Village of
WINNETKA, IL

510 Green Bay Road • Winnetka, IL 60093 • 847.501.6000
contactus@villageofwinnetka.org • **villageofwinnetka.org**

LANDMARK PRESERVATION COMMISSION VIRTUAL MEETING AGENDA

MONDAY, APRIL 5, 2021 - 7:00 PM

In accordance with social distancing requirements and Governor Pritzker's Executive Order 2021-05 and Senate Bill 2135, the Winnetka Landmark Preservation Commission meeting on Monday, April 5, 2021 **will be held virtually.** The meeting **will be livestreamed via the Zoom platform.** In accordance with Public Act 101-0640, at least one representative from the Village will be present at Village Hall Council Chambers, 510 Green Bay Road, Winnetka, IL, and **the virtual meeting will be simulcast at Village Hall for members of the public who do not wish to view the virtual meeting from another location.** Pursuant to Executive Order 2021-05 issued by the Governor, the number of people who may gather at Village Hall for the meeting is limited due to the mandated social distancing guidelines. **Accordingly, the opportunity to view the virtual meeting at Village Hall is available on a "first come, first-served" basis.**

The public has the following two options **for virtually observing and participating during this virtual Landmark Preservation Commission meeting, including the ability to provide testimony or comments.** Persons wishing to participate are strongly encouraged (but not required) to complete the Sign-In form found at www.villageofwinnetka.org/meetingsignin.

1) **Telephone (audio only)**. Call: 312-626-6799; when prompted enter the Webinar ID: 961 8787 7742 (Please note there is no additional password or attendee ID required.)

2) **Livestream (both audio and video feed).** Download the Zoom meetings app to your smart phone, tablet, or computer, and then join Webinar ID: 961 8787 7742; Webinar Password: LPC040521

If you wish **to provide testimony or comments prior to the meeting**, you may provide them one of three ways:

1) By sending **an email** to planning@winnetka.org;
2) By sending **a letter** to Community Development Department, Village of Winnetka, 510 Green Bay Road, Winnetka, IL 60093, or
3) By leaving **a voice mail message** at the phone number 847-716-3524. All voicemail messages will be transcribed into a written format.

All comments received prior to the posting of the agenda packet will be included in the agenda packet. All comments received after the agenda packet has been posted and received by 6:00 PM the day of the meeting will be read at the meeting by staff. Such public comment is limited to 200 words or less and should identify both (1) the subject of the comment being offered (such as property address or case number of the agenda item) and (2) the full name of the individual providing the comments. In addition, you may wish to include your street address, phone number, and the name of the organization or agency you represent, if applicable.

General comments for matters not on the agenda will be read at the end of the meeting under Public Comment. Comments specific to a particular agenda item will be read during the discussion of that agenda item.

All emails received will be acknowledged either during or after the meeting, depending on when they are received.

Persons seeking additional information concerning any of the applications, accessing the virtual meetings, or requesting alternative means to provide testimony or public comment are directed to email inquiries to planning@winnetka.org or by calling 847-716-3587.

LANDMARK PRESERVATION COMMISSION REGULAR VIRTUAL MEETING AGENDA
MONDAY, APRIL 5, 2021 - 7:00 PM

AGENDA ITEMS

1. Call to Order & Roll Call.

2. Introductory Remarks Regarding Conduct of Virtual Meeting.

3. Approval of Minutes – March 1, 2021.

4. **Case No. 21-07-LPC – 490 Cherry Street:** Review of the demolition permit application submitted for the single-family residence at 490 Cherry Street.

5. **Case No. 21-08-LPC – 462 Provident Avenue:** Review of the demolition permit application submitted for the single-family residence at 462 Provident Avenue.

6. **Case No. 21-09-LPC – 950 Westmoor Road:** Review of the demolition permit application submitted for the single-family residence at 950 Westmoor Road.

7. Other Business.
    a. Review of recent Village Code amendments to extend the demolition delay time-period and to provide a maximum building size bonus for homes found to be historic or architecturally significant.
    b. Preservation Award Nominations due May 28, 2021.
    c. May 3 , 2021 Meeting - Quorum check.

8. Public Comment.

9. Adjournment

Note: Public comment is permitted on all agenda items.

NOTICE

All agenda materials are available at www.villageofwinnetka.org/agendacenter.

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 at 510 Green Bay Road, Winnetka, Illinois 60093, (Telephone (847) 716-3543; T.D.D. (847) 501-6041).

LANDMARK PRESERVATION COMMISSION
MARCH 1, 2021 VIRTUAL MEETING MINUTES

Members Present:	Jack Coladarci, Interim Chairman Katie Comstock Chris Enck Laura Good Beth Ann Papoutsis Joseph Stuart Paul Weaver
Non-Voting Member Present:	Jack Coladarci
Members Absent:	None
Village Staff:	David Schoon, Director of Community Development Brian Norkus, Assistant Director of Community Development Christopher Marx, Associate Planner

Call to Order & Roll Call:
Chairman Coladarci called the meeting to order at 7:04 p.m.

Introductory Remarks Regarding Conduct of Virtual Meeting.
Chairman Coladarci read the Oral Declaration into the record. Mr. Marx took roll call of the Commission Members present.

Approval of January 4, 2021 meeting minutes.
Chairman Coladarci asked if there were any comments or corrections to be made to the January 4, 2021 meeting minutes. Ms. Papoutsis clarified her comment on page 8. Ms. Good clarified her comment on page 6.

Chairman Coladarci then asked for a motion to approve the January 4, 2021 meeting minutes, as amended. A motion to approve the January 4, 2021 minutes, as amended, was made by Mr. Enck and seconded by Mr. Weaver. A vote was taken and the motion unanimously passed, 6 to 0:

AYES:	Comstock, Enck, Good, Papoutsis, Stuart, Weaver
NAYS:	None
NON-VOTING:	Coladarci

Approval of February 1, 2021 meeting minutes.
Chairman Coladarci asked if there were any comments or corrections to be made to the February 1, 2021 meeting minutes. Ms. Papoutsis clarified her comment on page 1. Ms. Good clarified her comment on page 3.

Chairman Coladarci then asked for a motion to approve the February 1, 2021 meeting minutes, as amended. A motion to approve the February 1, 2021 minutes, as amended, was made by Ms. Comstock and seconded by Mr. Enck. A vote was taken and the motion unanimously passed, 6 to 0:

AYES:	Comstock, Enck, Good, Papoutsis, Stuart, Weaver
NAYS:	None
NON-VOTING:	Coladarci

Case No. 21-06-LPC – 972 Pine Street: Review of the demolition permit application submitted for the single family residence at 972 Pine Street.
Mr. Marx stated the Commission is to review whether the demolition would be allowed or if an HAIS is required. He then identified property photos and its location. Mr. Marx noted the Historical Society did not find the home

had architectural or historical significance and asked if there were any questions. No questions were raised at this time.

Cory Todd of Trend Development stated they planned to remove the home and build a new single family residence measuring approximately 3,000 square feet noting the current home measured 1,972 square feet. Mr. Enck asked if it would be a spec home and Mr. Todd confirmed that is correct. Mr. Enck asked if he considered rehabbing the home and adding an addition. Mr. Todd responded the home has been used as a rental and has not been updated and added the home would require gutting. Mr. Enck asked how many demolition projects his company is working on in the Village and Mr. Todd responded one project. He informed the Commission the renovation project on Hill Road is being completed. Mr. Enck asked if he planned to deconstruct the home. Mr. Todd responded they would and described portions of the home to be deconstructed. Ms. Papoutsis questioned the style of the new home and Mr. Todd responded their plans have not yet been finalized and identified their intent to save trees, specifically referring to one tree in the front. Mr. Stuart asked if the home would be compatible in size to neighboring homes and Mr. Todd responded it would.

Chairman Coladarci asked if there were any other questions or if the Commission felt an HAIS would be required. No additional comments were made at this time. Chairman Coladarci then asked for a motion to approve the demolition without delay.

A motion to approve the demolition for 972 Pine Street was made by Ms. Papoutsis and seconded by Ms. Comstock. A vote was taken and the motion unanimously passed, 6 to 0:

AYES: Comstock, Enck, Good, Papoutsis, Stuart, Weaver
NAYS: None
NON-VOTING: Coladarci

Case No. 21-05-LPC – 1265 Westmoor Road: Review of the demolition permit application submitted for the single family residence at 1265 Westmoor Road.

Mr. Marx stated the Commission is to determine whether the demolition permit is allowed to proceed without delay or an HAIS is required. He identified the applicant as Steve Eisen and noted the owner is separate from a previous individual with a similar sounding name. Mr. Marx stated the applicant owned the property next door and referred to property photos, location and its zoning classification. He stated the Historical Society found that the property did not have historical significance but determined it is significant due to its association with the architects for its modern design and asked if there were any questions.

Chairman Coladarci asked if utilities had been removed and Mr. Marx responded utility removal is only allowed after demolition permit approval with disconnection being allowed prior to that. He then read an email from Mr. Eisen into the record relating to the utility removal.

Mr. Weaver asked if Mr. Eisen is a current resident and Mr. Marx confirmed he lived at the property next door. Ms. Papoutsis questioned the Historical Society's conclusion that the property is architecturally significant and Mr. Marx read the statements made by the Historical Society into the record.

Chairman Coladarci questioned how the property is accessed and Mr. Marx identified its access. Chairman Coladarci then asked if there were any other questions. No additional questions were raised at this time.

Mr. Norkus allowed Steve Eisen into the meeting. Steve Eisen referred to the former property owners who did not do any work to the home which was built in 1964. He stated he then purchased the home and confirmed the utilities were disconnected and there is water in the basement. Mr. Eisen then stated they planned to deconstruct the property and hope to remove the water from the basement soon.

Ms. Comstock asked who the home's deconstruction materials would be donated to and Mr. Eisen responded they would be donated to Evanston Rebuilding Warehouse who would demolish the home. He informed the Commission he planned to landscape the property once the home is removed. Chairman Coladarci asked if there

were any other questions. Ms. Good asked if the home was marketed and Mr. Eisen responded the sellers did not market the home and approached him directly. Ms. Good asked if he would consider saving the home if it was determined to be significant and profitable to sell. Mr. Eisen responded it would cost a fortune to bring the home up to today's standards. Ms. Good described the architect, Don Erickson, as a respected modernist architect and this home would be a much coveted property in modernists' circles since all of the original details remain in the home. She described this as a very serious situation and asked Mr. Eisen to consider turning the utilities back on and that she would ask for an HAIS to be done. Mr. Eisen stated he was under the impression utilities had to be disconnected prior to this meeting and reiterated he was told it would be economically unfeasible to rehab the home. Ms. Good stated there are a lot of people interested in modern architecture.

Mr. Enck stated he was also disappointed to see the modernist home up for demolition and agreed with Ms. Good that modernist homes are desired. He then stated he understood Mr. Eisen's desire to not want another large home built on the property which was behind his decision to purchase the property and landscape it. Mr. Eisen stated the sellers did not list the property and decided selling to him is the best option. Mr. Stuart agreed with Mr. Enck's and Ms. Good's comments.

Mr. Norkus allowed members of the public into the meeting to comment. No comments were made at this time.

Chairman Coladarci then called the matter in for discussion. Ms. Papoutsis stated the Commission should require an HAIS and there should be further discussion with regard to the utilities being turned off. She also suggested it be required for the utilities to be turned back on. Mr. Marx stated he spoke with Mr. Eisen several times regarding the demolition process and there was not an extensive conversation regarding disconnecting utilities. Mr. Eisen referred to page 2 of the demolition application where it stated utilities should be disconnected prior to demolition.

A motion to require an HAIS for 1265 Westmoor Road was made by Ms. Good referencing finding no. 4. The motion was seconded by Ms. Papoutsis. A vote was taken and the motion unanimously passed, 6 to 0:

AYES: Comstock, Enck, Good, Papoutsis, Stuart, Weaver
NAYS: None
NON-VOTING: Coladarci

<u>Case No. 21-04-LPC – 82 Essex Road (Continued from the February 1, 2021 meeting)</u>: Review of the demolition permit application submitted for the single family residence at 82 Essex Road.

Mr. Marx stated the Commission is to review whether the demolition would be allowed or if an HAIS is required. He stated the application was submitted by Brightleaf Homes and identified the home's photos and location. Mr. Marx then stated the Historical Society found the property has architectural and historical significance in connection with the architect, Walter Burley Griffin, and referred to Attachment C on page 9. He noted an email would be read into the record during Public Comments and asked if there were any questions. He added the case was continued from the February 2021 meeting.

Ms. Good questioned the status of the home's utilities and whether they could require the utilities be left on until a determination is made. Mr. Enck referred to property maintenance regulations. Mr. Schoon confirmed they would follow up with the applicant regarding the utility status and the property is to remain habitable under the property maintenance regulations. He confirmed as part of the demolition permit process, utilities are to be disconnected prior to demolition and further explained the process regarding utility disconnection to the Commission. Chairman Coladarci stated the Commission cannot mandate an applicant to require utilities to remain connected until demolition. Mr. Enck suggested it be clarified to future applicants since they have had situations where this has happened in the past.

Mr. Norkus allowed the applicant into the meeting. Scott Sanders from Brightleaf Homes agreed the home is worthy of an HAIS. Mr. Enck asked if the home would be built for a specific client and Mr. Sanders confirmed that is correct. Mr. Sanders stated the applicants are aware of the home's historical significance relating to the architect. Ms. Good asked why the applicants did not look for a home elsewhere. Mr. Sanders responded he is sure

they looked elsewhere and described the Village as desirable and determined the property met their requirements. He informed the Commission the applicants are open to an offer to purchase the property from them which he commented is unlikely.

Chairman Coladarci asked what made the property's condition difficult to rehab. Mr. Sanders stated his firm also performed property renovations and did not like to tear down homes. He described the home as the "solid rock home" and due to that, it would be difficult to adapt a modern floor plan to it. Mr. Sanders then stated the basement is uninhabitable at 5.5 feet in height. He agreed the home could be rehabbed but not rehabilitated for a modern family. Chairman Coladarci asked Mr. Sanders if he is able to determine whether how quickly they could find another buyer who would be interested in renovating the home and Mr. Sanders responded he could not.

Mr. Enck asked what are the applicants' goals for a home which could not be satisfied by the existing home. Mr. Sanders stated the new home is not conceptually drawn or finalized which met their budget. He added it would not be an extremely large home and would be designed by their in-house architect which would match the Village's character. Mr. Enck referred to the existing home being concrete and its deconstruction. Mr. Sanders described how the home's materials would be recycled since they are not reusable. He also stated due to the basement's condition, he described the methods they planned to use to properly insulate the new home.

Chairman Coladarci asked if there were any other questions. Mr. Enck noted for the record the amount of national and international attention the Commission has received relating to the home. He referred to the suggestions received in order to keep the existing home intact. Mr. Enck commented it would be a shame for the home to be demolished. Mr. Sanders referred to the basement height and what could have been its former uses and explained the challenges relating to the basement's height. No additional questions were raised at this time.

Mr. Marx then read correspondence from James Weirick into the record. Mr. Norkus then allowed members of the public into the meeting to comment. No comments were made at this time.

Chairman Coladarci then asked for a motion to require an HAIS for 82 Essex Road.

A motion to require an HAIS for 82 Essex Road was made by Ms. Good specifically referencing finding no. 4. The motion was seconded by Ms. Comstock. A vote was taken and the motion unanimously passed, 6 to 0:

AYES: Comstock, Enck, Good, Papoutsis, Stuart, Weaver
NAYS: None
NON-VOTING: Coladarci

Mr. Sanders informed the Commission he has had difficulty in finding professional historians to perform the HAIS and Mr. Marx responded the Village staff would assist.

Other Business.

a. Update regarding Village Council's consideration of Village Code amendments to extend the demolition delay time period and to provide a maximum building size bonus for homes found to be historic or architecturally significant.

Mr. Schoon informed the Commission the Village Council would be holding a hearing tomorrow with regard to extending the demolition delay period and establishing a 20% GFA bonus for historic or architecturally significant homes. He stated the Village Council may adopt an introduction of the ordinance which it would formally adopt at the March 16, 2021 meeting. Mr. Schoon explained the manner in which the delay period would be calculated. Chairman Coladarci noted once the ordinance is changed, it could also apply to pending applications.

Mr. Weaver stated the 20% GFA bonus may change a lot in light of the amount of demolition applications the Commission has reviewed and there is the potential for abuse. Chairman Coladarci stated the idea behind the change is to increase the number of tools the Commission has to work with and to encourage applicants to be able do more with existing homes. He added it can be refined when the Comprehensive Plan is reviewed. Mr. Schoon stated the Comprehensive Plan discussion depended on when they can get back to having in-person discussions.

