North, Range 13 east of the Third Principal Meridian, in Cook County, Illinois.

SUBJECT TO: SEE REVERSE

situated in the County of Cook, in the State of Illinois, hereby releasing and waiving all rights under and by virtue of the Homestead Exemption Laws of the State of Illinois.

TO HAVE AND TO HOLD the above granted premises unto the parties of the second part forever, not ~~as tenants in common, but as joint tenants,~~ as Joint Tenants, or Tenants in Common, but as TENANTS BY THE ENTIRETY.

Permanent Real Estate Index Number(s): 05-21-317-017

Address(es) of Real Estate: 518 Elder Lane, Winnetka, Illinois 60093

IN WITNESS WHEREOF, the parties of the first part have hereunto set their hands and seals the day and year first above written.

Thomas L. Fritts (SEAL)
THOMAS L. FRITTS

Dianna S. Fritts (SEAL)
DIANNA S. FRITTS

Please print or type name(s)
below signature(s)

____ (SEAL)

____ (SEAL)

This instrument was prepared by ROBERT J. RYAN, Suite 303, 560 Green Bay Rd., Winnetka, IL 60093

(Name and Address)

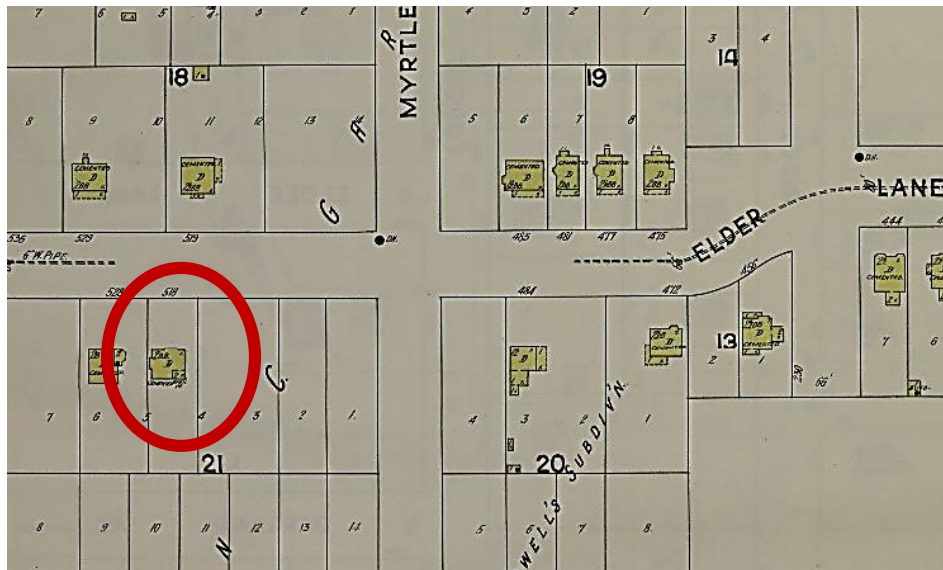
Send subsequent tax bills to Douglas W. Grant, 518 Elder Lane, Winnetka IL 60093

(Name and Address)

1956 directory

510 Preston R M	WI6-4707
518 Wyld A	WI6-0895
519 Carlin T C	WI6-5098

1914 Sanborn map



Chicago Daily Herald, January 28, 1971

Ekco VP Named Committee Head

John W. Carille, vice president of marketing, Ekco Products, Inc., has been appointed Chairman of the Aluminum

Carille previously has served as chairman of the professional council of the Packaging Institute and is a member of the American Management Association.



John W.
Carille

Association's Container and Packaging Committee, it was announced by the association's executive vice president, Sam L. Goldsmith Jr.

The principal activity of this committee is to develop effective publicity and public relations in behalf of the entire aluminum industry for all types of packaging applications.

Membership includes Alcan Aluminum Corp., Aluminum Co. of America, Amalgam Aluminum Co., Amconco Aluminum Co., Ekco Products, Inc., Kaiser Aluminum & Chemical Corp., Republic Foil Inc., Revere Copper and Brass Inc., and Reynolds Metals Co.

Nuclear Data Acquisition

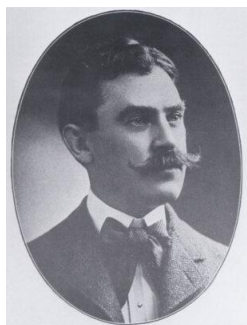
Nuclear Data, Inc., Palatine, and its wholly owned subsidiary, Nuclear Data (Ireland) Limited, an Irish corporation, have reached an agreement in principle with Selektro-K. Lange A/S, a Danish corporation, and its founder, Kai Lange, to acquire all of the outstanding stock of Selektro-K in exchange for 17,500 shares of Nuclear Data, Inc. They would also acquire for an undisclosed amount of cash the designer's rights to certain developments in the nuclear medical field.

Nuclear Data, Inc., Palatine, designs, manufactures and markets general and special purpose computer systems for physical science research, diagnostic medicine, and other scientific applications.

Selektro-K, located near Copenhagen, Denmark, designs and manufactures research and clinical systems which include organ imaging devices, automatic sample changers and other instrument systems. Selektro-K's sales for the year 1970 were less than \$500,000.



About George W. Maher



Biography on George Washington Maher from the book "Pleasant Home: A History of the John Farson House," written by Kathleen Ann Cummings

The Architect

Born in Mill Creek, West Virginia on December 25, 1864, George Washington Maher was the son of Sarah Landis and Theophile Maher. His family moved to New Albany, Indiana where Maher was educated in the public schools. First listed in city directories in 1883 as a draftsman for the Chicago architects Augustus Bauer and Henry W. Hill, Maher left their office by 1887 to take a position with architect Joseph Lyman Silsbee. There he worked with Frank Lloyd Wright, George Grant Elmslie, and Cecil Corwin. While his announcement of an independent practice came in late 1888, Maher shared an office and periodically collaborated with Corwin from 1889 until 1892.

In the early 1890s George Maher's independent practice largely consisted of designs for houses and apartments in Chicago and its early suburbs. On Chicago's south side Maher built a shingled, colonial revival house (1889) which he shared with his parents. Commissions for houses in Oakland and Kenwood came with the surge of construction surrounding the World's Columbian Exposition (1893). The Dau House (1896) in Kenwood with its hipped roof, simplified openings, and cubic massing precedes Pleasant Home's design by only a few months. Maher's mature Prairie School design, the Ernest Magerstadt House (1907), is also in Kenwood.

George Maher's work is best preserved today in Kenilworth, Illinois in Chicago's north shore. Maher married Elizabeth Brooks, daughter of the Chicago artist Alden Finney Brooks, and settled there in 1894 with a Queen Anne house for John Scales, the street's developer, Maher continued to work in the neighborhood over a twenty-year period. Some of his finest buildings are preserved there: the Sullivanesque Edwin Mosser House (1902) as well as the Prairie style

designs for the William Lake House (1904), the Grace Brackebush House (1909), and the Claude Seymour House (1913).

His Work



George W. Maher (left), and John Farson on the grounds of Pleasant Home.

His early work in Chicago and Kenilworth brought Maher to the forefront of residential design. The commission from [John Farson for Pleasant Home](#) initiated a new period in his work. After 1900 came a series of grand houses set on large estates often decorated by the Midwest's finest artists and craftsmen. Some of these have been demolished: the Arthur B. Leach House, South Orange, New Jersey (1899) for Farson's partner; the James Patten House, Evanston, Illinois (1901); the Harry Rubens House, Glencoe, Illinois (1903); and Rockledge, the summer house for Ernest and Grace Watkins King in Homer, Minnesota (1911). Pleasant Home and the Frederick Gates House in Montclair, New Jersey (1902) are the only surviving examples on this scale. In each of these estates, Maher used his personal design philosophy which he called motif rhythm theory. The motifs or patterns that Maher repeated in his decoration were luxuriant flowers such as the thistle, the poppy, and the lily that he combined with geometric shapes: circles, squares and stars. Maher's collaborative work with artists like Louis Millet, Willy Lau, Giannini and Hilgart, and the Tiffany Studios in making stained glass, mosaics, textiles, and furniture for these houses produced some of the most highly crafted examples of arts and crafts design in America. Many of these objects now are in museum collections.

After 1900 Maher began to explore stucco as a new building material. Modest suburban houses built before 1910, including the Corbin House, the Lackner House, and the Ely House in Kenilworth; the Erwin House in Oak Park; the Schultz House in Winnetka; and the Blinn House in Pasadena, show how Maher treated the material sculpturally, often using battered walls and piers at the entrances and swelling forms for balconies and porches. Often trimmed with stained wood, these houses fit comfortably into the wooded suburbs surrounding Chicago. Into these landscapes Maher placed pergolas to connect houses with their gardens.

Landscape designer Jens Jensen drew plans for the grounds surrounding several Maher houses and one of Jensen's earliest residential projects was for the Harry Rubens estate. While plans by Jensen exist for many other Maher projects such as Pleasant Home, the Mosser House, and the Kenilworth Assembly Hall, the character of these landscapes and the extent to which they were executed is only beginning to be studied. Maher took credit for the design of the early gardens at

Pleasant Home and later he collaborated with another eminent Prairie style landscape designer, Ossian Cole Simonds, in laying out the town of Kincaid, Illinois (1914).