Ms. Papoutsis noted all vintage homes would not fall into this category and it only applied to historic and architecturally significant homes. She stated the Commission also recommended a decrease in permit fees as an incentive and expediting the permit process. Ms. Papoutsis referred to the suggestion for any addition, approval of the design being required by the DRB. Chairman Coladarci stated there would need to be broad community input with regard to that type of change which would need to be a part of the Comprehensive Plan. Mr. Schoon described the approvals required for FAR and referred to 1180 Oakley as an example which received a GFA variation once it was found to be historic. He stated a property could build the maximum amount allowed under the code with an additional bonus of 20% with the addition needing to comply with the standards. Mr. Weaver commented enforcement would be complicated.

Mr. Enck asked if there were any updates for the John Van Bergen home on Starr Road. Mr. Marx responded an email was recently sent to the Commission relating to marketing materials and property advertisement. He stated the applicant is expected to submit them as part of the application and to confirm the applicant is keeping up his end of the deal. Ms. Good informed the Commission the applicant added $300,000 to the price he purchased the property for which was not discussed with the Commission. Chairman Coladarci referred to the applicant trying to appease his investors in terms of profit. Mr. Marx informed the Commission the February 9th email he sent contained the property's MLS listing along with two local stories. Ms. Good estimated the purchase price to be $1.3 million. Chairman Coladarci stated the Commission did all they could with the tools they have available in an effort to save the home.

b. April 5, 2021 Meeting – Quorum Check.

The Commission Members confirmed their availability.

Mr. Marx informed the Commission the landmark preservation award nominations will be due on May 8, 2021.

Public Comment

Mr. Norkus asked if there was any public comment. No public comment was made at this time.

Adjournment:

A motion to adjourn was made by Mr. Enck and seconded by Mr. Weaver. A vote was taken and the motion unanimously passed, 6 to 0:

AYES: Comstock, Enck, Good, Papoutsis, Stuart, Weaver
NAYS: None
NON-VOTING: Coladarci

The meeting adjourned at 9:35 p.m.

Respectfully submitted,

Antionette Johnson
Recording Secretary

MEMORANDUM
VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION

FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER

DATE: MARCH 30, 2021

SUBJECT: 490 CHERRY STREET - DEMOLITION PERMIT (CASE NO. 21-07-LPC)

INTRODUCTION	
Meeting Date	April 5, 2021
Commission Action	Preliminary historic and architectural review to determine if a Historical Architectural Impact Study (HAIS) is necessary or if a demolition permit can be issued without delay.
Property Address	490 Cherry Street (See Attachment A – Aerial Map)
Property Owner	Richard P. Schneider
Application Submitted by	Newgard Custom Homes
Mail Notice Sent to Property Owners within 250 feet	Completed
Public Comments as of Date of Memo	None
PROPERTY DESCRIPTION	
Size	0.59 acres
Location	South side of Cherry Street between Poplar Street and Sheridan Road
Improvements	Single-family residence with attached garage
Zoning	R-4 Single Family Residential
Surrounding Zoning	R-4 Single Family Residential
PROPERTY HISTORY	See Attachment B, Preliminary Property History See Attachment C, Winnetka Historical Society Research
Constructed	1922
Additional Construction Activity	1954 - Construct a 1½ story addition to single family dwelling, 1979 - Construct bedroom and kitchen addition to single family residence
Illinois Historic Structure Survey Listing	No
Winnetka Historical Society (WHS)	The WHS research indicates that the property has architectural significance. See attached report from the WHS provided in Attachment C for details.

NEIGHBORHOOD CONSTRUCTION ACTIVITY	
Other Permits for New Single-Family Homes 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	No

MUNICIPAL CODE AMENDMENTS – DEMOLITION AND HISTORIC PRESERVATION

Given the recent demolition or potential demolition of a number of homes that the Commission determined to be historic or architecturally significant, on March 16, 2021, the Village Council adopted Ordinance MC-2-2021 amending the Village Code to further encourage the preservation of significant homes. The Commission may now order the issuance of a demolition delay of a historic or architecturally significant home for a longer period of time as follows:

1. For a demolition permit submitted **prior to March 16, 2021**, the demolition delay may be up to, but not exceeding 270 days from the date a complete application was submitted.
2. For a demolition permit submitted **after March 16, 2021**, the demolition delay may be up to, but not exceeding 270 days from the date the Commission determines that an applicant is required to submit an HAIS for the home the applicant wishes to demolish.

This application was submitted and considered complete on February 25, 2021. Should the LPC request an HAIS for the subject property at the April 5 Commission meeting, and after reviewing the HAIS at a future meeting the LPC determines the home is significant and a delay should be issued, the Commission may at that time issue a demolition delay up to but not exceeding 270 days from February 25, 2021.

The adopted amendments also provide a 20% maximum building size bonus to any single-family home that the Commission finds to be historic or architecturally significant provided the home is not demolished or altered in a manner that destroys the home's significance.

COMMISSION REVIEW

The Commission may consider one of the following two motions (1) Historical Architectural Impact Study Required or (2) Building and/or Property is Not Historic or Architecturally Significant.

Historical Architectural Impact Study Required

The Commission finds that based upon (1) the preliminary property history study, (2) the Winnetka Historical Society comments, and (3) other information, comments, or evidence received by the LPC during its preliminary review **that the building and/or property is of sufficient historic or architectural merit to warrant conducting a Historical Architectural Impact Study (HAIS) prior to issuance of the demolition permit.** The Commission reached its conclusion based upon the property meeting the following criteria **[Commission would note which criteria is met]**:

1. The property or structures have been designated a landmark pursuant to Chapter 15.64 of the Village Code;
2. The property or structures have been included in the most recent Illinois Historic Structure Survey conducted under the auspices of the Illinois Department of Conservation;

3. The property or structures have been listed on the National Register of Historic Places or the Illinois Register of Historic places; and
4. The property or structures have sufficient architectural or historical merit to warrant a full HAIS prior to issuance of a demolition permit.

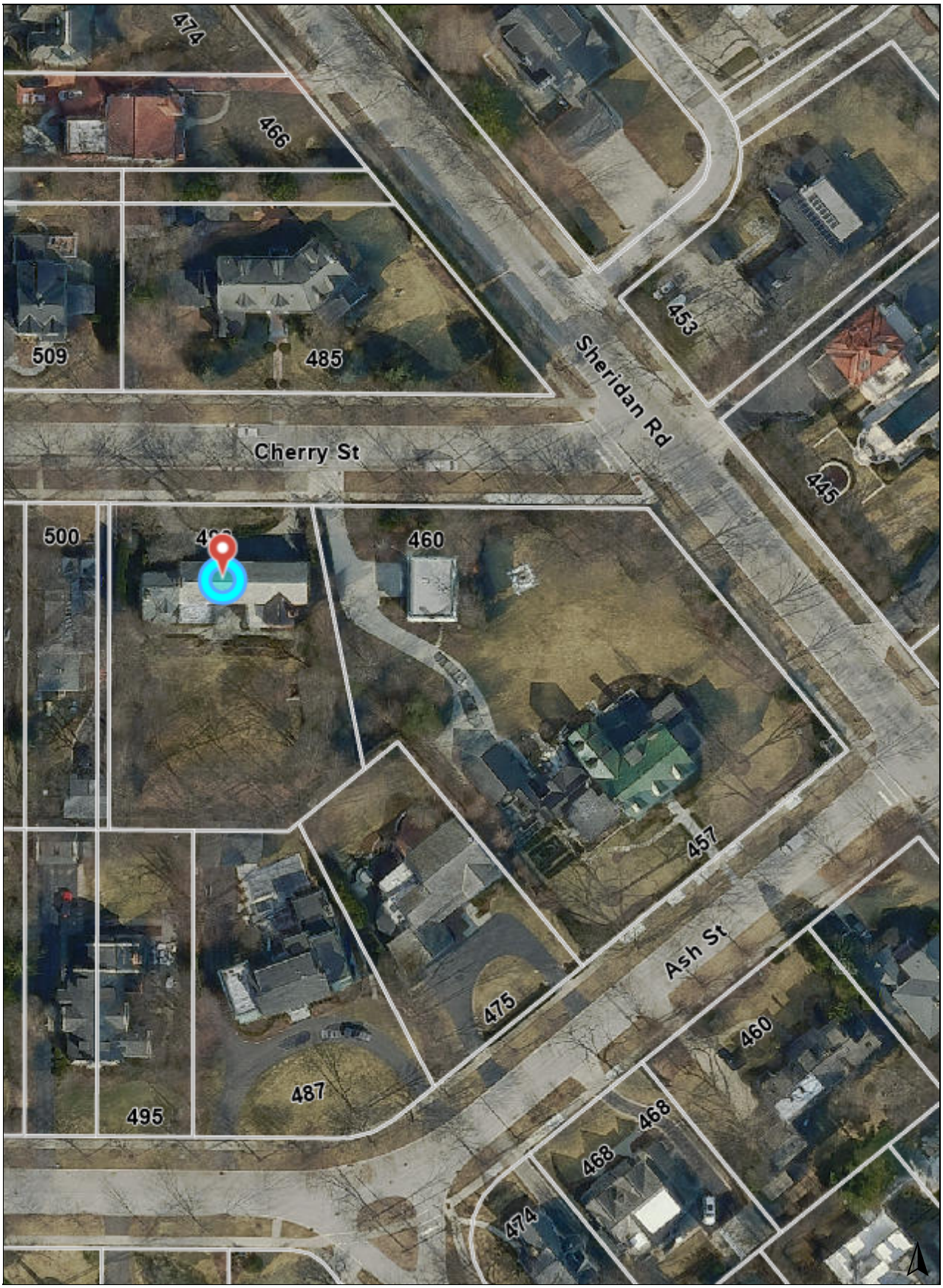
Building and/or Property is Not Historic or Architecturally Significant

The Commission has determined that in accordance with Section 15.52.040 of the Village Code that the building and/or property is not of sufficient historic or architectural merit to warrant a Historical Architectural Impact Study, and the demolition of the structure may proceed without delay.

ATTACHMENTS

Attachment A: GIS Aerial Map
Attachment B: Preliminary Property History Study
Attachment C: Historical Society Research
Attachment D: Application Materials

ATTACHMENT A



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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: MARCH 9, 2021

SUBJECT: CASE NO. 21-07: 490 CHERRY STREET

INTRODUCTION

On April 5, 2021, the Landmark Preservation Commission (LPC) will consider a request to demolish the residence and detached garage at 490 Cherry Street. 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, March 23, 2021. If you have any questions, please feel free to send an email to cmarx@winnetka.org or call me at (847) 716-3587.

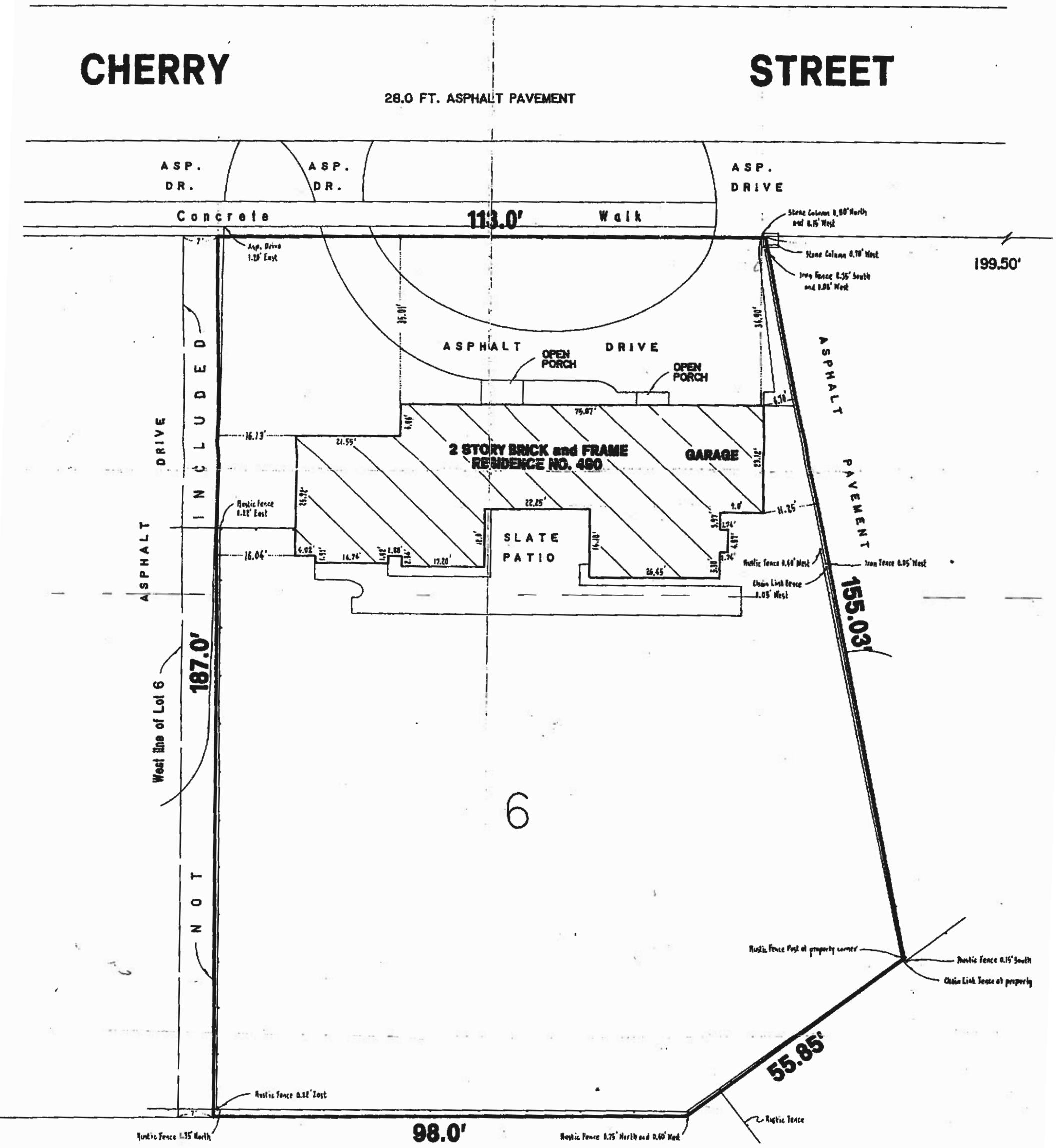
PRELIMINARY PROPERTY HISTORY STUDY/VILLAGE HALL RECORDS

Building Permits

Date	Type	Owner	Architect
6-26-1922	Build a 2 story brick residence w/garage attached	William M. Hoyt 2nd (sic)	Robert Scyfarth (sic)
5-21-1954	Construct a 1½ story addition to single family dwelling	Geo Dixon	Ralph Huszagh
4-30-1979	Construct bedroom and kitchen addition to single family residence	Mr. and Mrs. J.W. Embree II	J.C. Schnur

Graves Place, vacated which is distant 175.5 ft. Northwesterly from the Northerly line extended of [illegible] sterly line of Fairview Avenue and the Westerly line of Fairview Avenue extended, thence Northerly in a straight line to a point where the idle line of said Fairview Avenue intersects the South line extended of Cherry Street, thence West along the South line of Cherry Street the Northwest corner of Lot 6 in Graves' Subdivison, aforesaid, thence South along the West line of Lot 6 to the place of beginning, :ept the West 7 ft. thereof, in Cook County, Illinois.

Commonly known as : **490 CHERRY STREET, WINNETKA, ILLINOIS.**



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SCALE, 1" = **20** ft.
TOP OF PLAT IS NORTH.

EVANSTON, MARCH 18, 1992

STATE OF ILLINOIS, } ss.
COUNTY OF COOK, }

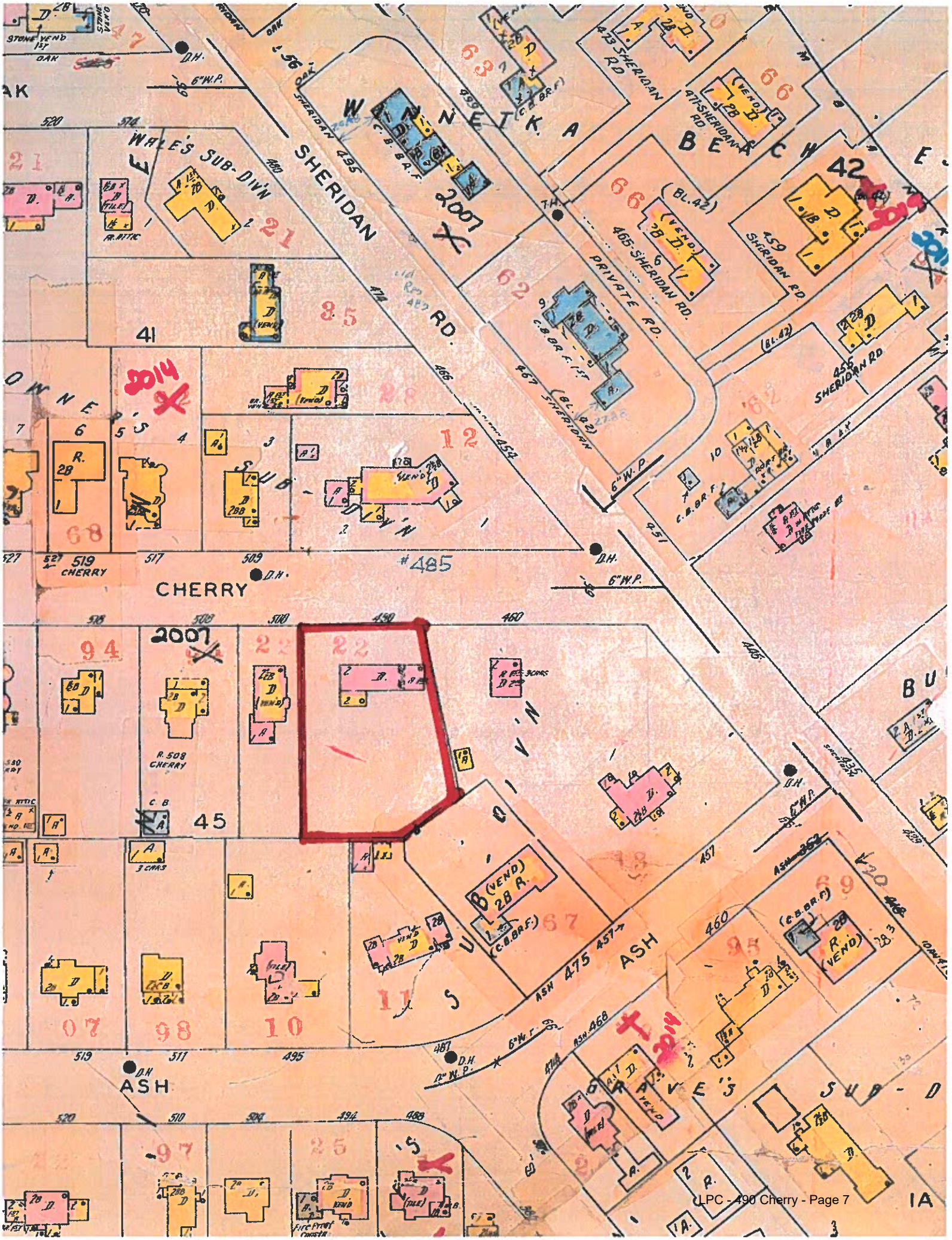
We hereby certify that the buildings on lot shown are within property lines and that the adjoining improvements do not encroach on said prem-

EVANSTON, MARCH 18, 1992

STATE OF ILLINOIS, } ss.
COUNTY OF COOK, }

This is to certify that we have surveyed the above described property and the above plat correctly represents said survey.

B. H. SUHR & COMPANY


SHERIDAN
CHERRY
ASH
WHALE'S SUB-DIV'N
WINTHROP BEACH
PRIVATE RD.
465 SHERIDAN RD.
459 SHERIDAN RD.
455 SHERIDAN RD
471 SHERIDAN RD
473 SHERIDAN RD
#485
519 CHERRY
R. 508 CHERRY
2007
2014
6" W.P.
D.H.
T.H.
C.B.BR.F.
(VEND) 2B R.
(BL. 42)
(BL. 52)
(BL. 62)
(BL. 72)
(BL. 82)
(BL. 92)
LPC - 490 Cherry - Page 7

490 Cherry – February 2021

THE VILLAGE OF WINNETKA
DEPARTMENT OF PUBLIC WORKS
APPLICATION FOR BUILDING PERMIT

Winnetka, Illinois, June 26 19 22

TO THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to build a 2 Story and Basement brick residence garage attached
(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.)

PROPERTY DESCRIPTION — Lot ~~PART OF~~ C, Block 45
Subdivision Winnetka

STREET and NUMBER ~~490 + 494~~ 490 Cherry. 490 2.

DIMENSIONS of BUILDING — Front ~~75~~ 73 feet. Depth 73' feet. Height 24' feet

NUMBER of ROOMS 9 rooms 2 enc. porches & garage.

KIND of MATERIAL brick

TOTAL COST 19000.00

OWNER Wm M Hoyt 2nd Address Winnetka

ARCHITECT Robert Seyfarth. Address Chicago

BUILDER L. W. Jackson. Address Winnetka

CARPENTER " " Address " "

MASON Thomas Meyer. Address Gross Pt.

SEWER BUILDER Billiard Address Winnetka

PLUMBER " Address " "

ELECTRICIAN

REMARKS

We (I OR WE) hereby agree to construct the above described Building in accordance with Plans and Specifications submitted herewith, and in strict compliance with all the provisions in Chapter VI of the Village Code, entitled "Buildings."

SIGNED Thomas Meyer

ADDRESS Gross Point Ill

Permit Issued June 26 1922

Permit Number 1595
144

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, 5. 21. , 1954

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to construct a 1½ story and Basement addition to a Single Family Dwelling
(Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION—LOT 6, Block 45

Subdivision Winnetka

STREET and NUMBER 490 Cherry St.

DIMENSIONS of BUILDING—Front feet. Depth feet. Height feet.

NUMBER of ROOMS

KIND of MATERIAL Frame

OWNER Geo Dixon Address

TOTAL COST 13,000 00

ARCHITECT Ralph Huszagh Address

BUILDER Address

CARPENTER S. Gokaas Address

MASON Lindenberg Address

SEWER BUILDER Address

PLUMBER Stronger Address

ELECTRICIAN Address

REMARKS ~~I or We~~ hereby certify that (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 Building Ordinance of the Village of Winnetka.

Application is also made for a CERTIFICATE OF OCCUPANCY AND COMPLIANCE to be issued after the completion of the building.

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 June 9 1954

Building Permit Number 6375

Occupancy Permit Number

SIGNED Ralph S. Huszagh

ADDRESS

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, April 30, 1979

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to Construct bedroom and kitchen addition to single family residence.
(work to be performed) (Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION —

REAL ESTATE INDEX NUMBER			
05	21	126	007
Vol.		ITEM	

STREET and NUMBER 490 Cherry St.

DIMENSIONS of BUILDING—Front _____ feet. Depth _____ feet. Height _____ feet.

NUMBER of ROOMS 2

				PHONE NO.
EST. CONST. COST	$40,000	KIND of MATERIAL	Brick & Frame	
OWNER	Mr/Mrs. J. W. Embree II	Address	490 Cherry St.	
ARCHITECT	J. C. Schnur	Address	415 Central, Northfield	446-2064
BUILDER	Bert Williams Co.	Address	XXXX 800 Queens land Nfld.	724-7995
CARPENTER	same	Address		
MASON	Wahlgren & Sons	Address	4237 Bobolink, Skokie	674-4237
SEWER BUILDER		Address		
PLUMBER		Address		
ELECTRICIAN	Kordick	Address	415 Central, Northfield	446-7744

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 April 30, 1979 by CA

SIGNED Mr. Mrs. J. W. Embree II

Building Permit Number 9941

ADDRESS 490 Cherry St.

Occupancy Permit Number _____

Winnetka, Ill. 60093

C. B. No. 70967

PHONE NO. _____

Rev. Sept. 68

FILE: 490 CHERRY ST.

parasol tent rentals, inc.

July 21, 1980

Mr. Wayne Brennan
Building Inspector
Village of Winnetka
Winnetka, Illinois 60093

Dear Mr. Brennan;

I am writing to inform you of our intention to install a tent in Winnetka. The tent will be installed on private property.

Name: Mr. and Mrs. Willaim Embree
Address: 490 Cherry Street
Date of use: July 26, 1980
Type of Function: Wedding Reception
Installation Date: July 23, 1980
Removal Date: July 27, 1980

Should you require any further information please contact me. Looking forward to a favorable response. I remain

Respectfully,

Bryan Adams

Bryan Adams
Parasol Tent Rentals, Inc.

encl
pd/PB

CC Wally Rateike
Gil Schmidt.

417 WASHINGTON ST., LAKE BLUFF, IL. 60004 (312) 234-1100

APPLICATION FOR BUILD

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, _____

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to construct bedroom, kitchen addition 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	126-007	0000
Vol. 102		ITEM	

STREET and NUMBER 490 CHERRY ST.

DIMENSIONS of BUILDING—Front 26 feet. Depth 14 feet. Height 26' feet.

NUMBER of ROOMS 2

EST. CONST. COST $40,000± KIND of MATERIAL BRICK & FRAME

			PHONE NO.
OWNER	MR & MRS. J.W. EMBREE II	Address 490 CHERRY ST. WINN.	
ARCHITECT	J.C. SCHAUB	Address 415 CENTRAL AVE NTHFLD	H16-2064
BUILDER	BERT M. WILLIAMS CO	Address 800 QUEENS LN.	724-7995
CARPENTER	BERT. WILLIAMS CO	Address 800 QUEENS LN.	
MASON	WAHLGREN & SONS	Address 4237 BOBOLINK SKOKIE	674-4237
SEWER BUILDER	NONE	Address	
PLUMBER	NONE	Address	
ELECTRICIAN	KORDICK	Address 415 CENTRAL NTHFLD.	H16-7744

REMARKS _____

Date Job Completed _____

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Permit Issued April 30, 1979 by CMA

Building Permit Number 9941

Occupancy Permit Number _____

C. B. No. 70967

SIGNED _____

ADDRESS 800 Queens Ln. Glenview [redacted], Ill.

PHONE NO. [redacted] 724-7995

Contacted 5/27/92

B.P. # 97-62

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, 5/19/92

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to BATHRM REMODELING
(work to be performed)

(Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION— 104 AS

REAL ESTATE INDEX NUMBER			
05	21	13	07
Vol.		ITEM	

STREET and NUMBER 490 Cherry W.

DIMENSIONS of BUILDING—Front ____ feet. Depth ____ feet. Height ____ feet.

NUMBER of ROOMS ____

EST. CONST. COST $10,000 KIND of MATERIAL STUDS & PLASTER

			PHONE NO.
OWNER	Mr. Bruce Beaem	Address 490 Cherry	446-0749
ARCHITECT	—	Address	
BUILDER	M.J. CONTRACTORS	Address 15 N. ELMHURST AVE MT. PROSPECT	3980024
CARPENTER	SAME AS ABOVE	Address	
MASON	—	Address	
SEWER BUILDER	—	Address	
PLUMBER	MARTEK PLUMB'G.	Address 1712 No CHICAGO A.H.	253-9729
ELECTRICIAN	WOOTEN ELEC.	Address 402 N. EASTWOOD MT.P.	

REMARKS ____

Date Job Completed ____

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Permit Issued 6-2-92 by RB

Building Permit Number 12997

Occupancy Permit Number ____

C. B. No. C1499 #35.00

SIGNED Agent For: G Wooten.

ADDRESS 15 No. ELMHURST AVE

MT. PROSPECT, IL

PHONE NO. 398 0024

PROPERTY RESEARCH COVERSHEET

Address: 490 Cherry

Construction Details:

Original construction date: 1922
Construction type: Brick
Style: Colonial

OWNERSHIP HISTORY:

OWNER NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
Elizabeth and William M. Hoyt II*	1922 – 1945	1942 phone book; 1944 phone book; *Winnetka Talk* obituary; real estate listing	Hoyt was the grandson of prominent businessman William Hoyt and son of N. Landon Hoyt. The Hoyts were well-known for their wholesale grocery business. Several of the Hoyt family members famously died in the Iroquois Theatre fire in 1903 (specifically, the homeowner's aunt and cousins).
George and Margaret Dixon	1945 – at least 1969	Real estate listing; 1969 phone book; *Chicago Tribune* obituary	President of Arthur George Transfer Company; served on the boards at Wesley Memorial Hospital, Lake Bluff Orphanage, Goodwill Industries, Rosehill Cemetery, and the Chicago Tuberculosis Institute, to name a few.
James E. and Wilma Jean Olson	After 1969 – 1977	Real estate listing; 1975 phone book	
Mary and John William Embree III	1977 – 1996	1991 phone book; *Chicago Tribune* obituary	President of Rittenhouse and Embree Lumber Company
Richard Schneider and Ilana Seligman	1996 – 2020	1997 phone book, WHS membership database (not attached but used to confirm address)	

*Note: Landon Hoyt is listed as the owner on the 1944 real estate listing. He was William Hoyt's father and employer. He doesn't appear to have ever lived at the property but perhaps owned and sold it on behalf of his son's widow (William II died in 1942).

SIGNIFICANT EVENTS ON PROPERTY: N/A

ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
Robert Seyfarth	1922; Build a 2-story brick residence with garage attached	Robertseyfartharchitect.com profile (see also: https://www.winnetkahistory.org/gazette/175-chestnut-street/); list of Seyfarth properties in Winnetka
Ralph Huszagh	1954; Construct a 1½ story addition to single family dwelling	*Chicago Tribune* obituary; architect file materials
J.C. Schnur	1979; Construct bedroom and kitchen addition to single family residence	List of Schnur properties in Winnetka

RESEARCH SOURCES USED: *Chicago Tribune*, *Winnetka Talk*, WHS digital files, property files, historic phone books, web search

Findings:

Our research indicates that this property does not have historical significance, but does have some architectural significance due to its association with architects Robert Seyfarth and Ralph Huszagh. Robert Seyfarth, who designed the original structure built in 1922, was a prolific architect in the Chicago area and particularly on the North Shore. He received his training at the Chicago Manual Training School (later part of the University of Chicago), and in 1898, went to work for George Washington Maher, a well-known Prairie School architect. He opened his own practice in 1911, designing dozens of homes in Winnetka and across the North Shore (see Seyfarth property list attached).

Prominent local architect and Winnetka resident Ralph Huszagh designed the first addition to 490 Cherry in 1954. Huszagh is arguably best known as one of the architects of the Aragon Ballroom in Chicago's Uptown Square Historic District, a Chicago Landmark District (designated in 2016). Huszagh also designed several notable structures on the North Shore, including the Donnellan Funeral Home in Skokie, the townhouses between Oak and Cherry, and the commercial buildings at 545-551 Lincoln and 596-612 Lincoln. In addition, Huszagh designed several Winnetka residential properties, including 1161 Spruce, 586 Maple, 435 Willow, and his own home at 204 Fuller, to name a few. James Caughren Schnur designed a later addition in 1979. While Schnur designed many homes in Winnetka, we have not yet recognized any of such properties as particularly notable (see Schnur property list attached).

Date of Research: 3/11/2021

Submitted by:
Meagan McChesney, PhD
Curator, Winnetka Historical Society

Mary Trieschmann, MS Ed
Executive Director, Winnetka Historical Society

FILE: 490 CHERRY ST.

parasol tent rentals, inc.

July 21, 1980

Mr. Wayne Brennan
Building Inspector
Village of Winnetka
Winnetka, Illinois 60093

Dear Mr. Brennan;

I am writing to inform you of our intention to install a tent in Winnetka. The tent will be installed on private property.

Name: Mr. and Mrs. Willaim Embree
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Should you require any further information please contact me. Looking forward to a favorable response. I remain

Respectfully,

Bryan Adams

Bryan Adams
Parasol Tent Rentals, Inc.

encl
pd/Pd

CC Wally Rateike
Gil Schmidt.

417 WASHINGTON ST., LAKE BLUFF, IL. 60004 (312) 234-1100

APPLICATION FOR BUILD

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, _____

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(work to be performed) (Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION— _____

REAL ESTATE INDEX NUMBER			
05	21	126-007	0000
Vol. 102		ITEM	

STREET and NUMBER 490 CHERRY ST.

DIMENSIONS of BUILDING—Front 26 feet. Depth 14 feet. Height 26' feet.

NUMBER of ROOMS 2

				PHONE NO.
EST. CONST. COST	$40,000 ±	KIND of MATERIAL	BRICK & FRAME	
OWNER	MR & MRS. J.W. EMBREE II	Address	490 CHERRY ST. WINN.	
ARCHITECT	J.C. SCHAUB	Address	415 CENTRAL AVE NTHFLD	H16-2064
BUILDER	BERT M. WILLIAMS CO	Address	800 QUEENS LN.	724-7995
CARPENTER	BERT. WILLIAMS CO	Address	800 QUEENS LN.	
MASON	WAHLGREN & SONS	Address	4237 BOBOLINK SKOKIE	674-4237
SEWER BUILDER	NONE	Address		
PLUMBER	NONE	Address		
ELECTRICIAN	KORDICK	Address	415 CENTRAL NTHFLD.	H16-7744

REMARKS _____

_____ Date Job Completed _____

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Building Permit Number 9941

Occupancy Permit Number _____

C. B. No. 70967

SIGNED _____

ADDRESS 800 Queens Ln. Glenview [redacted], Ill.

PHONE NO. [redacted] 724-7995

Contacted 5/27/92

B.P. # 97-62

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, 5/19/92

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Application is hereby made for a permit to BATHRM REMODELING
(work to be performed)

(Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION— 104 A5

REAL ESTATE INDEX NUMBER			
05	21	135	007
Vol.		ITEM	

STREET and NUMBER 490 Cherry W.