While Maher is known for his residences, his work included buildings of all types, ranging from the water tower in Fresno, California (1893) to the Cliffs Shaft Mine Headframes in Ishpeming, Michigan (1919). For Northwestern University he designed the Swift Hall of Engineering (1907), a campus plan (1907), and the now-demolished Patten Gymnasium (1908). The commercial buildings in Winona, Minnesota are important Prairie School works. In 1911-12 Maher designed the administration building for the J. R. Watkins Medical Company as he had underway Rockledge, the house for Ernest and Grace Watkins King. Maher's final Winona commission was the Winona National and Savings Bank, opened in 1916 after a long period of design and construction. Maher claimed that his revised plan represented a new and American idea in banking.

A prolific author, George Maher wrote as early as 1889 about the need for a new American architecture, and throughout his career he continued in his writings to encourage other architects to develop an indigenous style based upon local conditions. His work is allied with the progressive architects in Chicago who developed a new approach to design free from historical references. Maher and his contemporaries, now known as the Prairie School, embraced many of the ideals of the arts and crafts movement: truth to materials, a belief in fine craftsmanship, and a desire to incorporate the local environment in their buildings and its details. One of the places where Maher could share his beliefs was at the Chicago Architectural Club. As a member, he showed his work on a regular basis at its spring exhibitions and often served on its juries. In 1901 Maher was elected to the American Institute of Architects, this country's professional organization for architects, and he received its highest mark of distinction when he became a fellow in 1916. During the early 1920s he acted as chairman of the committee for the restoration of the Palace of Fine Arts from the World's Columbian Exposition which eventually became the Museum of Science and Industry.

Maher's son Philip first joined his practice in 1914. After service in World War I, Philip completed his architectural education at the University of Michigan (1918) and re-entered his father's office. Philip Maher became a partner in the firm of George W. Maher & Son in 1922. In the 1920s the Mahers drew several plans for suburban and community developments. These include projects for Hinsdale, Glencoe, and Kenilworth in Illinois as well as ones in Gary, Indiana, and Saugatuck and South Haven, Michigan.

Maher spent his summers in Fennville, Michigan, and quiet community south of the popular resort towns of Saugatuck and Douglas. By 1910 he built three cottages at Hilaire, as his family named their property on the lakeshore. The Mahers stayed at the bungalow; Elizabeth's parents, Alden and Ellen Brooks, summered in the cottage; and George's sister, Mary Maher Hooker, lived across the road at Landis Lodge. Family accounts record gatherings there and tell of Maher's interests in motoring and fruit farming. They also reveal the intensity of Maher's work in the 1910s, but by the early 1920s illness periodically prevented him from practice. He died at Hilaire in 1926.

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FRIDAY AND SATURDAY SPECIALS

FRESH DRESSED BROILERS

FRIDAY, SATURDAY and MONDAY

2-2½-lb. average, lb. **28c**

Rib Roast of Beef 6th and 7th Ribs lb. **19c**
Best Cuts lb. 25c

Ducks Fresh Dressed lb. **23c**

Pork Loin Roast Rib or Loin lb. **14½c**

Sliced Bacon Swift's Premium 2 lbs. **39c**

Pot Roast Choice Cuts lb. **16c**

Legs of Lamb Genuine 1932 Spring lb. **25c**

SPECIALS FOR ALL WEEK

White Rock...carton of 12 pts. **\$1.98**

Ivory Soap Large 13c Bars 3 for **25c**

C & H Sugar Pure Cane 10-lb. bag **49c**

Shredded Wheat.....pkg. **10c**

French Dressing, S. P. K....8-oz.bot. **21c**

Shelled Pecans Large Jumbos lb. **49c**

Kitchen Klenzer.....3 cans **13c**

Jello Assorted Flavors 3 for **19c**

Heinz Rice Flakes.....2 pkgs. **23c**

Antonini Olive Oil.....qt. **\$1.29**

Chase & Sanborn's Coffee
FRI., SAT. & MON....3 lbs. **95c**

Oranges for Juice
FRI., SAT. & MON....3 doz. **69c**

Sour Cherries, for pie.....qt. **19c**

New Potatoes.....peck **29c**

Eggs, strictly fresh.....2 doz. **39c**

Butter, best quality.....lb. **23c**

Green Onions & Radishes, 3 bun. **10c**

Cherries, large black.....lb. **29c**

Winnetka Cricketers Defeat Oak Park Team

The Winnetka Cricket club, playing at Oak Park, last Sunday defeated the local club by a score of 117 to 69. Nordheimer and T. Williams batted well on a poor pitch, and only the condition of the pitch kept the Winnetka score down. Foster (Capt.) bowled well for Winnetka, and the Oak Park men lost their last four batsmen without scoring a run.

Box score:

Winnetka C. C.	
Williams, T., b. Thomas	34
Buckingham, H., c. Miller, b. Dawe	0
Greenlees, J., 1. b. w.; b. Miller	8
Nordheimer, R., 1. b. w.; b. Dawe	37
Russell, G., b. Denholm	0
Newitt, P., c. Stumper; b. Thomas	7
Williams, H., b. Thomas	5
Broderick, H., b. Dawe	7
Williams, I., not out	3
Sharpe, W., b. Dawe	5
Foster, A., b. Temple	1
Extras	10
	117

Oak Park C. C.	
Williams, W., c. H. Williams, b. Newitt	3
Packenhams, b. Newitt	3
Denholm, G., 1. b. w.; b. Foster	13
Kidd, F., run out	11
Miller, C., b. Foster	8
Dawe, W., b. Foster	13
Thomas, W., 1. b. w.; b. Foster	3
Morris, I., c. Russell; b. Foster	5
Campbell, b. Foster	0
Molyneaux, not out	0
Temple, A., b. Foster	0
Extras	12
	69

Next Sunday Winnetka will be at home to the strong Washington Park eleven and a hard game is expected. The match begins at 2 o'clock.

Frank A. Windes of 873 Spruce street and Dr. J. O. Ely of 430 Walnut street returned Saturday night from a week's motor trip through Pennsylvania and the Shenandoah valley.



Could You Buy Them Tomorrow?

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Rapp Bldg.

Hold Service for A. F. Brooks, 92, Victim of Crash

Alden F. Brooks, 92 years old, well-known artist and resident of Chicago and vicinity since 1870, died at his home, 518 Elder lane, Winnetka, Monday evening, as the result of injuries sustained in an automobile accident at Elder lane and Woodland avenue, Friday evening of last week. Funeral services were conducted Wednesday afternoon at 3 o'clock, at Oakwoods chapel. Burial was at Oakwoods cemetery.

Mr. Brooks was born April 3, 1840, at West Williamsfield, Ashtabula county, Ohio. When only 18 years of age, Mr. Brooks, then in ill health, accompanied a caravan to California, walking all the way, that he might benefit from the outdoor life. His health was not only restored, but he encountered many thrilling experiences with the Indians, all of which he narrated in an interesting story which is now on file in the Newberry library in Chicago.

Mr. Brooks was one of the founders of the Academy of Designs, which later became the Art institute, where he exhibited his own work for many years. He studied art in Paris and was not only a fine landscape painter but was equally successful as a portrait artist. President William McKinley was one of the many notables whom Mr. Brooks painted. Mr. McKinley sitting for his portrait at the White House.

Mr. Brooks continued his residence in Chicago from 1870 until ten years ago, when, following the death of Mrs. Brooks, he came to Winnetka where he has since resided at the home of his daughter, Mrs. Arthur Wyld, 518 Elder lane. He was a Civil War veteran and a member of the G. A. R.

Two other daughters, besides Mrs. Wyld, survive—Mrs. George W. Maher, 424 Warwick road, Kenilworth, and Mrs. Herman MacNeil, a well-known sculptress, residing at College point, Long Island.

Two grandchildren and two great grandchildren also survive, one of the former being Philip Brooks Maher, the widely known architect, living at 44 Cedar street, Chicago.

AT LEAGUE LUNCHEON

Mrs. Walter Benson, Mrs. Jasper King, Mrs. Charles Keller, Mrs. Theodore Coyne, of Winnetka, and Mrs. E. F. Snyder of Kenilworth were among the north shore women attending the luncheon Monday at the Casino given by the Lake Shore League of Women Voters for Miss Margueriet Wells, chairman of the delegations from the National League of Women Voters to the Republican and Democratic conventions. Miss Wells spoke on "A Platform for the Time." Mrs. James Morrison of Groton, Conn., sister of Mrs. Dudley Cates of Winnetka, gave a short talk.

GIVING OPERETTA

Instead of their customary June recital Miss Mary Merrilies and her pupils are giving a flower operetta in her garden at 529 Elder lane at 2:30 Saturday afternoon. In case of rain Saturday the operetta will be presented Sunday afternoon.

Mr. and Mrs. Sidney Ball of Indian Hill road, have motored east to attend the graduating exercises at Princeton university. Their son, Webster, is finishing his college work this year.

The Week's Obituaries

FLORENCE M. BISSON

Services for Mrs. Florence M. Bisson, granddaughter of Anson H. Taylor of Hubbard Woods and a native of Glencoe, were held October 31 at the William H. Scott chapel in Evanston. Mrs. Bisson died October 27 at the home of her daughter, Mrs. Henry F. Carman, in San Francisco, Calif. She was 71 years old.