DIMENSIONS of BUILDING—Front _____ feet. Depth _____ feet. Height _____ feet.

NUMBER of ROOMS _____

EST. CONST. COST $10,000 KIND of MATERIAL STUDS & PLASTER

			PHONE NO.
OWNER	Mr. Bruce Beaem	Address 490 Cherry	446-0749
ARCHITECT	—	Address	
BUILDER	M.J. CONTRACTORS	Address 15 N. ELMHURST AVE MT. PROSPECT	3980024
CARPENTER	SAME AS ABOVE	Address	
MASON	—	Address	
SEWER BUILDER	—	Address	
PLUMBER	MARTEK PLUMB'G.	Address 1712 No CHICAGO A.H.	253-9729
ELECTRICIAN	WOOTEN ELEC.	Address 402 N. EASTWOOD MT.P.	

REMARKS _____

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Permit Issued 6-2-92 by RB

Building Permit Number 12997

Occupancy Permit Number _____

C. B. No. 01499 #35.00

SIGNED Agent For: G Wooten.

ADDRESS 15 No. ELMHURST AVE

MT. PROSPECT, IL

PHONE NO. 398 0024

Excl. Agents

Address of House: 490 Cherry St., Winn.

of Lot: 113x187

Rooms: 8-4

Baths: 3

Porches:

Price: $30,000

Continuance of Listing Confirmed

Situated between

How house may be seen

Garage: 2 car att.

State exactly how we came to have this listing

Living quarters: 2 bedrooms, bath

Fronts

ft. alley at

When available

How heated

Date: 1/11/4[illegible]

Listed by: H. Phalen

Owner: Mr. Landon Hoyt deceased

Whom to notify regarding prospective purchaser: daughter living there.

Address: 50

Ph: Res.: Winn 1900

Ofc.: State 7920

Tenant

Address: 1970

Abstract or Guaranty policy

Ph: Res.:

Ofc.:

Terms

Lease expires

Rent

1st Mortgage

Taxes

J.A.B.
W.A.S.
H.L.H.
L.C.L.
A.V.M.
R.L.P.
J.L.W.
C.B.T.

Prepayment privileges

Special Assessments

2nd Mortgage

Rate

Maturity

Sold to [illegible] 1/15/45

Prepayment privileges

Rate

Maturity

Restrictions

Insurance { Fire / Tornado

Zoning

Use

Height

Area

Construction: Brick

Roof

Architect

Hardwood Floors

Sign Privileges

Heating: coal

Hot water

Lighting

Remarks: Turned down $27,000

Stories

Basement

1st floor: L.D.Kit. sun porch, powder rm

2nd floor: Master bedroom, bath, 3 bedrooms, bath

3rd floor: attic

left fr.

maids + baths off back

Directions: First House West of Sheridan Road, South Side of Street.

Address: 490 CHERRY STREET

City: WINNETKA

4851

Sold 7/74 B&E

Constr: Red Brick

Style: Colonial

Roof: Slate on main house, shingle on addition

Built: About 1922 Architect: Seyfarth Faces: North

Lot Size: 113N x 187W x 98S x 155E plus 54'SE

Rms.	Bed.	Baths
10	5	4½

Heat: H.W.Gas

Cost

Year — Taxes: 1972 $3,956.32

Porches: Large Stone Terrace

Garage: 2 Car

Att. Ret. Elec. Eye

Elect: 220V-110V

$ 185,000

Contract:

Basmt: Concrete. Laundry, 2 Furnaces (one for addition), Toilet.

1st Reception hall w/slate floor, powder rm, living rm. w/fireplace, garden rm. w/tile floor, panelled music rm. w/fireplace, wet bar & refrigerator, dining rm, Mutschler kitchen. Rear stairs.

2nd

2nd: Master suite w/fireplace, huge dressing rm, full bath. 2 Bedrooms and bath. Twin bedroom, hall bath. 2 Small maid's rooms & bath.

3rd Attic Storage. (Stairs to attic)

LR 20'9 x 16
DR 20'9 x 13
K 20'9x14'8 (Island)
Music 26'4 x 17
Garden 15'8 x 11
BR's (21'2 x 14
Master (11'10x 16
South 15 x 11'9
South 12'4x10'10
East 16'2 x 10
Maid's 11'2 x 8'1
8'2 x 8'5

Check:

School: Grade: Greeley JHS: Skokie-Washburne HS: New Trier East

Transp: RR. Chgo & N.W. Bus: Other: Faith Hope

~~Mortgage: Existing~~ Available:

City water, ~~Well~~, Sanitary Sewer, Storm Sewer, ~~Septic Tank~~

Special Assessments $_____ for _____

Remarks and any special conditions: Superb Seyfarth architecture. Center entrance hall overlooks stunning stone terrace and beautifully landscaped yard. Walk to train, village, Greeley and New Trier. In excellent condition. Showings only between 9 AM and 1 PM.

Possession: To Be Arranged

Titleholder: Please Call Broker

Phone:

Brokerage Fee: 6% on first $50,000
5% on balance

Reason for Sale: Townhouse

Title CT&T

This sheet is printed from information supplied by others. This information is considered accurate but neither the Corporation nor the Realtor is liable for errors. The listing may be changed without notice.

For office use only: 062774

Realtor Office: Baumann-Cook Division of L. J. Sheridan & Co. Phone: 446-5000

Sales Person: Janet Ator Home Phone: 446-5596

Evanston-North Shore MULTIPLE LISTING CORPORATION

Evanston-North Shore MULTIPLE LISTING CORPORATION

UC 3/1/77

Directions: Just west of Sheridan Road

Address: 490 Cherry Street
City: Winnetka 1225
Constr: Brick
Style: Colonial - Architect: Seyfarth
Roof: Slate on main house, shingle on addition
Built: About 1922 Faces: North

Lot Size Approx: 113Ns186Wx97S x155E+54SE

Rms.	Bed.	Baths	Heat Gas HW&FA
10	5+	4½	Cost

Year — Taxes 1976 1st inst. $1904.15
Porches Stone Terrace
Garage 2 car
Att. ~~Det.~~ EE htd
Elect: 220V-~~htd~~

$ 265,000
Contract:

Basmt: Laundry, 2 new furnaces-one w/air conditioner for music & drsg rms.
1st Center entrance hall w/slate floor, powder rm, living room w/frpl, garden room w/tile floor, paneled music rm w/frpl, wet bar & refrig; dining room, Mutschler kitchen. Rear stairs.
2nd Master suite with fireplace, dressing rm, full bath; two bedrooms & bath, twin bedroom, hall bath, two maid's rooms & bath.
3rd Attic storage.

LR 20'6x16
DR 21x13
K 21x11'6+
Music:26x17
Garden:15'6x12
BR's 16x12) Mstr
21x14)
15x11'6
12x10'9
16x10
8x8
8x11

School: Grade: Greeley JHS: Skokie-Washburne HS: New Trier East
Transp: RR. C&NW Bus: Other:
Mortgage: Existing Available:

City water, ~~Well~~ Sanitary Sewer, ~~Storm Sewer, Septic Tank~~, Flood Hazard Insurance may be required by Lender.

Special Assessments $ _____ for _____

Remarks and any special conditions: The lovely center entrance hall runs through entire house opening onto magnificent stone terrace and beautifully landscaped grounds. Wonderful east location - one half block from lake. Walk to train, village, Greeley and New Trier.

Possession: June 1, 1977
Reason for Sale: Transfer
Title CT&T

Titleholder: James E. Olson and Wilma Jean Olson
Brokerage Fee: 6%(50/50)

This sheet is printed from information supplied by others. This information is considered accurate but neither the Corporation nor the REALTOR® is liable for errors. The listing may be changed without notice.

For office use only 021177

REALTOR® Office: BAIRD & WARNER, WINNETKA Phone: 446-1855
Sales Person: Alan Ramsay & Cal Davis Home Phone: 446-4609 & 446-5521

1225A

Evanston-North Shore MULTIPLE LISTING CORPORATION

490 Cherry Street, Winnetka — Page 2

Inclusions: All tacked carpeting and window treatments, built-in stove and refrigerator.

Exclusions: Hanging lamps in music room and garden, room, washer and dryer, fireplace equipment.

Thoroughly redecorated and updated within past two-three years. New boiler and furnace with air conditioning for west portion of house. New carpeting and window coverings. Storms and screens replaced. Driveway resurfaced.

Beautiful rear lawn and terrace. About 95 rose bushes. Exterior floodlights.

This striking example of Seyfarth's Colonial styling combined with bright and stunning decor affords privacy in an in-town location.

BAIRD & WARNER, WINNETKA

446-1855

021177

SET SERVICES MONDAY FOR GEORGE DIXON
Chicago Tribune (1963-1996); Jul 23, 1966; ProQuest Historical Newspapers: Chicago Tribune
pg. D18

SET SERVICES MONDAY FOR GEORGE DIXON

Services for George W. Dixon Jr., 58, civic leader and president of Arthur Dixon Transfer company, will be held at 2:30 p. m. Monday in the First Methodist church, 77 W. Washington st.

Mr. Dixon, who died Thursday night in his home at 490 Cherry st., Winnetka, was graduated from Northwestern university in 1932 and practiced law in Chicago for several years.

Joins Family Business

He joined the family's trucking company in 1945 after serving for three years during World War II on the army air corps renegotiation board.

He served on the boards of Wesley Memorial hospital, the

George W. Dixon

Lake Bluff orphanage, Goodwill Industries, Rose Hill cemetery, the National Tuberculosis association, and the Chicago Tuberculosis institute, of which he was past president.

Northwestern U. Trustee

Mr. Dixon also was a trustee from 1950 to 1954 of Northwestern, and received distinguished alumnus award in 1956. in addition to serving as president of the Chicago Methodist temple's board of trustees, a family tradition for three generations, he was board chairman of B. I. Weller company.

Surviving are his widow, Mrs. Margaret Walker Dixon; a daughter, Mrs. Ann Donahue; three grandchildren; and a sister.

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Death Notice: J. WILLIAM EMBREE III

Publication info: Chicago Tribune ; Chicago, Ill. [Chicago, Ill]15 Mar 2015: 36.

ProQuest document link

ABSTRACT

Bill joined the service in World War II as a staff sergeant in the 71st Division of Patton's Third Army from 1943-1946.

FULL TEXT

Surrounded by his loving family, John William Embree III (Bill) aged 89 passed away peacefully on March 12, 2015.

He is survived by his devoted wife Mary, sons John, Steven, Paul and William; and daughters Callie, Alison, Elizabeth and Mary.
Born May 12, 1925, the only child of John William Embree Jr. and Alberta Louisa Searles of Hyde Park, Illinois, Bill began his education at the University of Chicago Laboratory School, followed by Deerfield Academy, and then graduated from Dartmouth College in 1950.
Bill joined the service in World War II as a staff sergeant in the 71st Division of Patton's Third Army from 1943-1946.
Bill had five children with his first wife, Rae Ann Ernster, who passed away in 1968.
Soon after, he met Mary Thompson Olson from Winnetka, mother of three young girls, whom he married and became the patriarch of a combined family of 8 children residing in Hinsdale, later Winnetka, and finally in Glenview.
Bill and Mary celebrated their 45th wedding anniversary this past May and have nurtured a family that has blossomed into 23 grandchildren and two great grandchildren.
In 1950, he joined his grandfather and father in the family business of Rittenhouse and Embree Lumber Company in Chicago.
He became President in 1970 and expanded the business into Antioch and Frankfort, IL. The company was sold in 1983.
Bill was loved for his sense of humor and joyful approach to everything he undertook.
He particularly loved music and shared his gift of song through numerous singing groups - including being a founding member of the Dartmouth Aires and the Jolly Boys from Hinsdale, and singing in the Kenilworth Union Church choir for 33 years.
He loved coaching his children in their athletic endeavors, and playing tennis, squash, golf, bridge and backgammon.
He was an enthusiastic participant in every community in which he lived, most recently at the Vi retirement community in Glenview.
A memorial service celebrating Bill's life will be held at Kenilworth Union Church, 211 Kenilworth Avenue, Kenilworth, IL. on Friday, May 15, 2015 at 2:00 PM. In lieu of flowers, please consider donating to Midwest Palliative &Hospice CareCenter, Glenview, IL. www.carecenter.org
Sign Guestbook at chicagotribune.com/obituaries
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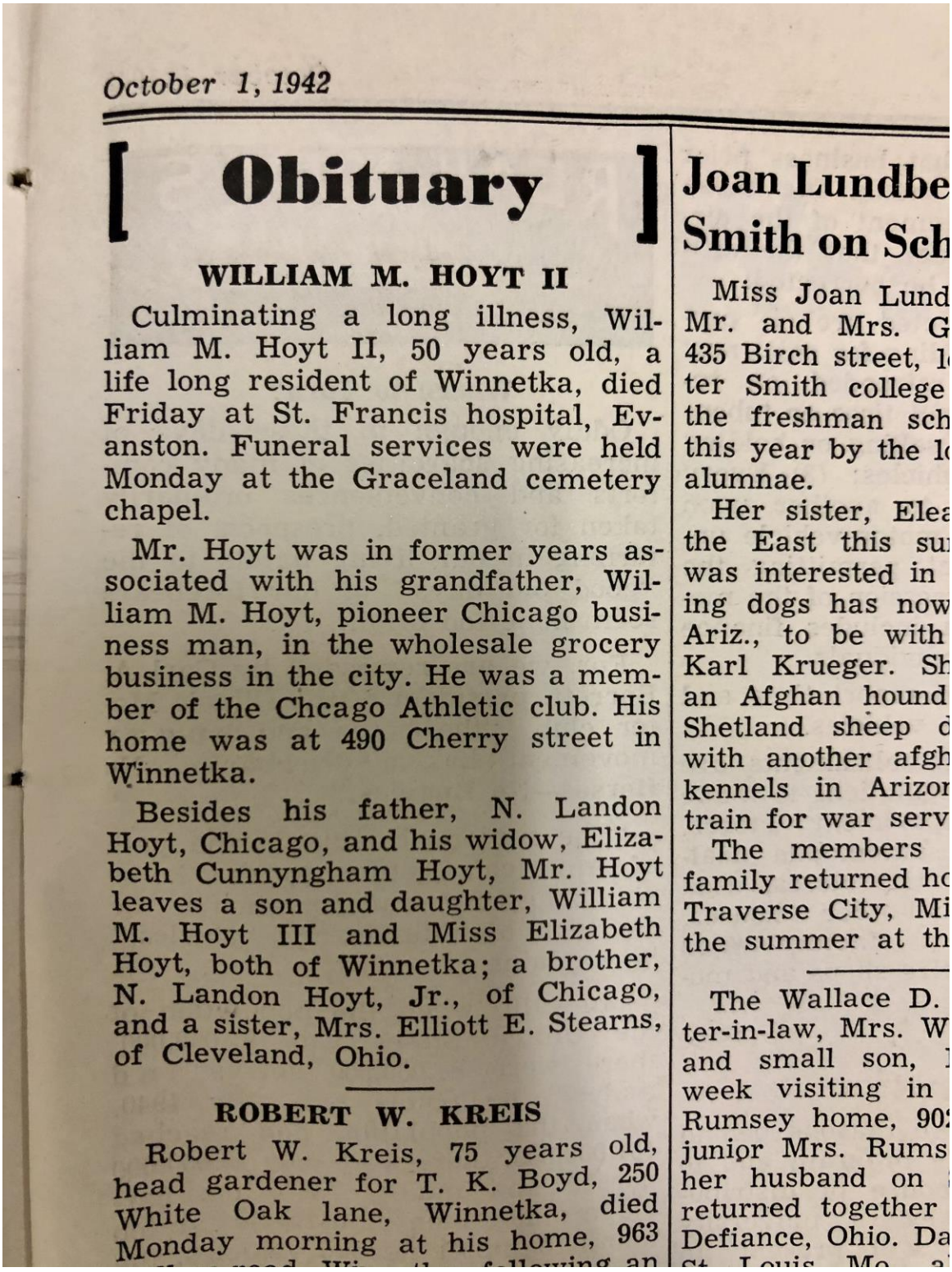

[Obituary]

WILLIAM M. HOYT II

Culminating a long illness, William M. Hoyt II, 50 years old, a life long resident of Winnetka, died Friday at St. Francis hospital, Evanston. Funeral services were held Monday at the Graceland cemetery chapel.

Mr. Hoyt was in former years associated with his grandfather, William M. Hoyt, pioneer Chicago business man, in the wholesale grocery business in the city. He was a member of the Chcago Athletic club. His home was at 490 Cherry street in Winnetka.

Besides his father, N. Landon Hoyt, Chicago, and his widow, Elizabeth Cunnyngham Hoyt, Mr. Hoyt leaves a son and daughter, William M. Hoyt III and Miss Elizabeth Hoyt, both of Winnetka; a brother, N. Landon Hoyt, Jr., of Chicago, and a sister, Mrs. Elliott E. Stearns, of Cleveland, Ohio.