Daughter of the late Mr. and Mrs. John S. Taylor, Mrs. Bisson lived in Hubbard Woods until the last years of her life. She was the wife of the late Alfred C. Bisson, and sister of Mrs. Ralph S. Bucklin of Glenview, and of Arthur A. Taylor of Evanston, Clarence J. Taylor of Hubbard Woods, Harold J. Taylor of Detroit, Mich., and the late Frank J. Taylor.

Interment was in Rosehill Cemetery, in Chicago.

JOSEPHINE R. DEVEREAUX

A requiem high mass for Mrs. Josephine Rose Devereaux, mother of Mrs. John F. Gomez of Glencoe, was celebrated Monday morning at the Sacred Heart Church, with the Rev. Thomas Conley conducting services. Mrs. Devereaux, who had been living with her daughter at 234 Mary Street in Glencoe, died October 31 in the Highland Park Hospital. She was 75 years old.

She was born August 20, 1878, in Zumbrota, Minn., and lived for many years in Winona, Minn. During recent years she divided her time between her three daughters, Mrs. Gomez, Mrs. Joseph Sieracki of Winona, Minn., and Mrs. William Power of Lincolnwood, Ill. She is survived by her daughters, by six grandchildren, and by three sisters, Mrs. Henry Holt of Minneapolis, Minn., Mrs. Zillah Rumble of Richmond, Calif., and Mrs. Frank Eichinger of Red Wing, Minn.

Interment was in All Saints Cemetery.

JOHN H. GRAFE

Services for John Henry Grafe III, of 422 Laurel Avenue, Wilmette, were held Tuesday morning at the Hebblethwaite chapel in Evanston, conducted by the Rev. Ross Cannon of the First Congregational Church of Wilmette. Mr. Grafe died October 31 at Columbus Hospital in Chicago. He was 33 years old.

A sales engineer for the General Electric Company in Chicago, Mr. Grafe moved to Wilmette from Fort Wayne, Ind., three years ago. He was a member of the Greater Chicago Lodge No. 3, Loyal Order of the Moose.

He is survived by his wife, Elizabeth Schmidt Grafe, by his parents, Mr. and Mrs. J. H. Grafe Jr. of Carnegie, Pa., and by a son, Robert Grafe. His brother, Davis G. Grafe, lives in Carnegie, Pa.

Interment was in Rosehill Cemetery.

JOHN HAUSLER

Services for John Hausler, a former Winnetka resident and son of Mr. and Mrs. George Brave of Northbrook, were held October 28 at the Lauterburg and Oehler chapel in Des Plaines, conducted by the Rev. Irwin Wendt of the Trinity Lutheran Church of Des Plaines. Mr. Hausler, who had recently moved to Mount Prospect, died suddenly October 26, while at work at the Des Plaines office of the Piper Baking Company. He was 39 years old.

He is survived by his wife, Alice, and by two daughters, Marcia and Sharon. His parents, Mr. and Mrs. Brave, are former Winnetka residents and now live in Northbrook. There is a sister, Mrs. Harry Haselberg of Wilmette, a half-sister, Mrs. Leal Kesterson of Tracy, Calif., and a half-brother, Lt. George Brave of Northbrook.

BERTHA R. NOBLE

Services for Mrs. Bertha R. Noble, who had been a resident of Winnetka for 47 years, were held Tuesday at the Bruecks-Wilson chapel in Winnetka, conducted by the Rev. Russell W. Lambert of the North Shore Methodist Church. Mrs. Noble, who was 77 years old, died October 30 in the Highland Park Hospital. She had been ill for several years.

Born November 21, 1875, in Hamilton, Ont., Canada, she spent her youth in South Dakota, and came as a young woman to teach in the Wilmette schools. After her marriage to William Noble, she moved to Winnetka, where she became active in the Oak Street Circle and in the Winnetka Congregational Church.

She is survived by her husband, of 1010 Oak Street, Winnetka, by two daughters, Mrs. Willis Benzing of Wadsworth, Ill., and Mrs. Thomas K. McIntyre of Winnetka, and by her son, George R. Noble of Winnetka. There are three grandchildren, William Bishop, Mary Joy Bishop, and Mrs. June Kraus, all of whom were former residents of Winnetka. Mr. Noble died at 11 a.m. from the William H. Scott chapel in Wilmette to St. Philip the Apostle Church in Northfield. Mr. Wagner, who was 63 years old, died November 3 in Winnetka.

Interment was in Memorial Park Cemetery.

EDNA M. ROSS

Services for Mrs. Edna McDevitt Ross of Evanston were held in Chicago recently. Mrs. Ross, sister of Mrs. George M. Clucas of Wilmette, died October 20 after a short illness.

Mrs. Ross was an active member of the Musicians' Club of Women of Chicago, and for several years she directed the chorus of the Rogers Park Woman's Club and of the North Shore Musicians' Club. Earlier, she had been soprano soloist at the Highland Park Presbyterian Church and at the Hemenway Methodist Church in Evanston.

She is survived by a daughter, Mrs. Grant E. Blum of Elmhurst, by her sisters, Mrs. Clucas, and Mrs. J. M. Flickinger of Shaker Heights, Ohio, and by a grandson, Frederick Alan Blum.

ELEANOR A. SMITH

Services for Mrs. Eleanor A. Smith, mother of Mrs. Frank G. LaBonte of Wilmette, with whom she had made her home for the past 11 years, were held October 31 in Battle Creek, Mich. Mrs. Smith, who was 89 years old, died October 28 at her home at 718 Forest Avenue.

Mrs. Smith had lived in Battle Creek and, later, in Port Huron, Mich., before she became a resident of Wilmette. In Wilmette, she was a member of the Woman's Club and of the Woman's Guild of the Congregational Church.

She is survived by her daughter, Mrs. LaBonte, and by two grandchildren, Richard LaBonte of Upper Montclair, N.J., and Mrs. E. B. Sollis of Wilmette. Her sister, Mrs. A. F. Scott, is a resident of Eustis, Fla.

WILLIAM WAGNER

Services for William Wagner, who retired in April after serving for 30 years as assistant postmaster of Wilmette, will be held Saturday at 11 a.m. from the William H. Scott chapel in Wilmette to St. Philip the Apostle Church in Northfield. Mr. Wagner, who was 63 years old, died November 3 in



William Wagner

Tampa, Fla., where he had made his home since his retirement.

Born on December 2, 1889, in Chicago, Mr. Wagner served as acting postmaster at Fort Sheridan during World War I, and later as postal supervisor at the Lincoln Park West station. He came to Wilmette in 1924 to assume his position as assistant postmaster.

The Wagners lived in Wilmette, most recently on Elmwood Avenue, until three years ago when they moved to 583 Happ Road in Northfield.

Mr. Wagner is survived by his wife, Mable, by his daughter, Mrs. Arthur R. Butow of Winnetka, and by his son, Kenneth Wagner of Parkville, Mo. There are six grandchildren, and a sister, Miss Gertrude Wagner of Chicago.

Interment will be in Calvary Cemetery.

ARTHUR WYLD

Services for Arthur Wyld of Winnetka were held Wednesday afternoon at the William H. Scott chapel in Wilmette. Mr. Wyld, who had been associated with Schmidt, Garden, and Erickson, architects,



Arthur Wyld

for many years and who was architectural superintendent for the Evanston Hospital, Patton Gymnasium at Northwestern University, and for numerous public buildings

Commission Enters Two NSL Orders

(Continued from page 5)

note are reasonably required for such purpose" and specified that "such purpose is not for maintenance of service, replacements or substitutions, and is not in whole or in part reasonably chargeable to operating expenses or to income."

Orders More Cash Capital

The commission ordered that the \$500,000 promissory note to be issued by the new railway company to the old should mature at the rate of \$100,000 semi-annually beginning on December 31, 1956 and to bear interest at the rate of five per cent per annum, if earned, such note to be subject to prepayment at the option of the new company without penalty or premium at specified rates and dates provided, however, that no such prepayment shall exceed an amount equal to the net income of the new company during the respective 12 months period immediately preceding such prepayment date, and:

That proceeds from the note given by the new company "shall be applied only for the acquisition of property, to wit; cash working capital in the amount of \$500,000."

Also, that the new company shall

in the state, died November 1 at his home at 518 Elder Lane. He was 80 years old.

Born on the Isle of Wight, England, he came to this country in 1901. In his youth, he was a sailing enthusiast, and it was on a visit to the United States to see the Lipton Cup Races that he met his wife, the former Miss Frances Brooks.

Mr. Wyld retired 16 years ago, and since then devoted his time to his hobby, gardening.

He is survived by his wife, by his daughter, Miss Violet Wyld of Kenilworth, and by a son, Merle Wyld of Evanston. There are two grandchildren, and two sisters in Exeter, England.

not at any time declare a dividend on its capital stock, the payment of which would reduce the aggregate of its net current assets added to the depreciated original cost of its property to an amount which is less than the par value of the securities then outstanding.

The commission also ordered that the new company should file its tariffs on one day's notice "which shall be identical with the tariffs of the old company lawfully in effect on the date of the transfer."