ROBERT W. KREIS

Robert W. Kreis, 75 years old, head gardener for T. K. Boyd, 250 White Oak lane, Winnetka, died Monday morning at his home, 963

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Miss Joan Lund
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Karl Krueger. Sh
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Shetland sheep d
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The members
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Traverse City, Mi
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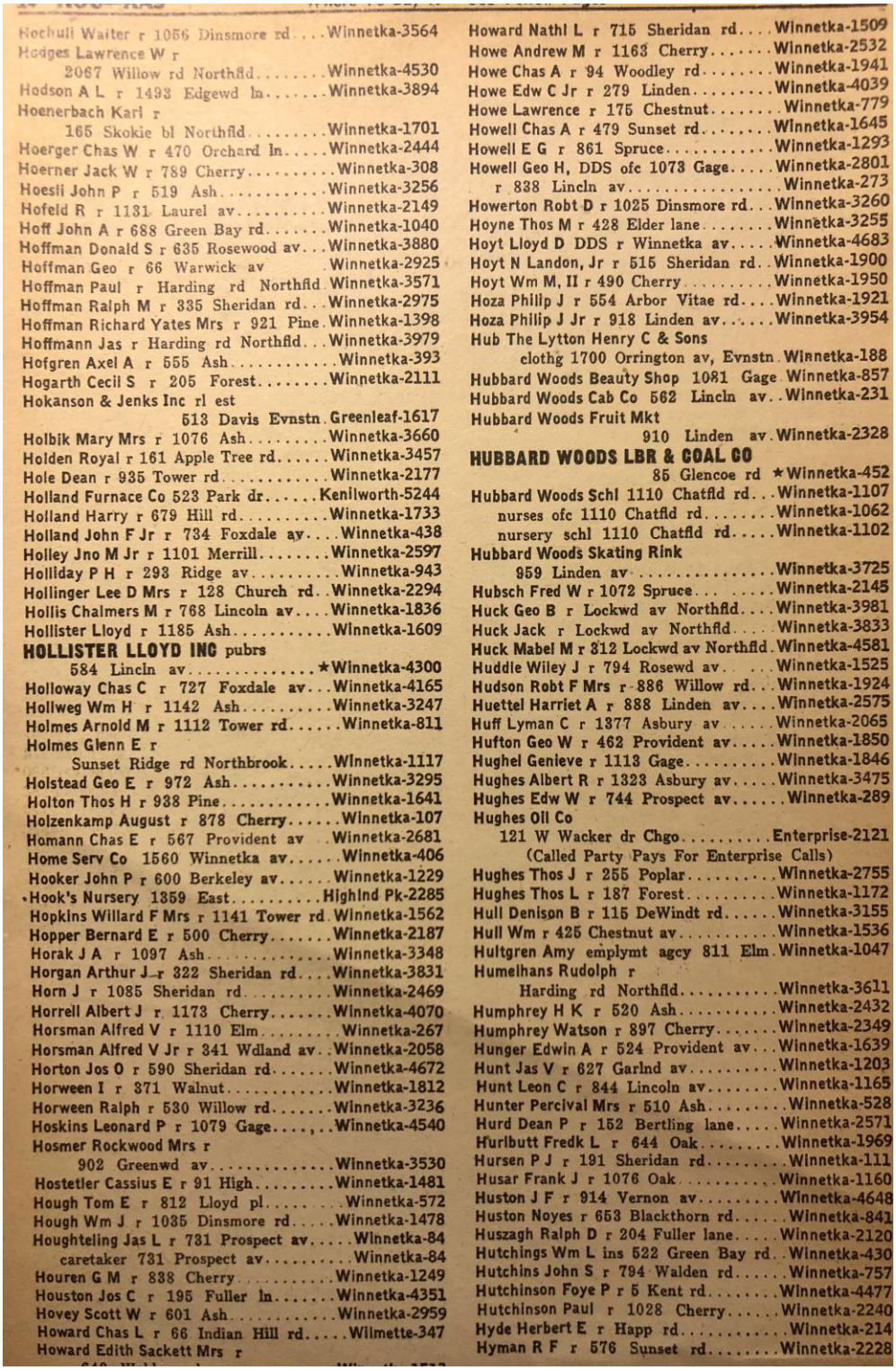
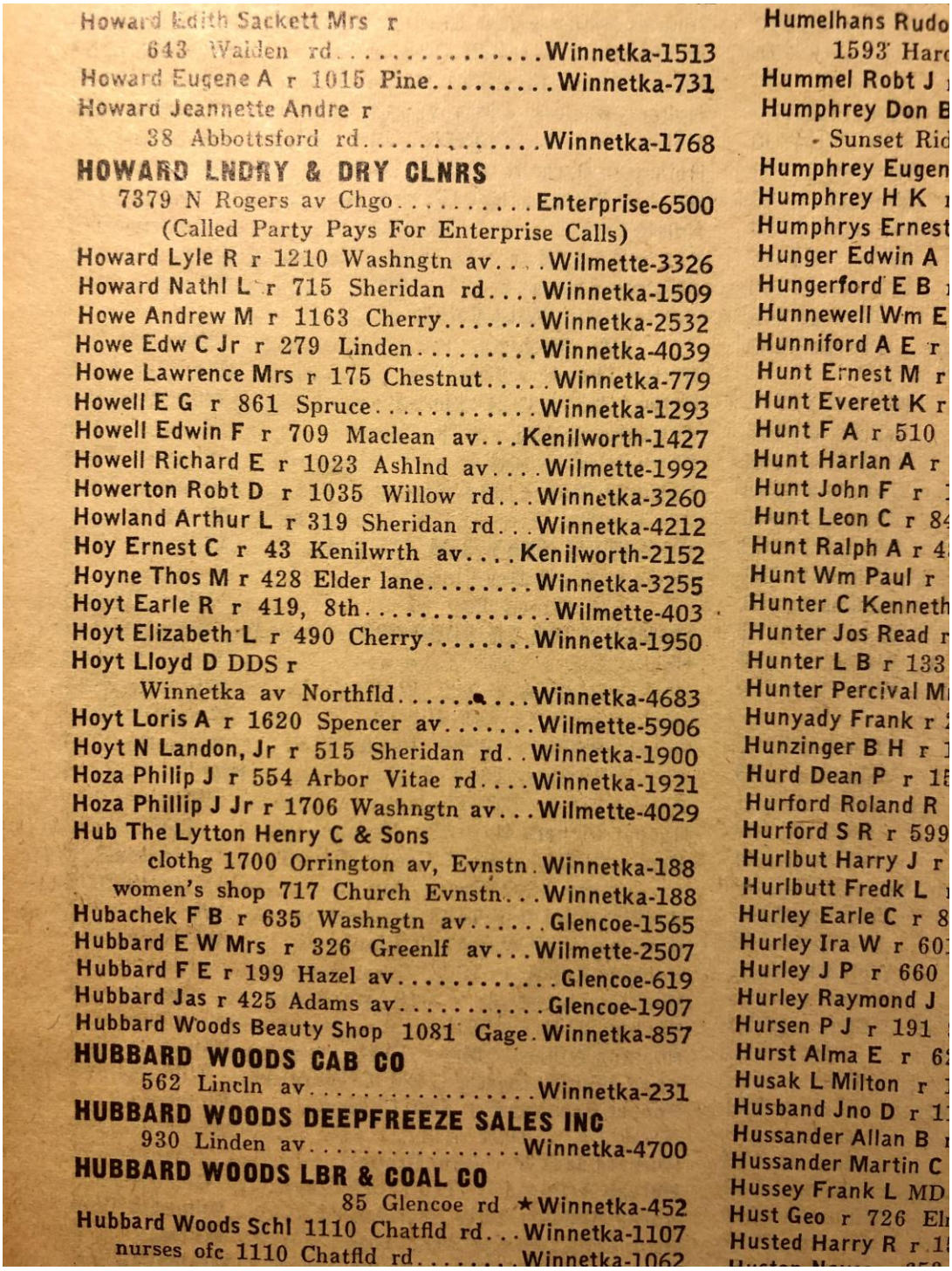
The Wallace D.
ter-in-law, Mrs. W
and small son,
week visiting in
Rumsey home, 90
junior Mrs. Rums
her husband on
returned together
Defiance, Ohio. Da

1942 phone book



Hochuli Walter r 1056 Dinsmore rd....Winnetka-3564
Hodges Lawrence W r
2067 Willow rd Northfld.....Winnetka-4530
Hodson A L r 1493 Edgewd ln.....Winnetka-3894
Hoenerbach Karl r
165 Skokie bl Northfld.....Winnetka-1701
Hoerger Chas W r 470 Orchard ln.....Winnetka-2444
Hoerner Jack W r 789 Cherry.....Winnetka-308
Hoesli John P r 519 Ash.....Winnetka-3256
Hofeld R r 1131 Laurel av.....Winnetka-2149
Hoff John A r 688 Green Bay rd.....Winnetka-1040
Hoffman Donald S r 635 Rosewood av...Winnetka-3880
Hoffman Geo r 66 Warwick av Winnetka-2925
Hoffman Paul r Harding rd Northfld.Winnetka-3571
Hoffman Ralph M r 335 Sheridan rd...Winnetka-2975
Hoffman Richard Yates Mrs r 921 Pine.Winnetka-1398
Hoffmann Jas r Harding rd Northfld...Winnetka-3979
Hofgren Axel A r 555 Ash.....Winnetka-393
Hogarth Cecil S r 205 Forest.....Winnetka-2111
Hokanson & Jenks Inc rl est
513 Davis Evnstn.Greenleaf-1617
Holbik Mary Mrs r 1076 Ash.....Winnetka-3660
Holden Royal r 161 Apple Tree rd.....Winnetka-3457
Hole Dean r 935 Tower rd.....Winnetka-2177
Holland Furnace Co 523 Park dr.....Kenilworth-5244
Holland Harry r 679 Hill rd.....Winnetka-1733
Holland John F Jr r 734 Foxdale ay....Winnetka-438
Holley Jno M Jr r 1101 Merrill.....Winnetka-2597
Holliday P H r 293 Ridge av.....Winnetka-943
Hollinger Lee D Mrs r 128 Church rd..Winnetka-2294
Hollis Chalmers M r 768 Lincoln av....Winnetka-1836
Hollister Lloyd r 1185 Ash.....Winnetka-1609
HOLLISTER LLOYD INC pubrs
584 Lincln av.....★Winnetka-4300
Holloway Chas C r 727 Foxdale av...Winnetka-4165
Hollweg Wm H r 1142 Ash.....Winnetka-3247
Holmes Arnold M r 1112 Tower rd.....Winnetka-811
Holmes Glenn E r
Sunset Ridge rd Northbrook.....Winnetka-1117
Holstead Geo E r 972 Ash.....Winnetka-3295
Holton Thos H r 938 Pine.....Winnetka-1641
Holzenkamp August r 878 Cherry.....Winnetka-107
Homann Chas E r 567 Provident av ..Winnetka-2681
Home Serv Co 1560 Winnetka av.....Winnetka-406
Hooker John P r 600 Berkeley av.....Winnetka-1229
Hook's Nursery 1359 East.....Highlnd Pk-2285
Hopkins Willard F Mrs r 1141 Tower rd.Winnetka-1562
Hopper Bernard E r 500 Cherry.....Winnetka-2187
Horak J A r 1097 Ash.....Winnetka-3348
Horgan Arthur J r 322 Sheridan rd....Winnetka-3831
Horn J r 1085 Sheridan rd.....Winnetka-2469
Horrell Albert J r 1173 Cherry.....Winnetka-4070
Horsman Alfred V r 1110 Elm.....Winnetka-267
Horsman Alfred V Jr r 341 Wdland av..Winnetka-2058
Horton Jos O r 590 Sheridan rd.....Winnetka-4672
Horween I r 371 Walnut.....Winnetka-1812
Horween Ralph r 530 Willow rd.....Winnetka-3236
Hoskins Leonard P r 1079 Gage.....Winnetka-4540
Hosmer Rockwood Mrs r
902 Greenwd av.....Winnetka-3530
Hostetler Cassius E r 91 High.....Winnetka-1481
Hough Tom E r 812 Lloyd pl.....Winnetka-572
Hough Wm J r 1035 Dinsmore rd.....Winnetka-1478
Houghteling Jas L r 731 Prospect av.....Winnetka-84
caretaker 731 Prospect av.....Winnetka-84
Houren G M r 838 Cherry.....Winnetka-1249
Houston Jos C r 195 Fuller ln.....Winnetka-4351
Hovey Scott W r 601 Ash.....Winnetka-2959
Howard Chas L r 66 Indian Hill rd.....Wilmette-347
Howard Edith Sackett Mrs r
Howard Nathl L r 715 Sheridan rd....Winnetka-1509
Howe Andrew M r 1163 Cherry.....Winnetka-2532
Howe Chas A r 94 Woodley rd.....Winnetka-1941
Howe Edw C Jr r 279 Linden.....Winnetka-4039
Howe Lawrence r 175 Chestnut.....Winnetka-779
Howell Chas A r 479 Sunset rd.....Winnetka-1645
Howell E G r 861 Spruce.....Winnetka-1293
Howell Geo H, DDS ofc 1073 Gage.....Winnetka-2801
r 838 Lincln av.....Winnetka-273
Howerton Robt D r 1025 Dinsmore rd...Winnetka-3260
Hoyne Thos M r 428 Elder lane.....Winnetka-3255
Hoyt Lloyd D DDS r Winnetka av.....Winnetka-4683
Hoyt N Landon, Jr r 515 Sheridan rd..Winnetka-1900
Hoyt Wm M, II r 490 Cherry.....Winnetka-1950
Hoza Philip J r 554 Arbor Vitae rd....Winnetka-1921
Hoza Philip J Jr r 918 Linden av.....Winnetka-3954
Hub The Lytton Henry C & Sons
clothg 1700 Orrington av, Evnstn.Winnetka-188
Hubbard Woods Beauty Shop 1081 Gage.Winnetka-857
Hubbard Woods Cab Co 562 Lincln av..Winnetka-231
Hubbard Woods Fruit Mkt
910 Linden av.Winnetka-2328
HUBBARD WOODS LBR & COAL CO
85 Glencoe rd ★Winnetka-452
Hubbard Woods Schl 1110 Chatfld rd...Winnetka-1107
nurses ofc 1110 Chatfld rd.....Winnetka-1062
nursery schl 1110 Chatfld rd.....Winnetka-1102
Hubbard Woods Skating Rink
959 Linden av.....Winnetka-3725
Hubsch Fred W r 1072 Spruce.....Winnetka-2145
Huck Geo B r Lockwd av Northfld....Winnetka-3981
Huck Jack r Lockwd av Northfld....Winnetka-3833
Huck Mabel M r 312 Lockwd av Northfld.Winnetka-4581
Huddle Wiley J r 794 Rosewd av.....Winnetka-1525
Hudson Robt F Mrs r 886 Willow rd...Winnetka-1924
Huettel Harriet A r 888 Linden av....Winnetka-2575
Huff Lyman C r 1377 Asbury av.....Winnetka-2065
Hufton Geo W r 462 Provident av.....Winnetka-1850
Hughel Genieve r 1113 Gage.....Winnetka-1846
Hughes Albert R r 1323 Asbury av.....Winnetka-3475
Hughes Edw W r 744 Prospect av.....Winnetka-289
Hughes Oil Co
121 W Wacker dr Chgo.....Enterprise-2121
(Called Party Pays For Enterprise Calls)
Hughes Thos J r 255 Poplar.....Winnetka-2755
Hughes Thos L r 187 Forest.....Winnetka-1172
Hull Denison B r 115 DeWindt rd.....Winnetka-3155
Hull Wm r 425 Chestnut av.....Winnetka-1536
Hultgren Amy emplymt agcy 811 Elm.Winnetka-1047
Humelhans Rudolph r
Harding rd Northfld.....Winnetka-3611
Humphrey H K r 520 Ash.....Winnetka-2432
Humphrey Watson r 897 Cherry.....Winnetka-2349
Hunger Edwin A r 524 Provident av...Winnetka-1639
Hunt Jas V r 627 Garlnd av.....Winnetka-1203
Hunt Leon C r 844 Lincoln av.....Winnetka-1165
Hunter Percival Mrs r 510 Ash.....Winnetka-528
Hurd Dean P r 152 Bertling lane.....Winnetka-2571
Hurlbutt Fredk L r 644 Oak.....Winnetka-1969
Hursen P J r 191 Sheridan rd.....Winnetka-111
Husar Frank J r 1076 Oak.....Winnetka-1160
Huston J F r 914 Vernon av.....Winnetka-4648
Huston Noyes r 653 Blackthorn rd.....Winnetka-841
Huszagh Ralph D r 204 Fuller lane.....Winnetka-2120
Hutchings Wm L ins 522 Green Bay rd..Winnetka-430
Hutchins John S r 794 Walden rd.....Winnetka-757
Hutchinson Foye P r 5 Kent rd.....Winnetka-4477
Hutchinson Paul r 1028 Cherry.....Winnetka-2240
Hyde Herbert E r Happ rd.....Winnetka-214
Hyman R F r 576 Sunset rd.....Winnetka-2228