At the Chicago offices of the commerce commission it was stated that the old company may accept or reject the terms of the approval order, and that the commission retains jurisdiction for the purpose of entering such further order or orders as it may deem necessary.

MOTOR SOUTH

Mr. and Mrs. George Reding and son, Michael, of Glenview, are motoring through the southern states with their destination Miami, Fla. Upon reaching there, they will join Mr. and Mrs. Edward Sahrenbach and Mr. and Mrs. Henry Sahrenbach of Lincolnwood, and the whole group will fly to Cuba for a visit. On the homeward trip the Redings will call upon their cousin, Thomas Sommers, who is stationed at Pensacola, Fla., in the photography school. Jack Reding stayed in Glenview with his grandparents, Mr. and Mrs. Frank La Buda.

MOVE TO GLENVIEW

The Karl Vollmers and their two sons, Dennis, 2, and David, 8 weeks old, have moved from Chicago to their new ranch home at 930 Wagner Road, Glenview. Mr. Vollmer is a radio and TV advertising man for Young and Rubicam, Inc., Chicago.

WALDO HARTMAN MEMORIAL MONUMENTS

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ALL PHONES—KENwood 6-0700



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Our Own New Parking Space

Opposite Funeral Home



ARTHUR WYLD RITES TODAY; GARDEN EXPERT

Funeral services for Arthur Wyld, 80, a retired architect-superintendent and noted north shore gardener, will be held at 2 p. m. today in the chapel at 1118 Greenleaf av., Wilmette. He died Sunday in his home at 518 Elder Lane, Winnetka.

Until his retirement 16 years ago Mr. Wyld had been long associated with the architectural firm of Schmidt, Garden and Erikson. He supervised the construction of the Garfield park conservatory, the Evanston hospital, and other hospitals in Chicago and downstate Illinois.

Mr. Wyld, born in the Isle of Wight, came to this country in 1900 to watch the Lipton cup race and remained. He was a member of the New Trier Men's Garden club. He leaves his widow, Frances; a daughter, Violet of Kenilworth, and a son, Merle of Evanston.

W. LINDSAY SUTER

Chicago Tribune

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Published: Jun 12, 1993 at 12:00 am

W. Lindsay Suter, 90, an architect, died Monday at Evanston Hospital. Mr. Suter, who was born in Montreal, graduated from what is now the Illinois Institute of Technology and later taught there as an adjunct professor. He worked for the firm of Skidmore, Owings and Merrill, and eventually founded his own firm with partner Rene Paul Travelletti. Mr. Suter, who lived in Evanston, served on the Winnetka Village Council, the Winnetka Plan Commission and the board of the North Shore Country Day School, and had been active in the Christ Church. He is survived by his son, Lauren; his daughter, Alice Suter Hardesty; and three grandchildren. Services will be held at noon Saturday in Christ Church, 784 Sheridan Rd., Winnetka.

WINNETKA TALK

T.L. Fritts to close in downtown Winnetka

By Bridget O'Shea
Chicago Tribune

Last Updated: Oct 07, 2015 at 4:29 pm



T.L. Fritts will close its downtown Winnetka sporting goods store in December. (Bridget O'Shea / Pioneer Press)

T.L. Fritts Sporting Goods, the downtown Winnetka fixture that has supplied local families with everything from bicycles to local school spirit clothing, is closing after 37 years.

"I started this store from scratch," said store owner Tom Fritts, who said he bought what had been a hardware store in the late 1970s to start T.L. Fritts.

Fritts said he posted the "store closing" signs in the front windows Tuesday, which he said actually marks a happy milestone in his life.

"We're retiring," he said. "It's a wonderful thing. We're just going to have fun now. It's all good."

The North Shore Scuba Center, adjacent to T.L. Fritts, has been a scuba training center since 1987. Fritts, who also owns the scuba center, said it will

remain in the downtown Winnetka location and the center's current instructors are taking over that portion of the business.

Fritts said he plans to officially close the store in December.

Fritts, a 52-year Winnetka resident, said he plans to stay in Winnetka after retirement so he can continue to do volunteer work in the community. He said he has enjoyed serving the Winnetka community, where he reared a family and got to know countless members of the community over the decades of T.L. Fritts' time in business.

"It's a great community," Fritts said. "You meet a lot of friends. It's been a great run."

While Fritts is looking forward to retirement, the closing of this chapter for his business is bittersweet for longtime customers.

"I'm very sad," said Glencoe resident Wendy Averman, who said she'd been a patron for decades. "They've always been an easy-to-go-to store. You come in and they know your kids. We've come here for skates, bikes and bike repairs. It's been our go-to place."

boshea@pioneerlocal.com

Originally Published: Nov 18, 2017 at 8:25 am

House of the Season

Harmony in Historic Home



Although architect George Maher is generally associated with Chicago's Prairie School of architecture, he is credited with creating a distinctive and personal approach to his designs, as typified by the house pictured here.

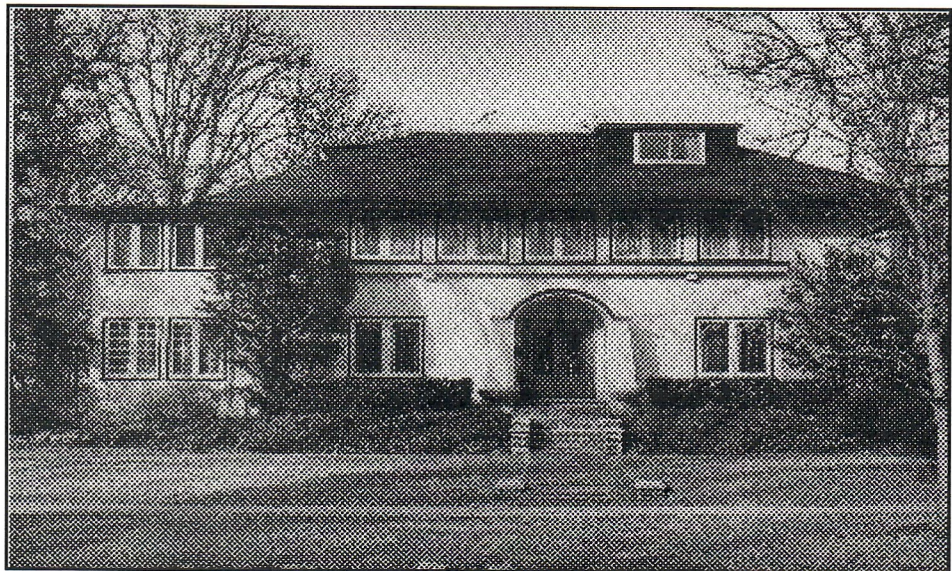
The house, built in 1907 for Henry W. Schultz, features many elements of a prairie style building: a horizontal emphasis created by the bands of second story windows anchored by a sill, the low hipped roof, and urns flanking the front entry. However, its simple, harmonious design, captured in a cottagelike scale, speaks more to a blend of stylistic influences that Maher developed into a personal architectural type during the course of his career.

Born in 1864 in Mill Creek, West Virginia, Maher was 13 when he began working in an architectural firm in Chicago. He then worked briefly as a draftsman in Joseph Lyman Silsbee's office at the same time as Frank Lloyd Wright and George Grant Elmslie. He established his own practice by the age of 23. Just prior to his marriage to Elizabeth Brooks in 1894, he built his residence at 424 Warwick Road in Kenilworth, where he designed numerous buildings including the Kenilworth Club. While Maher never worked in Wright's studio or directly with him, as many other Prairie School architects did, the

focus of the burgeoning Prairie School was not lost on him.

Another source of inspiration for Maher's work is found in the English Arts and Crafts movement. Inspired by English designers John Ruskin and William Morris, Arts and Crafts architecture placed an emphasis on crafting buildings

Maher's most notable buildings were usually symmetrical with horizontal massing and projecting entryways. He developed a theory of design based on rhythm, where complete harmony in all portions of the work creates a unit in composition. This is clearly evident in the stylized floral poppies used in the leaded glass



using "honest" or indigenous materials: wood, brick, and stucco. Decorative features were simplified or stylized, and architectural elements such as doors, windows, and exposed rafter ends were intended to provide decorative appeal.

Projecting doorways with curved pediments, broad rectangular shapes, and battered (sloping) walls all are features common to the architecture of C. F. A. Voysey, an English Arts and Crafts architect. Maher also incorporated the symmetry of more classical architectural styles in his designs.

windows, as well as the curved pediment over the entryway which is echoed in the dining room ceiling.

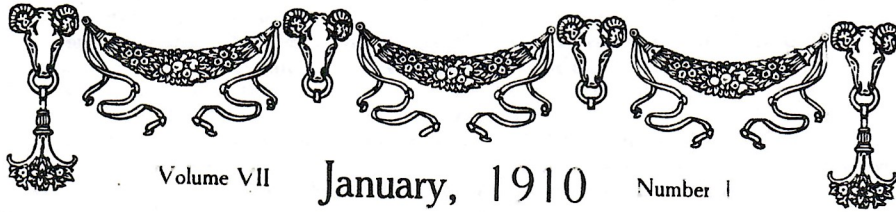
The harmony of this house is still clearly evident after 90 years. Mayer's floor plan is largely unchanged; many of the original light fixtures, woodwork, and all the spectacular leaded windows remain. The current owner of 42 years has lovingly preserved this house, respecting the simplicity of its design, and hopes that all future owners to do the same.

—Cindy Fuller

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19 WARWICK

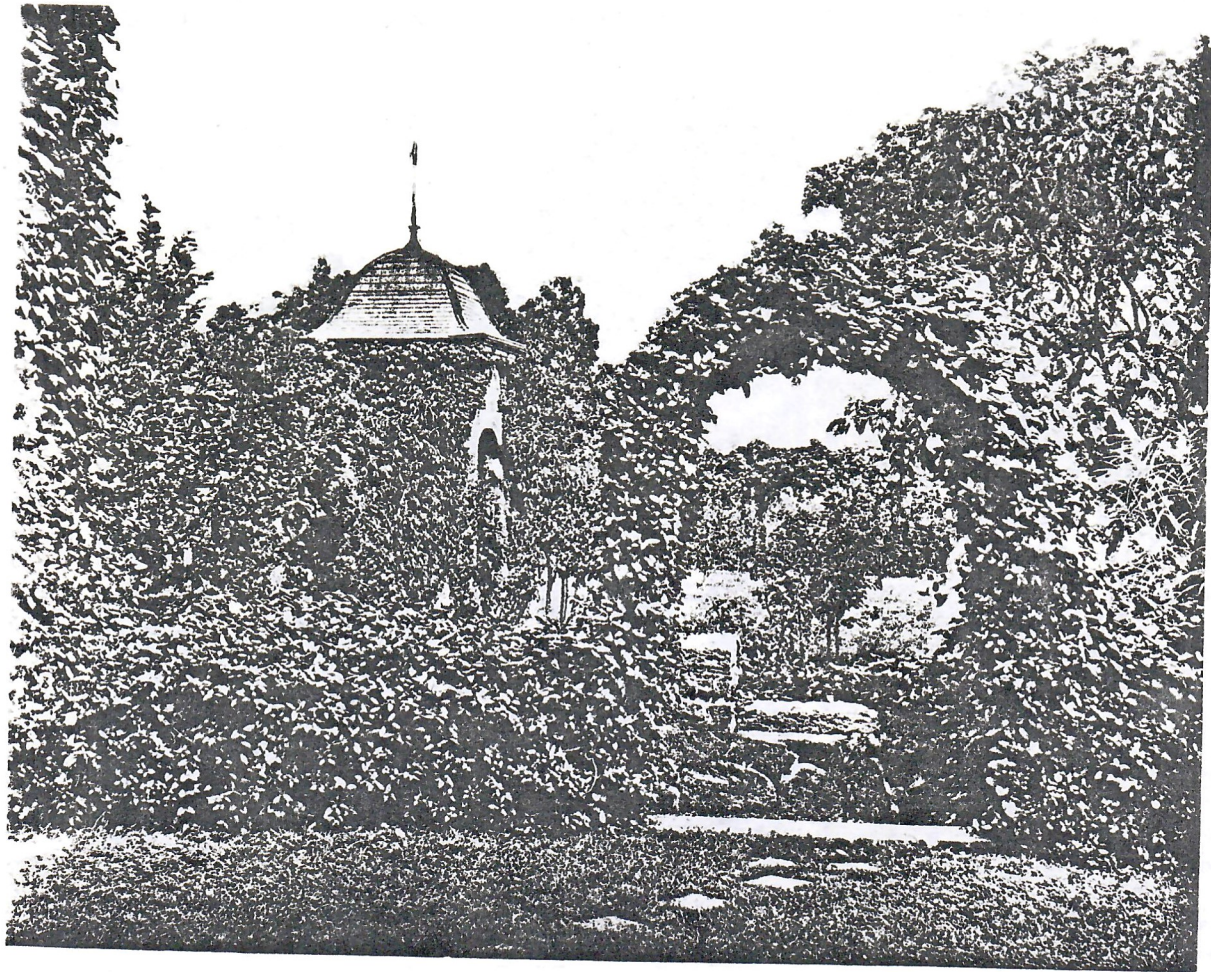
AMERICAN HOMES AND GARDENS



Volume VII

January, 1910

Number 1



Einanva The honeysuckle archway to the Pleasure

The Residence of Henry W. Schultz, at Kenilworth, Illinois

By Henry Hawley



AMERICA has no distinctive architecture of her own, for it is thoroughly cosmopolitan in its tastes, and adapts itself to the style of architecture of every period and country. The tendency of architects in the designing of a house, to-day, is to follow some classic form, and to imitate and adapt to American requirements a style of building that grew out of the needs of a different people, whose life was carried on under different conditions. Not so with George W. Maher, of Chicago, who is the architect of this splendid house, for he has created a distinctive form and has developed a most interesting style of architecture, which is very delightfully expressed in the charming house shown in the illustrations presented herewith.

The unity of the whole scheme of this building expresses this thought in its lines, forms and proportions which are consistent and there is very little necessity for its enrichment in ornamental design.

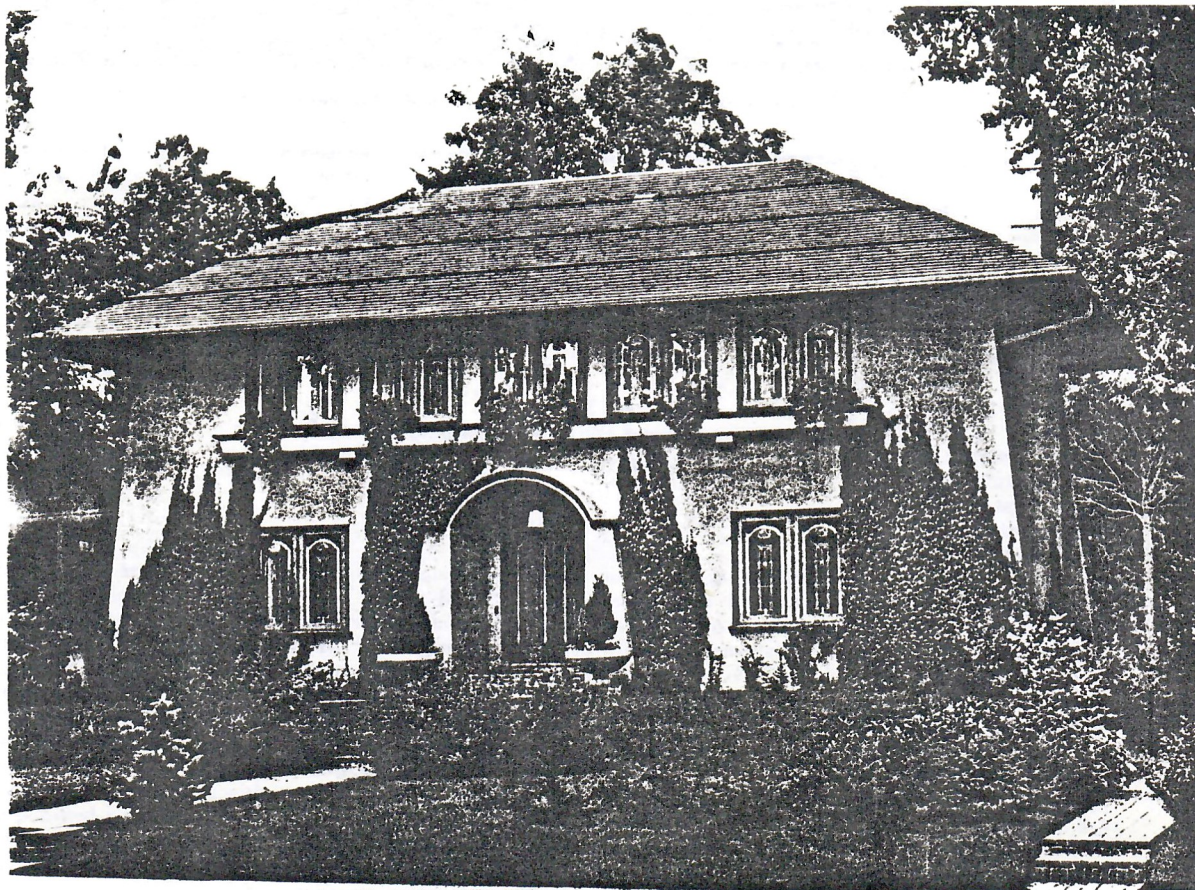
One of the essential elements of beauty in any form is that derived from a sincere and thoughtful study, and when the characteristic of any period is eliminated from a design then a new style is created.

Mr. Maher has been very successful and has been able to

demonstrate that it is possible to build a modern house, meeting all the requirements of a modern family, and at the same time design a building which will in all its parts express a distinct individuality.

The first glance of the house reveals the soft gray color of the stuccoed walls, on which are growing vines, harmonizing well with the grayish-green color of the painted trim and roof. The great surface of the wall space is enhanced by the buttresses built at each corner of the house with their forms receding from their starting point at the grade line to the under side of the eaves. The wide eaves and the windows and door casings are stained a soft grayish-green. The generous size of the front porch and entrance door with full panels of leaded glass, and the windows also of leaded glass built at regular intervals across the front of the building give a pronounced character to the design of the house.