1944 phone book



Howard Edith Sackett Mrs r
643 Walden rd.....Winnetka-1513
Howard Eugene A r 1015 Pine.....Winnetka-731
Howard Jeannette Andre r
38 Abbottsford rd.....Winnetka-1768
HOWARD LNDRY & DRY CLNRS
7379 N Rogers av Chgo.....Enterprise-6500
(Called Party Pays For Enterprise Calls)
Howard Lyle R r 1210 Washngtn av....Wilmette-3326
Howard Nathl L r 715 Sheridan rd....Winnetka-1509
Howe Andrew M r 1163 Cherry.....Winnetka-2532
Howe Edw C Jr r 279 Linden.....Winnetka-4039
Howe Lawrence Mrs r 175 Chestnut.....Winnetka-779
Howell E G r 861 Spruce.....Winnetka-1293
Howell Edwin F r 709 Maclean av...Kenilworth-1427
Howell Richard E r 1023 Ashlnd av....Wilmette-1992
Howerton Robt D r 1035 Willow rd...Winnetka-3260
Howland Arthur L r 319 Sheridan rd...Winnetka-4212
Hoy Ernest C r 43 Kenilwrth av....Kenilworth-2152
Hoyne Thos M r 428 Elder lane.....Winnetka-3255
Hoyt Earle R r 419, 8th.....Wilmette-403
Hoyt Elizabeth L r 490 Cherry.....Winnetka-1950
Hoyt Lloyd D DDS r
Winnetka av Northfld.....Winnetka-4683
Hoyt Loris A r 1620 Spencer av.....Wilmette-5906
Hoyt N Landon, Jr r 515 Sheridan rd..Winnetka-1900
Hoza Philip J r 554 Arbor Vitae rd....Winnetka-1921
Hoza Phillip J Jr r 1706 Washngtn av...Wilmette-4029
Hub The Lytton Henry C & Sons
clothg 1700 Orrington av, Evnstn.Winnetka-188
women's shop 717 Church Evnstn...Winnetka-188
Hubachek F B r 635 Washngtn av.....Glencoe-1565
Hubbard E W Mrs r 326 Greenlf av...Wilmette-2507
Hubbard F E r 199 Hazel av.....Glencoe-619
Hubbard Jas r 425 Adams av.....Glencoe-1907
Hubbard Woods Beauty Shop 1081 Gage.Winnetka-857
HUBBARD WOODS CAB CO
562 Lincln av.....Winnetka-231
HUBBARD WOODS DEEPFREEZE SALES INC
930 Linden av.....Winnetka-4700
HUBBARD WOODS LBR & COAL CO
85 Glencoe rd ★Winnetka-452
Hubbard Woods Schl 1110 Chatfld rd...Winnetka-1107
nurses ofc 1110 Chatfld rd.....Winnetka-1062

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Humphrys Ernest
Hunger Edwin A
Hungerford E B
Hunnewell Wm E
Hunniford A E r
Hunt Ernest M r
Hunt Everett K r
Hunt F A r 510
Hunt Harlan A r
Hunt John F r
Hunt Leon C r 84
Hunt Ralph A r 4
Hunt Wm Paul r
Hunter C Kenneth
Hunter Jos Read r
Hunter L B r 133
Hunter Percival M
Hunyady Frank r
Hunzinger B H r
Hurd Dean P r 15
Hurford Roland R
Hurford S R r 599
Hurlbut Harry J r
Hurlbutt Fredk L
Hurley Earle C r 8
Hurley Ira W r 60
Hurley J P r 660
Hurley Raymond J
Hursen P J r 191
Hurst Alma E r 6
Husak L Milton r
Husband Jno D r 1
Hussander Allan B
Hussander Martin C
Hussey Frank L MD
Hust Geo r 726 El
Husted Harry R r 1

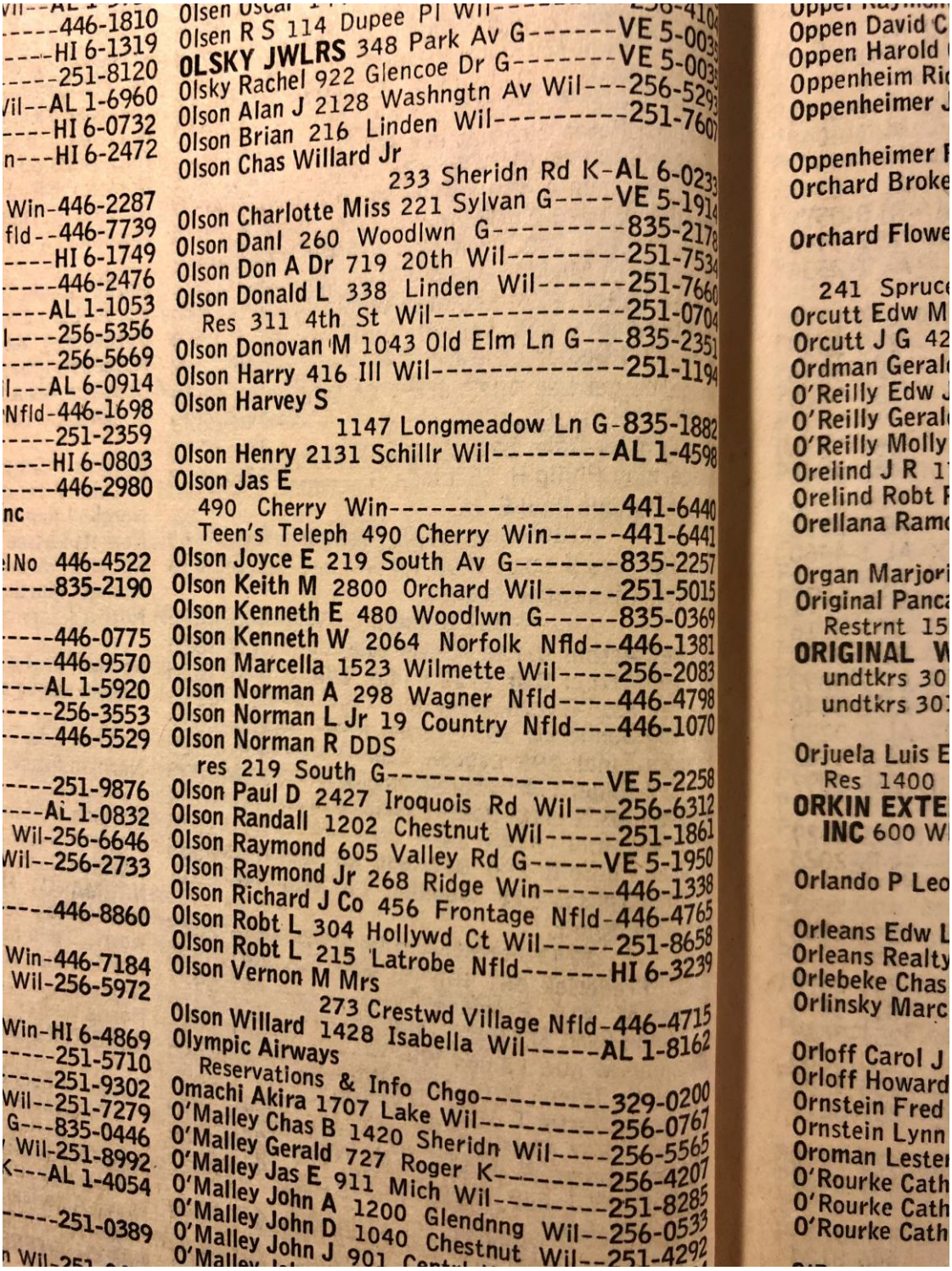
1969 phone book

22 DIX – DRITLEY

Dix Jos A 2006 Lake Wil 251-4751
Dix M S 1049 Manor Dr Wil ..... AL 6-1049
Dixon Geo W Jr 490 Cherry Win ..... HI 6-1466
Dixon John H 1407 Gregry Wil 251-5586
Dixon Ralph H 301 17th Wil ..... AL 1-5477
Dixon Wm J 1114 16th Wil 251-4078
Doan Dennis E 813 Mich Wil 251-7904
Doan Franklyn E 1221 Middlebury Wil . AL 1-2499
Dobbeck Arthur Mrs 1099 Tower Win 446-8439
Dobeus V M Mrs 1616 Sheridn Wil 256-3481
Dobler Karl 896 A Lindn Av Win 446-6185
Doblin Arline Mrs 1265 Westmr Win 446-4525
Doctor Leroy MD res 2028 Avondl Wil .. 251-7260
Dodd Chas W 22 Country Ln Nfld 446-3975
Dodd D J 262 Maple Hl G. ..... VE 5-1342
Dodder E Joyce Mrs 919 Gregry Wil 251-6625
Dodds D 224 Greenlf Wil 251-0578
Dodds J K 1142 Ash Win 446-7690
Dodds M E 516 Isabella Wil 256-1736
Dodds Robt E 224 Greenlf Wil ..... AL 1-2945
DODGE DECORATORS & ASSOCIATES INC
1914 Central Street Evanston ..... GR 5-0868
Dodge Fredk D 2200 Thornwd Wil 256-4263
Dodge Howard M
3239 Sprucewd Rd Wil ..... AL 1-2540
Dodge Mearl J 1139 Asbury Win ..... HI 6-3480
Dodge Paul C 503 Chestnut Win 446-1017
Dodge Philip J 1035 Oak Win ..... HI 6-1607
Dodge Walter R 499 Oakdl G. 835-2528
Dods Jane Wildman 648 Cherry Win ... HI 6-0297
Doepel Robt F 310 Lindn Win 446-0076
Doepel Robt F Jr 525 4th Wil 251-1043
Doerscheln Judy Ann
res 819 LaCrosse Wil 251-3722
Doerscheln Loretta Mrs
819 La Crosse Wil ..... AL 1-3002
Doheny Clarence W Mrs 872 Pine Win ...

Donlon Jos J
Donlon Roger
Donnell E S
Donnell Evel
Donnellan Ed
918 Forest
Donnellan Fu
725 Ridge
Donnelley Ri
965 Private
Donnelly Chri
Donnelly Jas
Donnelly Jas
Donnelly Rob
Donnelly Tho
Donnersberge
305 Centrl
Donofrio Carm
637 Hibbard
Donoghue Edm
res 2946 La
Donoghue R D
Donohoo Richa
Donohue Dona
Donohue Gene
Donohue Jas P
Donohue Micha
Donohue Paul
Donohue Raym
Donohue Trave
Donovan Danl
Donovan David
580 Orchard
Donovan Frank
Donovan Peter
Dooner G M 144

1975 phone book



Olsen Oscar 114 Dupee Pl Wil----256-4104
Olsen R S 114 Dupee Pl G------VE 5-0033
OLSKY JWLRS 348 Park Av G------VE 5-0033
Olsky Rachel 922 Glencoe Dr G-------VE 5-0033
Olson Alan J 2128 Washngtn Av Wil---256-5293
Olson Brian 216 Linden Wil---------251-7607
Olson Chas Willard Jr
233 Sheridn Rd K-AL 6-0233
Olson Charlotte Miss 221 Sylvan G----VE 5-1914
Olson Danl 260 Woodlwn G---------835-2178
Olson Don A Dr 719 20th Wil--------251-7534
Olson Donald L 338 Linden Wil------251-7660
Res 311 4th St Wil------------251-0704
Olson Donovan M 1043 Old Elm Ln G---835-2351
Olson Harry 416 Ill Wil------------251-1194
Olson Harvey S
1147 Longmeadow Ln G-835-1882
Olson Henry 2131 Schillr Wil--------AL 1-4598
Olson Jas E
490 Cherry Win----------441-6440
Teen's Teleph 490 Cherry Win-----441-6441
Olson Joyce E 219 South Av G-------835-2257
Olson Keith M 2800 Orchard Wil-----251-5015
Olson Kenneth E 480 Woodlwn G-----835-0369
Olson Kenneth W 2064 Norfolk Nfld--446-1381
Olson Marcella 1523 Wilmette Wil----256-2083
Olson Norman A 298 Wagner Nfld----446-4798
Olson Norman L Jr 19 Country Nfld---446-1070
Olson Norman R DDS
res 219 South G----------VE 5-2258
Olson Paul D 2427 Iroquois Rd Wil---256-6312
Olson Randall 1202 Chestnut Wil-----251-1861
Olson Raymond 605 Valley Rd G-----VE 5-1950
Olson Raymond Jr 268 Ridge Win-----446-1338
Olson Richard J Co 456 Frontage Nfld-446-4765
Olson Robt L 304 Hollywd Ct Wil-----251-8658
Olson Robt L 215 Latrobe Nfld------HI 6-3239
Olson Vernon M Mrs
273 Crestwd Village Nfld-446-4715
Olson Willard 1428 Isabella Wil-----AL 1-8162
Olympic Airways
Reservations & Info Chgo---------329-0200
Omachi Akira 1707 Lake Wil---------256-0767
O'Malley Chas B 1420 Sheridn Wil----256-5565
O'Malley Gerald 727 Roger K--------256-4207
O'Malley Jas E 911 Mich Wil--------251-8285
O'Malley John A 1200 Glendnng Wil--256-0533
O'Malley John D 1040 Chestnut Wil--251-4292
O'Malley John J 901 Central Wil--251-

Oppen David C
Oppen Harold
Oppenheim Ric
Oppenheimer J
Oppenheimer F
Orchard Broke
Orchard Flowe
241 Spruce
Orcutt Edw M
Orcutt J G 42
Ordman Geral
O'Reilly Edw J
O'Reilly Geral
O'Reilly Molly
Orelind J R 1
Orelind Robt F
Orellana Ramo
Organ Marjori
Original Panca
Restrnt 15
ORIGINAL W
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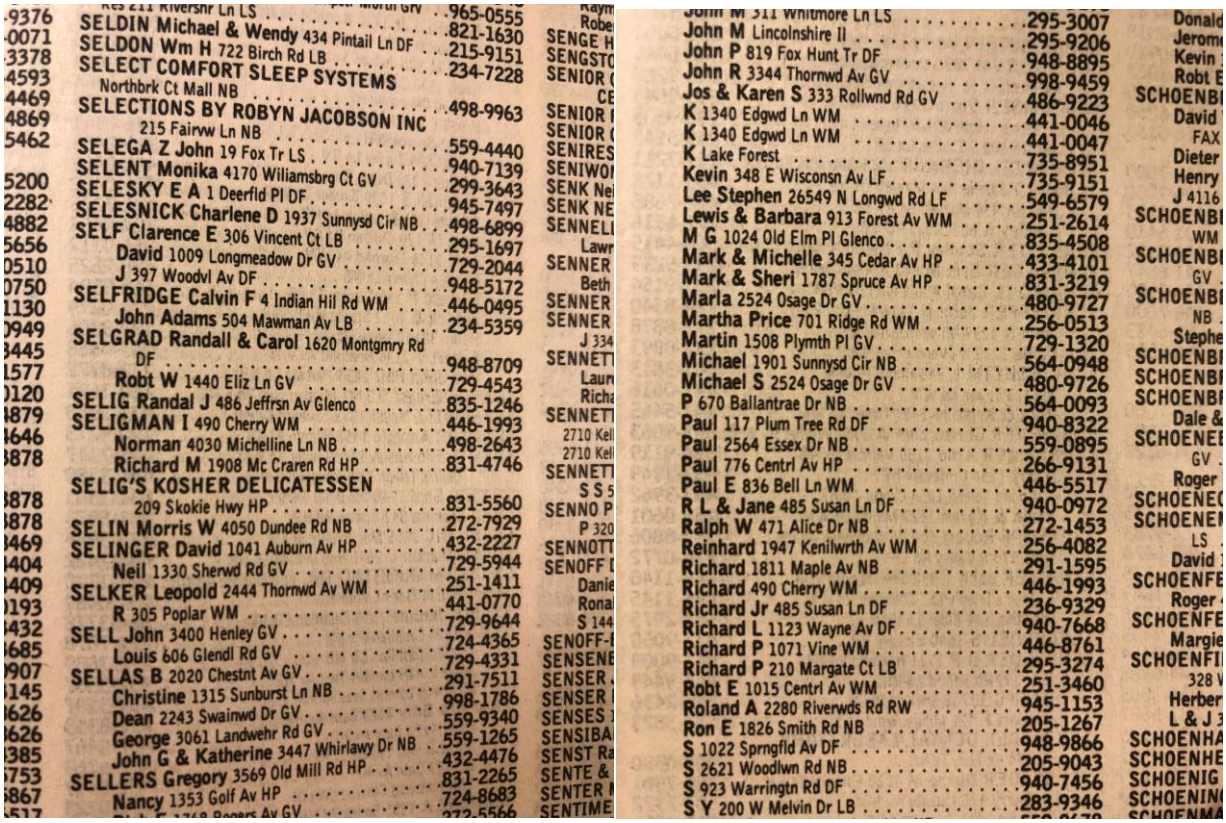
Orjuela Luis E
Res 1400
ORKIN EXTE
INC 600 W
Orlando P Leo
Orleans Edw L
Orleans Realty
Orlebeke Chas
Orlinsky Marc
Orloff Carol J
Orloff Howard
Ornstein Fred
Ornstein Lynn
Oroman Lester
O'Rourke Cath
O'Rourke Cath
O'Rourke Cath