The floor plans explain the interior arrangement, which is quite complete for convenience and it comprises all the very best appointments to be found in a well-regulated house. The lower floor is divided into a hall built in the centre of the house, a large living-room extending the full depth of the building, a dining-room, living-porch, and kitchen, while the second floor is composed of sleep-



The front of the house is expressive of a distinct style of architecture

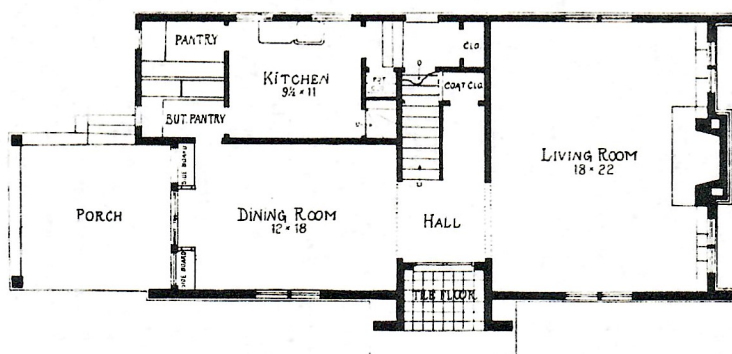


Another view of the house showing the piazza enclosed for dining uses

rooms. The hall is trimmed with fumed oak, with the walls of rough plaster, tinted an orange yellow. A moss-green carpet is stretched over the stairs, and green velour velvet portieres are hung at the doors. The living-room built at the right of the entrance is especially well provided with windows, at its front

and rear, and also at either side of the fireplace. This living-room has a fumed oak trim, finished with a forest-green effect. The walls are of rough plaster, and tinted a grayish-green color. The ceiling is beamed, forming panels of rough plaster, which are tinted in a lighter shade of the same green color. The fireplace is built of Roman brick, with facings extending nearly to the ceiling, and containing a glass mosaic panel in the centre of its front. The furniture of this room is also of fumed oak, finished the same as the trim, and harmonizing well with the soft green rug with which the polished floor is covered.

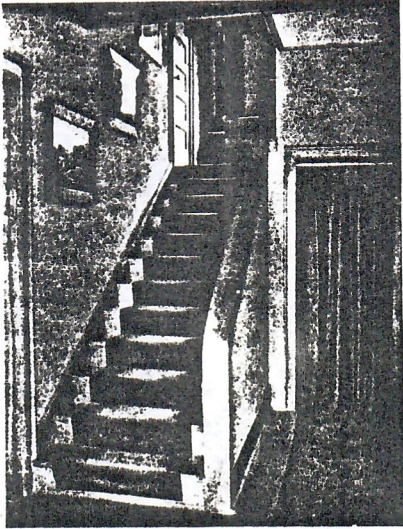
Directly to the left of the entrance is built the dining-room, which is finished in a scheme of autumn colors. The woodwork is of fumed oak, finished in a soft green tone,



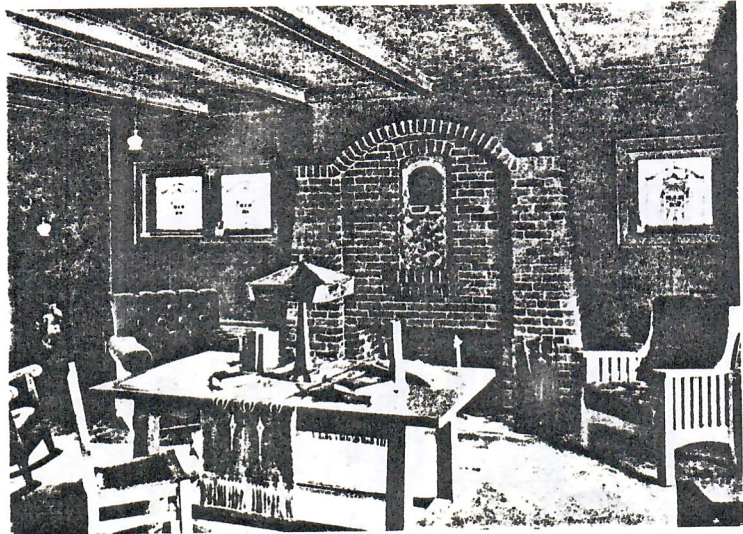
First floor plan

while the walls of rough plaster, are tinted a yellowish-brown, tone. Soft brown silk curtains are hung at the windows. The oval ceiling and the buffets built in at either side of the French window, at the end of the room, are attractive features. The broad French window opens direct on to the living-porch, which is en-

closed in glass in winter, and screened in summer, and is used for a breakfast-room. The service end of the house is most convenient in all its details, is treated with white enamel paint, and has granolithic floors. The second story is divided into sleeping-rooms, and a den. The latter has a white painted trim, with mahogany finished doors, and rough plastered walls, tinted a soft green. The owner's room, which is directly over the living-room, has also a white painted trim, and yellow tinted walls. The three guests' rooms are finished in French gray, with trim and walls and furniture alike. The bathroom has tiled walls, ceiling and floor, and is furnished with porcelain fixtures, with exposed nickel-plated plumbing. The third floor contains the servants' rooms, storerooms, and bath.



The hall is designed in the same style as the rest of the house



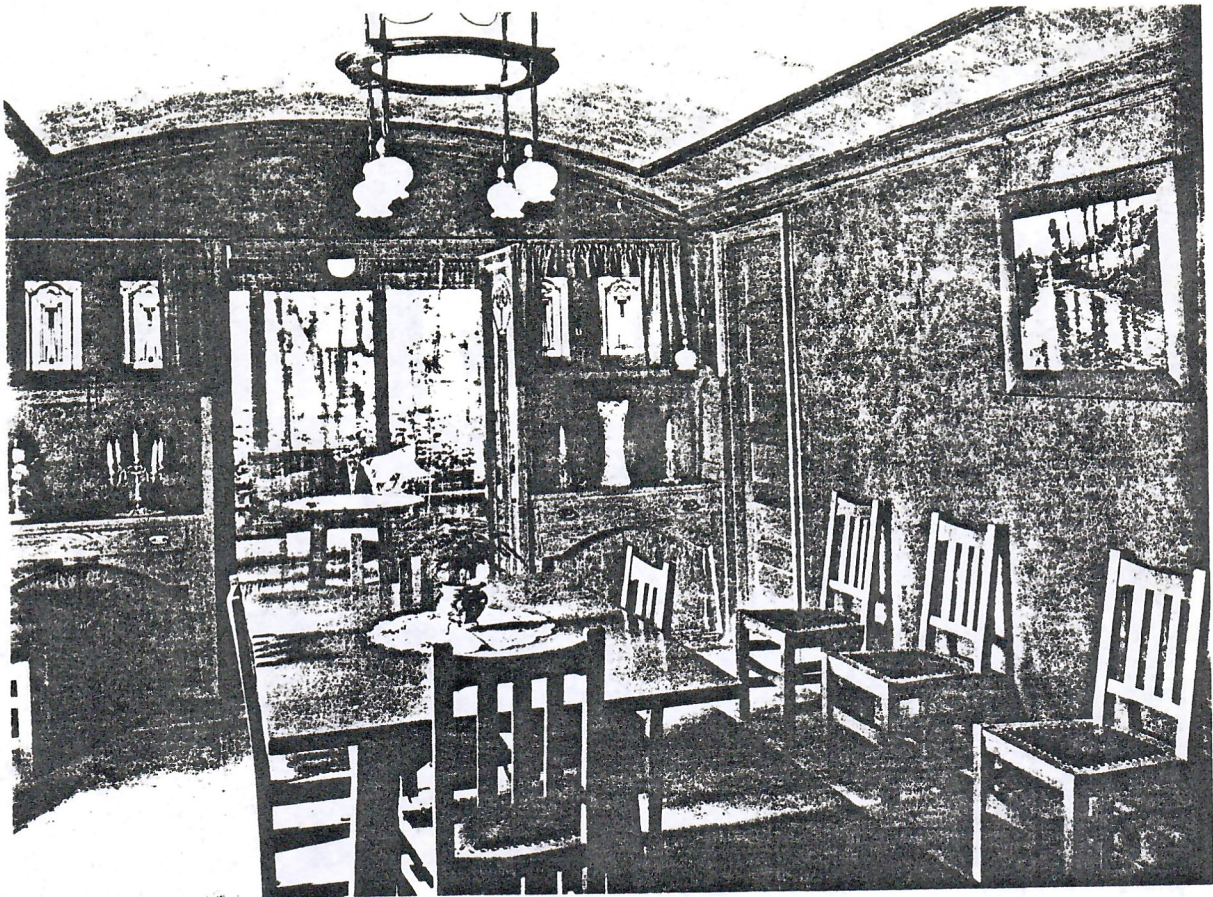
Simplicity is the keynote of the living-room

The cellar is provided with a laundry, hot-water heating apparatus, fuel room and cold storage complete.

A brick walk leads direct to the steps of the entrance porch, built at the front of the house, at either side of which is planted a profusion of growing shrubs. Considerable

landscape work has been done about the house, and a formal garden has been laid at the rear of the plot, reached from the living-porch.

A well-kept lawn and garden enhance the appearance of the house and carry out the sought-for scheme of consistent landscape work.



Autumn colors is the scheme used for the dining-room

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION

Permit No. _____

Property Information

Site Address: 518 Elder Winnetka IL 60093

Parcel Identification Number(s) (PIN): 05213170170000

Description of all structures to be demolished: Single family home and detached garage

Current Property Owner Information

Legal Name: Doug Grant

Primary Contact: Doug Grant

Address: [REDACTED]

City, State, Zip: Winnetka, IL 60093

Phone: [REDACTED]

Email: [REDACTED]

Date owner acquired property: 01/01/2000

Applicant Information

Legal Name: Third Coast Development, LLC

Primary Contact: Matan Aharoni

Address: [REDACTED]

City, State, Zip: Libertyville, IL 60048

Phone: [REDACTED]

Email: [REDACTED]

Applicant's relationship to current property owner: buyer of home/Builder

(As previously noted, if contract purchaser, attach copy of executed purchase agreement)

Demolition Contractor Information (If known, otherwise indicate "not known at this time")

Legal Name: Mango Construction

Address: [REDACTED]

City, State, ZIP: Morton Grove, IL 60053

Phone No: [REDACTED]

Email: [REDACTED]

Village of Winnetka
DEMOLITION APPLICATION

Property Maintenance Requirements

During processing of the demolition permit, the owner and contractor must maintain the property in accordance with the Village Property Maintenance Code to avoid generation of nuisances. Accordingly, the following minimum requirements shall be adhered to:

- ☒ Grass shall be mowed and maintained at a height not to exceed 8 inches.
- ☒ Garbage, yard waste, miscellaneous rubbish, mail, and debris shall be removed from the property and not allowed to accumulate.
- ☒ Building(s) shall be secured (doors and windows in working order, closed and locked).
- ☒ No demolition or removal of building components may commence until the demolition permit has been issued. Commencement of demolition prior to issuance of permit will result in a Stop Work Order and double permit fees for all subsequent permits
- ☒ Approved tree fencing protections must be installed as directed by Village Forester prior to commencement of demolition. Lack of tree fencing will result in Stop Work Order and fines.

Applicant/Owner Acknowledgments

By execution of this application in the space provided below, the Applicant and Owner(s) do hereby certify, acknowledge, agree and affirm to the Village of Winnetka that:

1. The Village and its representatives have the right, and are hereby granted permission and license, to enter upon the property for purposes of conducting any inspections that may be necessary in connection with this application.
2. I (We) have carefully read this application, the applicable sections of the Winnetka Municipal Code and fully understand the applicable terms and provisions.
3. I (We) waive any rights to exemption from disclosure under the Illinois Freedom of Information Act of any and all documents and information submitted in connection with this application.
4. I/We hereby agree to demolish the above structure or portion thereof, in accordance with the information submitted herewith and in strict compliance with all provisions of the Building Code and other related ordinances and regulations of the Village of Winnetka, and I/We hereby consent to inspection of the work during demolition and to the responsibility of maintaining the subject site and adjacent public and private properties in a good, safe and clean condition, including but not limited to the "Property Maintenance Requirements" listed in the previous section.
5. I (We), in accordance with the requirements of the Annual Fee Resolution and the Winnetka Village Code agree to pay all applicable filing fees and be responsible for the payment of all reimbursable expenses associated with the processing of this application.

Signature of Applicant: _____

Date 10.2.23

Print Name & Title: _____

Matan Aharoni

Signatures of Property Owner(s): _____

Date 10/2/2023

Print Name & Title: _____

Doug Grant & DEBORAH GRANT

Property Address: 518 Elder

****If more than one applicant or property owner, please copy this page and have additional applicants/property owners sign form.**

To whom it may concern,

Below you will find a proposed demolition and construction schedule. Should you have any questions please contact Matan Aharoni [REDACTED]

Proposed Demo/Excavation start date 1/15/2024

Proposed Demo/Excavation completion date 1 week (1/22/2024)

Concrete Slab and Foundation 1 month (2/22/24)

Rough Framing, electric, plumbing and hvac 3 months (5/22/24)

Drywall, finished carpentry, flooring, kitchen/bath 3 months (8/22/24)

Completion 3 months (1/22/25)

Thank You,

Matan Aharoni

ATTACHMENT G

From: [REDACTED]
To: [Planning](#)
Cc: [REDACTED]
Subject: 518 Elder Lane
Date: Sunday, October 29, 2023 7:13:56 PM

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Whom it May Concern,

Katie, our son & I live at 509 Elder Lane.

The home directly next door, 519 Elder Lane, was under construction for over 20 months. As you may be aware, Elder Lane is a very narrow street and cues up with cars for the grade school (Greeley) during drop off and pickup.

The construction of 519 was an incredible nuisance & compromised our quiet enjoyment for the better part of two years.

Now, after barely two months of normalcy, we have been notified that the same home builder will be razing 518 Elder Lane across the street.

While we recognize that constructing a home is permissible, parking during school hours on Elder Lane is NOT and we dealt with up to 15 vans, trucks, trailers & cars during the construction of 519.

Respectfully, we ask that the parking prohibition be ENFORCED during the construction of 518. We get it when concrete trucks need to come and go, and material deliveries need to be made, but the carpenter or painter working the entire day the house does not need to park on Elder Lane. He can park on the lot or off site.

We should not have to deal with another 18 mos to two years of illicit parking on Elder.

I can be reached at [REDACTED]

Thank you for your consideration.

Michael J. Nigro, P.E.

[Sent from Yahoo Mail for iPhone](#)

Lance Knox and Mary Lambert
528 Elder Lane
Winnetka, IL 60093

Date: Nov. 1, 2023

To: Winnetka Landmark Preservation Commission
Community Development, Village of Winnetka
510 Green Bay Road
Winnetka, IL 60093
planning@winnetka.org

From: Lance Knox and Mary Lambert

RE: Case No. 23-20-LPC
518 Elder Lane, Winnetka
Meeting Monday, Nov. 6, 2023

As a neighbor of 518 Elder, we would like to provide information on the subject residence to argue it has significant and sufficient historical value and merit, and should not be demolished.

The residence was designed and constructed by the architect George Washington Maher in 1913-14 for his sister-in-law and her husband Arthur Wyld (one of Maher's construction managers.) It has many unique features and is the most significant Maher structure in Winnetka. It was built as part of the Trier Center Neighborhood development at about the same time as the Trier High School.

G.W. Maher was a well-known Prairie School/Arts and Crafts architect and a contemporary of Frank Lloyd Wright. He has many residences and commercial and institutional credits in Chicago (Hutchinson Street), Evanston, Kenilworth and Oak Park (Pleasant Home) and across the Midwest and nationally. He was in effect the "town architect" for Kenilworth and has significant impact on the language of residential architecture on the North Shore.

Thank you for your consideration.

Lance Knox and Mary Lambert
528 Elder Lane
Winnetka, IL 60093

Date: January 7, 2024

To: Department of Community Development

From: Lance Knox and Mary Lambert

RE: Case #: 23-20-LPC
George Washington Maher
518 Elder Lane

After we bought our house at 528 Elder Lane in 1990, we discovered it was built around 1912 on spec by Maher and later partially renovated by Keck and Keck.

The house next door at 518 Elder is also a Maher house built for his sister-in-law and her husband at the same time.

At the Nov. 11 Landmark Preservation Commission meeting, a demolition permit request was submitted for 518 Elder and deferred for an Impact Study.

We appeared at that meeting as an advocate for retaining 518 Elder.

We believe that 518 Elder deserves to be preserved with appropriate updates, for the following reasons:

1. The house was constructed during the development of the Trier Center Neighborhood at the same time as the New Trier High School complex. This was an important milestone in the growth of Winnetka. There are seven other Maher houses in the area of more modest scale.
2. The house was built for Frances Brooks Wyld/Arthur Wyld (Maher in-laws.) The Brooks family patriarch, Alden Brooks, was the head of a family of artists and Wyld was an engineer who assisted Maher in his construction. Our file has pictures of the family and original 518 Elder house. The original plans are in existence.

We believe 518 Elder is the most significant and important Maher building in Winnetka.

Thank you.

**LANDMARK PRESERVATION COMMISSION
FEBRUARY 5, 2024 MEETING MINUTES EXCERPT**

Members Present: Chris Enck, Acting Chairman
Laura Good
Beth Ann Papoutsis
Paul Weaver

Members Absent: Jack Coladarci
Joseph Stuart

Non-Voting Members Present: Kim Handler

Junior Commissioner Present: Louis Zaranski

Village Staff: Christopher Marx, Associate Planner

Historical Architectural Impact Studies (HAIS):

a. **Case No. 23-20-LPC - 518 Elder Lane: Review of the Historic and Architectural Impact Study (HAIS) attached to the demolition permit for the single-family residence at 518 Elder Lane.**

Mr. Marx provided background regarding the Commission's request for an HAIS. He noted updated correspondence was added to the materials as Attachment G. Mr. Marx then asked if there were any questions. No questions were raised at this time.

Susan Benjamin and Jeanne Sylvester of Benjamin Historic Certifications presented the HAIS report in detail to the Commission in a PowerPoint presentation. Ms. Benjamin referred to the lack of neighborhood impact by the demolition since most of the surrounding homes have been replaced. They also referred to the suggestion that the remaining George Maher homes be documented. Mr. Weaver described the report as well documented.