1991 phone book

EMANI Sitaram 2400 Sheridan Rd Evnstn ---- 492-8101
EMANS Tom 4174 Cove Ln Glenvw ---- 298-0998
EMANUEL Benj 415 Locust Rd Wilmet ---- 256-0516
Bertran 4220 Greenwd Av Skokie ---- 679-3769
Clarence 1056 Stocktn Av Des Pl ---- 296-4683
Kilien 1434 Mandel Ln Mt Prspct ---- 296-7874
Marguerite H 25 Portshire Dr Lincnshr ---- 948-9663
Norman 1601 Oakwd Av Highld Pk ---- 432-4417
Ronald D 2160 Sheridan Rd Highld Pk ---- 432-4570
Shoshie 415 Locust Rd Wilmet ---- 256-8316
Steven & Joanne 934 Woodlwn Av Des Pl - 298-3425
Stuart N 365 N Ahwahnee Ln Lk Forest ---- 295-7603
Victor J 1514 Topp Ln Glenvw ---- 998-0714
EMANUELE M F 1212 Hull Ter Evnstn ---- 332-2513
Paul 1011 S Crescnt Av Pk Rdg ---- 692-5183
Tullio 1212 Hull Ter Evnstn ---- 332-2513
EMBLIDGE Robt W 804 Elmwd Av Evnstn ---- 864-7569
EMBREE Alan 1319 Main Evnstn ---- 866-8170
Brian 1235 Dartmouth Ln Derfld ---- 945-4332
Brian & Marcy 1235 Dartmouth Ln Derfld --- 945-3902
J William III 490 Cherry Winetka ---- 446-4426
Thomas 2138 Phillips Dr Glenvw ---- 205-0243
EMBRY J B 914 Glenwd Ln Glenvw ---- 657-7335
King 985 Grove Winetka ---- 446-6879
Robt 436 Glendl Av Winetka ---- 501-3926
Wm 1823 Wesley Av Evnstn ---- 864-0665
Wm 417 Washingtn Glenvw ---- 998-6343
EMCH Pamela 504 5th Wilmet ---- 251-4361
EMDE Christian H 215 Elm Ct Northbrk ---- 272-3991
EME A B 725 Grey Av Evnstn ---- 864-5691
R 731 Grey Av Evnstn ---- 866-7959
EMER Burton 9412 Kilbourn Av Skokie ---- 673-1262
Jerome 1217 Carriage Ln Northbrk ---- 498-0595
Randy & Carol 3130 Warblr Pl Highld Pk ---- 433-2089
Robt 80 E Larkdl Rd Derfld ---- 945-5887
S D 9529 Bronx Pl Skokie ---- 676-0283
Steve 2740 Greenwd Av Highld Pk ---- 433-8180
EMERICH Annette 1327 Prairie Av Des Pl ---- 297-0852
EMERICK Grant 1317-1/2 Oak Av Evnstn ---- 866-8687
Raymond J Jr 1438 Granvl Av Pk Rdg ---- 825-4106
Raymond J Sr 44 Park Ln Pk Rdg ---- 692-4600

1997 phone book (both images)



SELDIN Michael & Wendy 434 Pintail Ln DF 821-1630
SELDON Wm H 722 Birch Rd LB 215-9151
SELECT COMFORT SLEEP SYSTEMS
Northbrk Ct Mall NB 234-7228
SELECTIONS BY ROBYN JACOBSON INC
215 Fairvw Ln NB 498-9963
SELEGA Z John 19 Fox Tr LS 559-4440
SELENT Monika 4170 Wiliamsbrg Ct GV 940-7139
SELESKY E A 1 Deerfld Pl DF 299-3643
SELESNICK Charlene D 1937 Sunnysd Cir NB 945-7497
SELF Clarence E 306 Vincent Ct LB 498-6899
David 1009 Longmeadow Dr GV 295-1697
J 397 Woodvl Av DF 729-2044
SELFRIDGE Calvin F 4 Indian Hil Rd WM 948-5172
John Adams 504 Mawman Av LB 446-0495
SELGRAD Randall & Carol 1620 Montgmry Rd
DF 234-5359
Robt W 1440 Eliz Ln GV 948-8709
SELIG Randal J 486 Jeffrsn Av Glenco 729-4543
SELIGMAN I 490 Cherry WM 835-1246
Norman 4030 Michelline Ln NB 446-1993
Richard M 1908 Mc Craren Rd HP 498-2643
SELIG'S KOSHER DELICATESSEN
209 Skokie Hwy HP 831-4746
SELIN Morris W 4050 Dundee Rd NB 831-5560
SELINGER David 1041 Auburn Av HP 272-7929
Neil 1330 Sherwd Rd GV 432-2227
SELKER Leopold 2444 Thornwd Av WM 729-5944
R 305 Poplar WM 251-1411
SELL John 3400 Henley GV 441-0770
Louis 606 Glendl Rd GV 729-9644
SELLAS B 2020 Chestnt Av GV 724-4365
Christine 1315 Sunburst Ln NB 729-4331
Dean 2243 Swainwd Dr GV 291-7511
George 3061 Landwehr Rd GV 998-1786
John G & Katherine 3447 Whirlawy Dr NB 559-9340
SELLERS Gregory 3569 Old Mill Rd HP 559-1265
Nancy 1353 Golf Av HP 432-4476
831-2265
724-8683

John M 311 Whitmore Ln LS 295-3007
John M Lincolnshire Il 295-9206
John P 819 Fox Hunt Tr DF 948-8895
John R 3344 Thornwd Av GV 998-9459
Jos & Karen S 333 Rollwnd Rd GV 486-9223
K 1340 Edgwd Ln WM 441-0046
K 1340 Edgwd Ln WM 441-0047
K Lake Forest 735-8951
Kevin 348 E Wisconsn Av LF 735-9151
Lee Stephen 26549 N Longwd Rd LF 549-6579
Lewis & Barbara 913 Forest Av WM 251-2614
M G 1024 Old Elm Pl Glenco 835-4508
Mark & Michelle 345 Cedar Av HP 433-4101
Mark & Sheri 1787 Spruce Av HP 831-3219
Marla 2524 Osage Dr GV 480-9727
Martha Price 701 Ridge Rd WM 256-0513
Martin 1508 Plymth Pl GV 729-1320
Michael 1901 Sunnysd Cir NB 564-0948
Michael S 2524 Osage Dr GV 480-9726
P 670 Ballantrae Dr NB 564-0093
Paul 117 Plum Tree Rd DF 940-8322
Paul 2564 Essex Dr NB 559-0895
Paul 776 Centrl Av HP 266-9131
Paul E 836 Bell Ln WM 446-5517
R L & Jane 485 Susan Ln DF 940-0972
Ralph W 471 Alice Dr NB 272-1453
Reinhard 1947 Kenilwrth Av WM 256-4082
Richard 1811 Maple Av NB 291-1595
Richard 490 Cherry WM 446-1993
Richard Jr 485 Susan Ln DF 236-9329
Richard L 1123 Wayne Av DF 940-7668
Richard P 1071 Vine WM 446-8761
Richard P 210 Margate Ct LB 295-3274
Robt E 1015 Centrl Av WM 251-3460
Roland A 2280 Riverwds Rd RW 945-1153
Ron E 1826 Smith Rd NB 205-1267
S 1022 Sprngfld Av DF 948-9866
S 2621 Woodlwn Rd NB 205-9043
S 923 Warringtn Rd DF 940-7456
S Y 200 W Melvin Dr LB 283-9346

Ralph Huszagh (1898–1978) and Boyd Hill (1897–1964) both graduated from the College of Architecture, Cornell University, in 1919. In the mid-twenties they formed a partnership and in Chicago designed 1540 Lake Shore Drive, the Aragon Ballroom, and 210 East Pearson Street. They also built a number of houses in Winnetka and elsewhere on the North Shore. The partnership dissolved when the Depression hit in 1929.

Following World War II, Hill ran the Chicago Tribune Prize Home Contest, and later built a number of houses in Lake Forest where he lived.

Huszagh also resumed his practice after the war, and when his son, Ralph, graduated from Cornell om 1949, they formed a partnership. Together they built many houses in and around Winnetka. Two projects of note are the Donnellan Funeral Home in Skokie and the townhouses between Oak and Cherry Street in Winnetka.

Boyd Hill, b. 1897, Freeport, Ill.

Ralph Huszagh, b. 1898, Chicago. Attended Evanston Academy.

Both graduated from the College of Architecture, Cornell University, 1919. In the mid-twenties they formed a partnership and built in Chicago: the Aragon Ballroom, 1540 Lake Shore Drive, and 210 E. Pearson Street. They also built a number of houses in Winnetka and elsewhere on the North Shore. The partnership was dissolved when the depression hit in 1929.

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Ralph Huszagh, b. 1898, Chicago. Attended Evanston Academy

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Two of their buildings are the Donnellan Funeral Home in Skokie and the townhouses just east of the RR tracks between Oak and Cherry in Winnetka.

Obituary 1 -- No Title
Chicago Tribune (1963-1996); Mar 16, 1977; ProQuest Historical Newspapers: Chicago Tribune
pg. B13

Obituaries

Ralph D. Huszagh

Services for Ralph D. Huszagh, 79, an architect in the Chicago area for m than 40 years, will be at 3 p.m. Thursday at Christ Episcopal Church, 784 Sheridan Rd., Winnetka. Mr. Huszagh, of 744 Oak St., Winnetka, died Monday in Palm Springs, Cal., where he was vacationing. Mr. Huszagh, of the Ralph Huszagh & Assoc. firm in Wilmette, was awarded the 1969 Design of the Year Award by the American Institute of Architects. Surviving are his widow Marjory; three sons, Ralph, Donald, and Ronald; five grandchildren; and two great-grandchildren.

Raymond C. Chouinard

Services for Raymond C. Chouinard, 57, a Kankakee restaurateur, will be Thursday at 10 a.m. in St. Rose Catholic Church, 486 W. Merchant St., Kankakee. Mr. Chouinard, of 1439 W. Station St., in Kankakee, died Monday in St. Mary's Hospital, Kankakee. He owned and operated two restaurants, the Blues Cafe for the last 24 years, and the Blue Flame for the last four years. He was a Kankakee Township highway commissioner for the last 18 years. He is survived by his widow, Venita; two sons, Garry and Lanny; two daughters, Debra Jensen and Julie; four brothers; and five sisters.

Walter D. Harris

Services for Walter D. Harris, 58, of 3140 Central St., Evanston, will be at 4 p.m. Sunday in Hemenway United Methodist Church, 933 Chicago Av., Evanston, where he was a lay leader. Mr. Harris died Friday in Evanston Hospital after suffering a heart attack in his home. He was Illinois sales representative for A. Rifkin Co., manufacturers of specialty bags for the banking industry. He is survived by his widow, Frances; two sons, Terril A. and Davie C.; a sister; and a brother.

Mrs. Clara H. Thieda

Mass for Mrs. Clara H. Thieda, 96, of 811 S. Clinton Av., Oak Park, will be at 9:30 a.m. Thursday in Ascension Catholic Church, 815 S. East Av., Oak Park. Mrs. Thieda died Sunday in an Elmwood Park nursing home. She is survived by three sons, Roman, Clarence, and Edwin; two daughters, Mrs. Bernice Hruby and Mrs. Cornelia Luczak; six grandchildren; and 11 great-grandchildren.

Abraham Sherer

Abraham Sherer, 94, a tailor for politicians, sports figures, and show business personalities, died Tuesday at the Village Nursing Home in Skokie. Mr. Sherer, of 610 LaPorte Ave., Wilmette, was a custom tailor and designer with offices at 5 N. Michigan Av. and 22 W. Monroe St., until he retired about 20 years ago. Among his customers were former judge and later former Gov. Henry Horner, boxer Jack Dempsey, Louis Armstrong, orchestra leader Abe Lyman, and Joe Glasser, who headed a theatrical booking agency. Survivors include a son, Irving; four daughters, Mrs. Florence Hoffman, Mrs. Ruth Korn, Mrs. Rochelle Milner, and Mrs. Shirley Rosenthal; 14 grandchildren; and 19 great-grandchildren. Services will be at 10 a.m. Thursday in the chapel at 111 Skokie Blvd., in Wilmette.

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http://www.robertseyfartharchitect.com/bio2.html

Robert E. Seyfarth

architect 1878-1950

Robert Edward Seyfarth was born on April 13, 1878 in Blue Island, Illinois.

His parents were active in local business and community affairs. After attending the local schools in Blue Island, he continued his education at the Chicago Manual Training School, which was eventually absorbed into the University of Chicago Laboratory Schools. Created by the Commercial Club of Chicago, it combined practical training in such topics as architectural drawing and construction with the usual courses of a general education. After graduating in 1895, he worked under August Fiedler in the Architect's Department of the Chicago School Board. Around 1898 Seyfarth went to work for George Maher, an influential architect associated the Prairie School style of architecture.

In addition to his work in Maher's office, Seyfarth started to design houses on his own. His early works were in either the Prairie School style or showed Maher's influence. In 1903, he built a Prairie School style house on Maple Avenue in Blue Island for himself and his future bride.

Around 1909 he opened his own practice. For a number of years he had an office in downtown Chicago, at first in the Corn Exchange Bank Building and then in the Tribune Tower. In 1934, during the depression he moved his office into his house in Highland Park.

In 1910 he had built a new house in the North Shore community of Highland Park and moved his family there. He and his wife, Nell Martin Seyfarth became active in local affairs as his business thrived. She was involved with the PTA, the local school board and the Highland Park Women's Club while he found clients among the businessmen and professionals moving to the northern suburbs.

The new house in Highland Park marked a change in the direction of his design work. With a gambrel roof, painted shingles for siding, large double hung windows and an enclosed porch that ran the length of the house facing the street, its style alluded to historical precedents instead of the Prairie School style of his earlier work. For the rest of his career he would continue to design gracefully proportioned and finely detailed houses, often combining Colonial and Tudor elements with strong geometric forms.

Robert E. Seyfarth continued to live Highland Park until his death in 1950.