Chairman Enck asked if there were any other comments. No additional comments were made at this time. Ms. Good moved to state the HAIS is complete. Ms. Papoutsis seconded the motion. A vote was taken and the motion unanimously passed, 4 to 0:

AYES: Enck, Good, Papoutsis, Weaver

NAYS: None

NON-VOTING: Handler, Zaranski

Chairman Enck then asked for public comment.

Lance Knox, 528 Elder Lane, introduced himself and his wife to the Commission and described the additional information they obtained and submitted to the Commission relating to the home. He also outlined the points raised in the correspondence he submitted. Mr. Knox expressed their preference to rehab the home as opposed to demolition. The Commission Members thanked Mr. Knox for the information he provided. Ms. Handler commented the home would be perfect for young families to renovate.

Matan Aharoni, Third Coast Development, stated the new home would be a spec home and referred to the preliminary plans which he described for the Commission. He also described a remodel they are working on in the Village. Mr. Aharoni estimated the new home to measure 4,500 square feet above grade. Ms. Papoutsis asked if the home was ever on the market. Mr. Aharoni responded it was not and noted they took possession in January 2024.

Chairman Enck commented it is a shame the home is being torn down and stated the home would have sold immediately if it was listed on the market. He then asked the Commission Members if they felt a demolition delay

1 should be imposed to achieve a different outcome. Ms. Good stated she could not recommend demolition
2 approval due to its relationship with Maher. Mr. Weaver described the situation as difficult and stated he would be
3 in favor of a 270 day delay. Ms. Papoutsis referred to the neighbors' comments and how the home contributed to
4 the neighborhood and community character.

5
6 Doug Grant, the previous owner, provided the Commission with a summary relating to maintaining the home's
7 appearance and architectural significance which were cost prohibitive. He stated several issues would have been
8 uncovered upon inspection by any potential buyer. Mr. Grant stated while he appreciated the Commission's
9 attempts to maintain the Village's historic structures, he asked for the Commission to not consider postponing
10 demolition which would be detrimental to the neighborhood.

11
12 Chairman Enck asked if there were any other comments and stated he agreed with Ms. Good's comments. Mr.
13 Weaver commented a demolition delay may not achieve the desired outcome. Ms. Good stated she would be in
14 favor of a demolition delay. Ms. Benjamin summarized her comments relating to the lack of the home's
15 salvageable items other than the stained glass window. Mr. Aharoni reiterated the position that renovation is not
16 financially feasible. Ms. Good asked Mr. Aharoni if he would consider a home design similar to others in the
17 neighborhood. Mr. Aharoni responded that option can be explored and reiterated rehabilitation is not possible.
18 Mr. Marx provided the Commission with background relating to the property plans. Mr. Knox asked if it is possible
19 to delay demolition if the new design is not appropriate. Mr. Marx and the Commission Members explained the
20 Commission's position to Mr. Knox.

21
22 Chairman Enck then asked for a motion. Ms. Papoutsis thanked Mr. Knox for his comments and moved to impose
23 the 270-day demolition delay due to the structure exemplifying an architectural style, construction technique, or
24 building type once common in the Village. Mr. Weaver seconded the motion. A vote was taken and the motion
25 unanimously passed, 4 to 0:

26 AYES: Enck, Good, Papoutsis, Weaver

27 NAYS: None

28 NON-VOTING: Handler, Zaranski
29
30

**LANDMARK PRESERVATION COMMISSION
NOVEMBER 6, 2023 MEETING MINUTES EXCERPT**

Members Present:

Jack Coladarci, Chairman
Laura Good
Beth Ann Papoutsis
Joseph Stuart
Paul Weaver

Non-Voting Members Absent:

Kim Handler
Louis Zaransky

Members Absent:

Chris Enck

Village Staff:

Christopher Marx, Associate Planner

Demolition Permit Applications:

a. Case No. 23-20-LPC - 518 Elder Lane: Review of the demolition permit application submitted for the single-family residence at 518 Elder Lane

Mr. Marx stated the property is under contract purchase and identified its location, size and zoning classification which was built in approximately 1913 and had subsequent additions. He stated there is not a lot on the Illinois Historic Structures Listing and the Historical Society stated the property has architectural significance and referred to their findings on Attachment C. Mr. Marx noted two written comments were included as an attachment and asked if there were any questions. No questions were raised at this time.

Matan Aharoni, President of Third Coast Development, stated he is the contract purchaser and noted the property is not empty. He stated they decided to demolish the home due to its lack of items for current owners and the cost to bring it up to today's standards. Mr. Aharoni added the home was not offered for sale and he and the sellers were not aware of the home's architectural significance noting the home is dated and needed work and described the unfinished short basement. Chairman Coladarci informed the applicant of the Commission's concern relating to a home with architectural significance not being listed for sale. Mr. Aharoni informed the Commission of the research he performed and concluded the home's architecture did not reflect the architect's quality of work. Chairman Coladarci referred to Tom Fritz, a prior owner, as being significant to the Village and asked if there were any questions.

Ms. Papoutsis asked what is the style of the new home. Mr. Aharoni responded it may be a traditional brick home which would be up to the new home owner. Mr. Weaver asked if it would be a spec home. Mr. Aharoni responded the home would be designed with the new owner's ability to later make changes. Mr. Stuart asked if his company restored homes and Mr. Aharoni responded they do with this being their first Winnetka project. Mr. Aharoni stated renovation options were not feasible and described how they determined the cost basis noting there is no significant millwork in the home to be saved. No additional questions were raised at this time.

Chairman Coladarci asked for public comment. Lance Knox introduced himself and Mary Lambert as neighbors who provided a memo to the Commission relating to the home's historical significance. He informed the Commission he has additional information on Mahar. Chairman Coladarci asked Mr. Knox if he felt the home warranted an HAIS. Mr. Knox confirmed he did.

Kate Casale MacNally stated her family lives across the street and provided the Commission with background in connection with change to the neighborhood context. She also described the difficulties for the owners in terms of the home's upkeep as well as the construction effect on the neighborhood. Ms. Casale MacNally stated she supported the owner's attempt to quickly embark on their next journey in selling the home without undue delay or

1 expense. She concluded by thanking the Commission for their service. No additional comments were made at this
2 time.

3
4 Chairman Coladarci then called the matter in for discussion. Mr. Weaver referred to the letter submitted relating
5 to construction from someone who is not in attendance. Chairman Coladarci asked for a motion to require an
6 HAIS. Ms. Papoutsis referred to the Historical Society's research stating the property has architectural significance.
7 She then stated the home did not have the attributes of the architect's typical architecture. Mr. Weaver added
8 Tom Fritz has been a major part of the community for 50 years in terms of considering whether an HAIS should be
9 done. He then moved to require an HAIS for 518 Elder Lane. Chairman Coladarci referred to the applicable
10 findings. The motion was seconded. Chairman Coladarci noted Ms. Good is now present. A vote was taken and the
11 motion unanimously passed, 4 to 0:

12 AYES: Coladarci, Papoutsis, Stuart, Weaver

13 NAYS: None

14 ABSTAINED: Good



Sent via email to matan@3rdcoastdev.com

February 8, 2024

Matan Aharoni
31665 Hanlon Road
Libertyville, Illinois 60048

RE: 518 Elder Lane - Demolition Permit #DR2023-1048
– *Delay for Preservation of Significant Structure*

Dear Mr. Aharoni,

On February 5, 2024, the Landmark Preservation Commission (LPC) held an impact determination meeting to determine whether the historic and architectural impact study (HAIS) prepared by Benjamin Historic Certifications for 518 Elder Lane (the “Property”) was complete and, if so, whether the proposed demolition will have a significant negative architectural or historical impact on either the Village as a whole or on the immediate neighborhood.

After hearing from representatives of Benjamin Historic Certifications, yourself, and members of the public, the LPC discussed the HAIS. In accordance with Section 15.52.060 of the Village Code, the LPC found the HAIS complete and that the Property is considered to be architecturally significant as it exemplifies an architectural style, construction technique or building type once common in the Village as an Arts & Crafts style with Prairie style elements designed by George Maher. Hence, the LPC found that the proposed demolition will have a significant negative architectural impact on the Village.

Based upon these findings, the LPC issued a delay on the issuance of the demolition permit for a period of 270 days from November 6, 2023, the date on which the LPC conducted a preliminary historic and architectural review of the Property and determined that the Property has sufficient architectural merit to warrant an HAIS prior to issuance of a demolition permit. The delay period is intended to provide an opportunity to explore alternatives to total demolition. Demolition of the structure may not occur prior to August 2, 2024.

In accordance with Section 15.52.070, the property owner may appeal the Landmark Preservation Commission's order to the Village Council. The appeal, and the specific basis for the appeal, must be filed in writing with the Director of Community Development (the “Director”) within seven (7) days after the issuance of the LPC’s order. The Village Council shall hear the appeal no more than 45 days after the appeal is filed with the Director. Public notice will be provided of the Village Council’s consideration of the appeal.

If you have any questions, please contact me directly at cmarx@winnetka.org or 847.716.3587,

Respectfully,
Christopher Marx
Associate Planner, Staff Liaison to Landmark Preservation Commission
Department of Community Development

Cc: Village Council
Landmark Preservation Commission
Robert Bahan, Village Manager
David Schoon, Director of Community Development
Ann Klaassen, Assistant Director of Community Development