Seyfrath Homes
3/11/2021

Number	Street	Town	Year Built	*Name*	Demolition
633	Ardsley road	Winnetka			
682	Ardsley road	Winnetka	1922	*Walter Bemis House*	X
1236	Asbury Ave	Winnetka		*Max ? House*	X
1206	Asbury Ave	Winnetka	1912	*Harold Beck House*	
790	Ash Street	Winnetka	1926		
181	Birch Street	Winnetka	1939	*Piehl House*	
1180	Broadmeadow Road	Winnetka	1950		
490	Cherry Street	Winnetka	1922		
175	Chestnut Street	Winnetka	1916	*Lawrene Howe House*	
240	Chestnut Street	Winnetka	1928	*Bagley House*	
185	Chestnut Street	Winnetka	1917		
247	Church Street	Winnetka	1929		
1094	Fisher Lane	Winnetka	1919		
198	Forest Ave	Winnetka	1922	*Carroll Thomas House*	
258	Forest Ave	Winnetka			
360	Forest Ave	Winnetka	1918		
316	Forest Street	Winnetka	1921		
300	Forest Street	Winnetka	1920	*Clake Johnson House*	
354	Forest Street	Winnetka			
681	Garland Avenue	Winnetka	1927		
700	Greenwood Avenue	Winnetka			
32	Indian Hill Road	Winnetka	1919	*E. Ellis House*	
252	Lincoln Ave	Winnetka	1921	*Robert Walker House*	
439	Maple Street	Winnetka	1921	*WH McCoulty House*	
115	Meadow Lane	Winnetka	1927	*Chase House*	X
1160	Oakley Road	Winnetka	1929		
648	Pine Street	Winnetka	1917	*Goddard Cheney House*	
206	Scott Avenue	Winnetka	1911	*Harry Waidner House*	X
1209	Scott Avenue	Winnetka	1914	*George Mason House*	
595	Sheridan road	Winnetka	1925		X
602	Spruce Street	Winnetka	1919	*Nadler House*	
620	Spruce Street	Winnetka	1925	*Varley House*	
594	Spruce Street	Winnetka	1919	*Norman W. Harris House*	
318	Sunset Road	Winnetka	1936		
811	Sunset Road	Winnetka	1928	*John Hardie House*	
1065	Westmoor Road	Winnetka	1948	*Hill House*	
808	Willow Road	Winnetka	1920	*Walling House or L. Ballard Bradley House*	
234	Woodland Ave	Winnetka	1921	*LM Roach House*	
96	Woodley Road	Winnetka	1939	*Vandercook House*	X

James Caughren Schnur properties in Winnetka (last updated in 2012)

Still existing:
1208 Pine
1218 Pine
1248 Pine
1258 Pine
1099 Spruce
1175 Spruce
1195 Spruce
1225 Spruce
1235 Spruce
1245 Spruce
1255 Spruce
436 Glendale
1148 Oak
745 Cherry
747 Cherry
749 Cherry
751 Cherry
661 Spruce
380 Cedar
388 Cedar
381 Wilson
520 Maple

Demolished:
1555 Hickory
785 Sumac
903 Private
4 Golf Lane
717 Locust
785 Mount Pleasant
777 Heather
463 Provident
285 White Oak
321 Chestnut
707 Ardsley
1101 Fisher Lane
1565 Hickory
1367 Edgewood Lane
775 Sumac

Alterations:
801 Bryant
200 DeWindt
222 Forest
490 Cherry

DocuSign Envelope ID: C2D05AD8-C32B-4699-BBC2-2D190E4BEBEE

ATTACHMENT D

VILLAGE OF WINNETKA, ILLINOIS

DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION

RECEIVED
FEB 25 2021
BY

Permit No. DR2021-123

Property Information

Site Address: 490 Cherry Street

Parcel Identification Number(s) (PIN): 05-1126-007-0000

Description of all structures to be demolished: 2 Story Residence

X **Current Property Owner Information**

Legal Name: RICHARD P. SCHEINDER

Primary Contact: RICHARD P. SCHNEIDER

Address: [redacted]

City, State, Zip: WINNETKA, IL 60093

Phone No. [redacted]

Email: [redacted]

Date owner acquired property: JUNE 16, 1992

Applicant Information

Legal Name: Newgard Custom Homes / Steve Aisen

Primary Contact: Steven Aisen

Address: 666 Dundee Rd. #308

City, State, Zip: Northbrook, IL 60062

Phone No. [redacted]

Email: [redacted]

Applicant's relationship to current property owner: Contracted Purchaser
(If contract purchaser, attach copy of executed purchase agreement)

Contractor Information *(If known, otherwise indicate "not known")*

Legal Name: [redacted]

Address: NOT

City, State, ZIP: KNOWN

Phone No: YET

Email:

DocuSign Envelope ID: C2D05AD8-C32B-4699-BBC2-2D190E4BEBEE

Property Maintenance Requirements

During processing of the demolition permit, it is important that the owner and contractor 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.

[redacted] (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, [redacted] (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.

Applicant Signature: [redacted] Date: 2-22-2021

Printed Name: Steven Hisen

Owner Signature: [redacted] Date: 2-24-2021

032236EE4419420...

Printed Name: RICHARD P. SCHNEIDER

Acknowledgement of Owner and Applicant Property Maintenance Responsibilities

I hereby acknowledge that in submitting the attached application for demolition, the subject property is and will continue to be maintained in accordance to all requirements of the Winnetka Village Code, including but not limited to the following specific standards:

- ☐ Grass is, and shall be, mowed and maintained at a height not to exceed 8 inches;
- ☐ Garbage, yard waste, miscellaneous rubbish, and debris have been removed from the property and will not be allowed to accumulate;
- ☐ Building(s) shall be secured (doors and windows in working order, closed and locked).

Applicant Signature: [redacted] Date: 2-22-2021

Printed Name: Steven Hisen

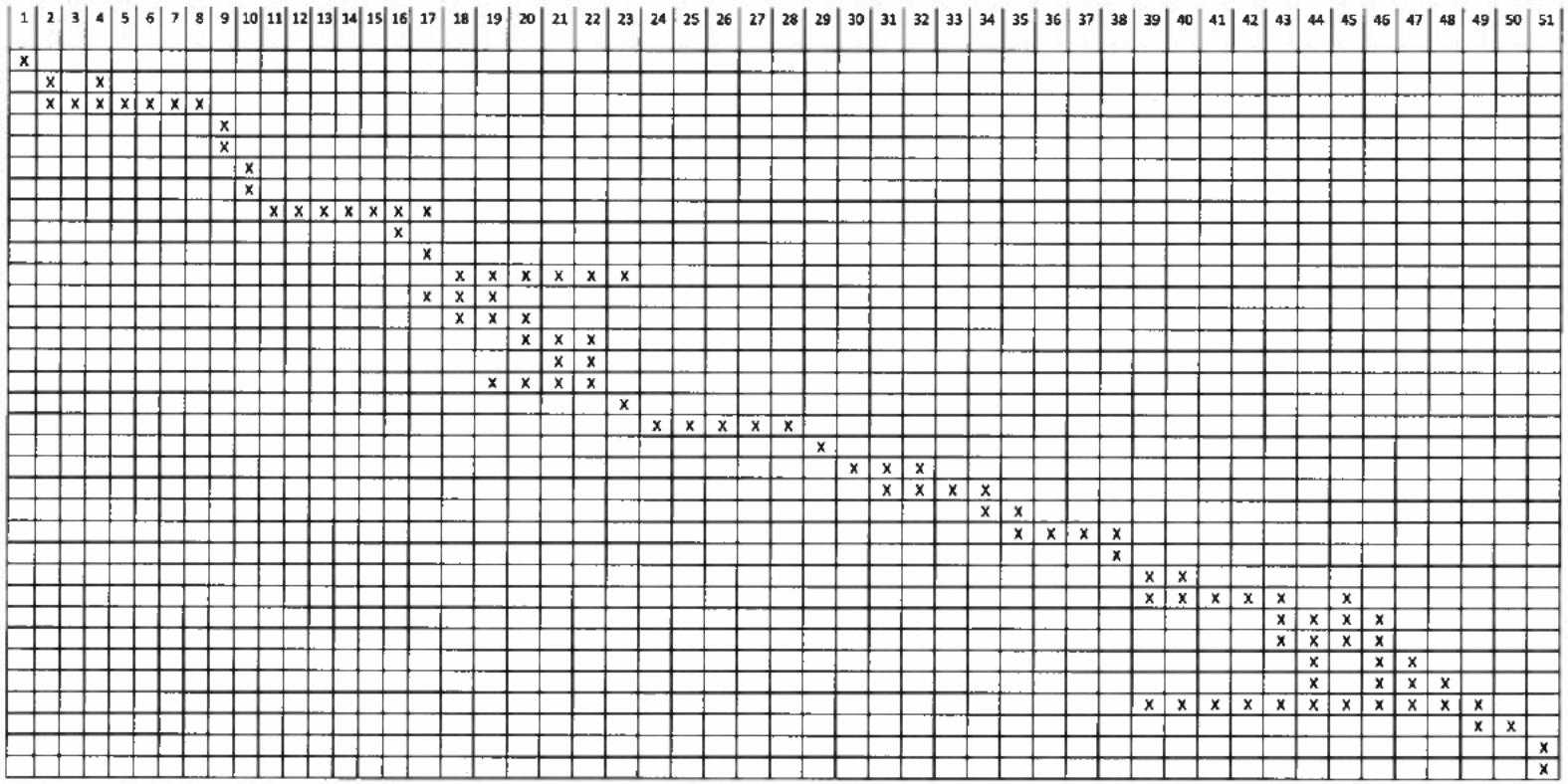
Owner Signature: [redacted] Date: 2-24-2021

032236EE4419420...

Printed Name: RICHARD P. SCHNEIDER

PROJECT:
490 Cherry St
Winnetka, IL 60093

NEWGARD
Custom Homes



MEMORANDUM
VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION

FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER

DATE: MARCH 30, 2021

SUBJECT: 462 PROVIDENT AVENUE - DEMOLITION PERMIT (CASE NO. 21-08-LPC)

INTRODUCTION	
Meeting Date	April 5, 2021
Commission Action	Preliminary historic and architectural review to determine if a Historical Architectural Impact Study (HAIS) is necessary or if a demolition permit can be issued without delay.
Property Address	462 Provident Avenue (See Attachment A – Aerial Map)
Property Owner	Duck Key North Homes, LLC.
Application Submitted by	Allure Builders, Inc.
Mail Notice Sent to Property Owners within 250 feet	Completed
Public Comments as of Date of Memo	None
PROPERTY DESCRIPTION	
Size	0.226 acres
Location	West side of Provident Avenue between Cherry Street and Oak Street
Improvements	Single-family residence with detached garage
Zoning	R-5 Single Family Residential
Surrounding Zoning	R-5 Single Family Residential
PROPERTY HISTORY	See Attachment B, Preliminary Property History See Attachment C, Winnetka Historical Society Research
Constructed	Not certain. Cook County Assessor records estimate 1894 as the build date. However, there is no structure shown on the property on 1896 map of existing structures.
Additional Construction Activity	1921 – Alter residence, 1923 – Frame garage, 1926 – Build a one-story brick foundation, 1959 – Construct two-car garage, 1969 – Tool shed addition to garage
Illinois Historic Structure Survey Listing	No
Winnetka Historical Society (WHS)	The WHS research indicates that the property has no historical or architectural significance. See attached report from the WHS provided in Attachment C for details.

NEIGHBORHOOD CONSTRUCTION ACTIVITY	
Other Permits for New Single-Family Homes 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	New Construction Plans Submitted on March 26, 2021

MUNICIPAL CODE AMENDMENTS – DEMOLITION AND HISTORIC PRESERVATION

Given the recent demolition or potential demolition of a number of homes that the Commission determined to be historic or architecturally significant, on March 16, 2021, the Village Council adopted Ordinance MC-2-2021 amending the Village Code to further encourage the preservation of significant homes. The Commission may now order the issuance of a demolition delay of a historic or architecturally significant home for a longer period of time as follows:

1. For a demolition permit submitted **prior to March 16, 2021**, the demolition delay may be up to, but not exceeding 270 days from the date a complete application was submitted.
2. For a demolition permit submitted **after March 16, 2021**, the demolition delay may be up to, but not exceeding 270 days from the date the Commission determines that an applicant is required to submit an HAIS for the home the applicant wishes to demolish.

This application was submitted and considered complete on March 4, 2021. Should the LPC request an HAIS for the subject property at the April 5 Commission meeting, and after reviewing the HAIS at a future meeting the LPC determines the home is significant and a delay should be issued, the Commission may at that time issue a demolition delay up to but not exceeding 270 days from March 4, 2021.

The adopted amendments also provide a 20% maximum building size bonus to any single-family home that the Commission finds to be historic or architecturally significant provided the home is not demolished or altered in a manner that destroys the home's significance.

COMMISSION REVIEW

The Commission may consider one of the following two motions (1) Historical Architectural Impact Study Required or (2) Building and/or Property is Not Historic or Architecturally Significant.

Historical Architectural Impact Study Required

The Commission finds that based upon (1) the preliminary property history study, (2) the Winnetka Historical Society comments, and (3) other information, comments, or evidence received by the LPC during its preliminary review **that the building and/or property is of sufficient historic or architectural merit to warrant conducting a Historical Architectural Impact Study (HAIS) prior to issuance of the demolition permit.** The Commission reached its conclusion based upon the property meeting the following criteria **[Commission would note which criteria is met]**:

1. The property or structures have been designated a landmark pursuant to Chapter 15.64 of the Village Code;
2. The property or structures have been included in the most recent Illinois Historic Structure Survey conducted under the auspices of the Illinois Department of Conservation;

3. The property or structures have been listed on the National Register of Historic Places or the Illinois Register of Historic places; and
4. The property or structures have sufficient architectural or historical merit to warrant a full HAIS prior to issuance of a demolition permit.

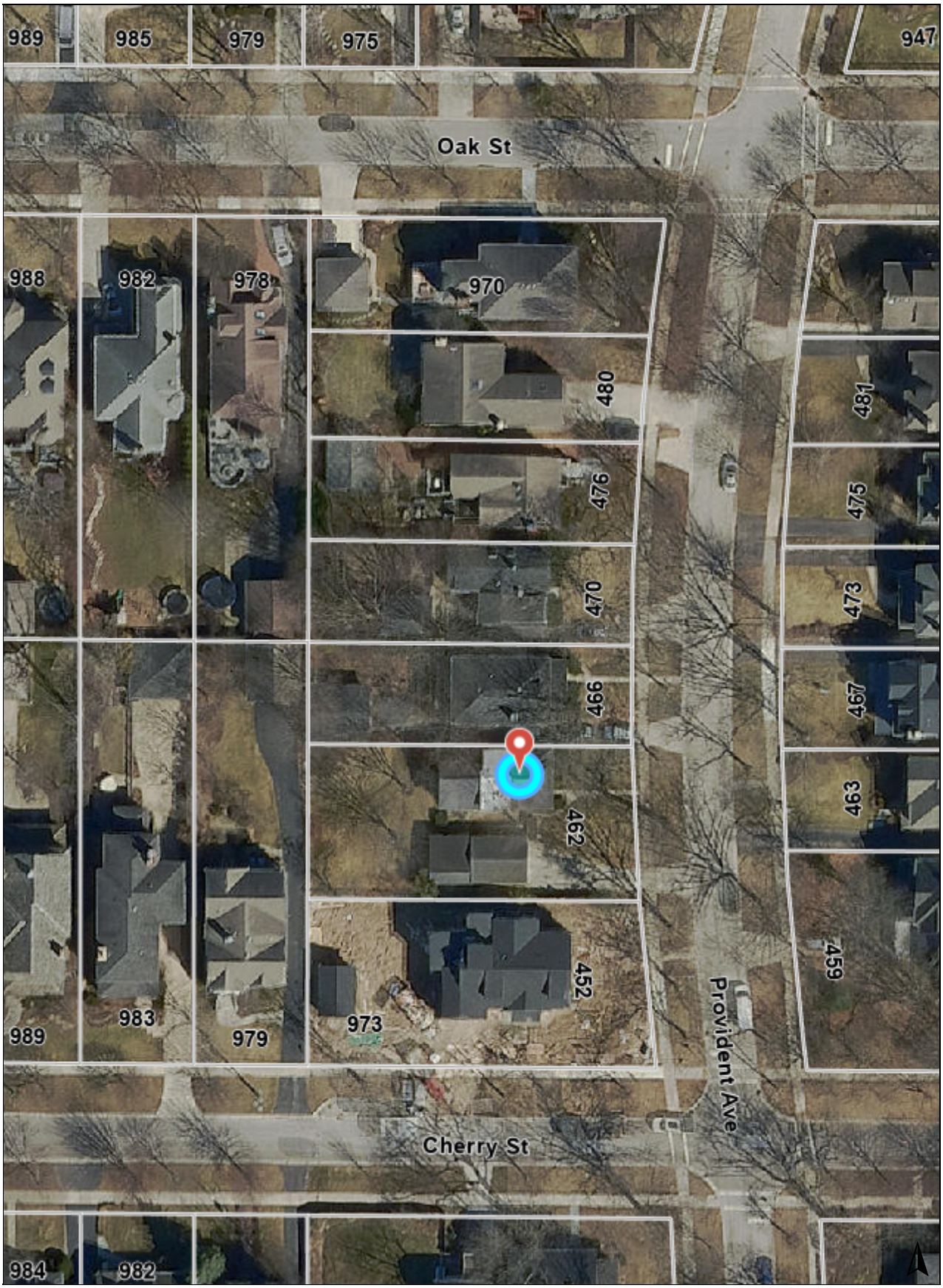
Building and/or Property is Not Historic or Architecturally Significant

The Commission has determined that in accordance with Section 15.52.040 of the Village Code that the building and/or property is not of sufficient historic or architectural merit to warrant a Historical Architectural Impact Study, and the demolition of the structure may proceed without delay.

ATTACHMENTS

Attachment A: GIS Aerial Map
Attachment B: Preliminary Property History Study
Attachment C: Historical Society Research
Attachment D: Application Materials

ATTACHMENT A



0 50 100 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: MARCH 9, 2021

SUBJECT: CASE NO. 21-08: 462 PROVIDENT AVENUE

INTRODUCTION

On April 5, 2021, the Landmark Preservation Commission (LPC) will consider a request to demolish the residence and detached garage at 462 Provident Avenue. 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, March 23, 2021. If you have any questions, please feel free to send an email to cmarx@winnetka.org or call me at (847) 716-3587.

PRELIMINARY PROPERTY HISTORY STUDY/VILLAGE HALL RECORDS

Building Permits

Date	Type	Owner	Architect
4-18-1921	Alter residence	Mrs. L. Hufton	Chas Kristof
12-13-1923	Frame garage	Mrs. Geo. Hufton	Not Listed
7-9-1926	Build a one story brick foundation	Lydia G. Hufton	Not Listed
9-14-1959	Construct a two car garage	J.P. Hayes	J.P. Hayes
2-24-1969	Tool shed addition to garage	Joseph P. Hayes	Joseph P. Hayes

NOTE TYPO
SHOULD BE PROVIDENT

PLAT OF SURVEY

OF

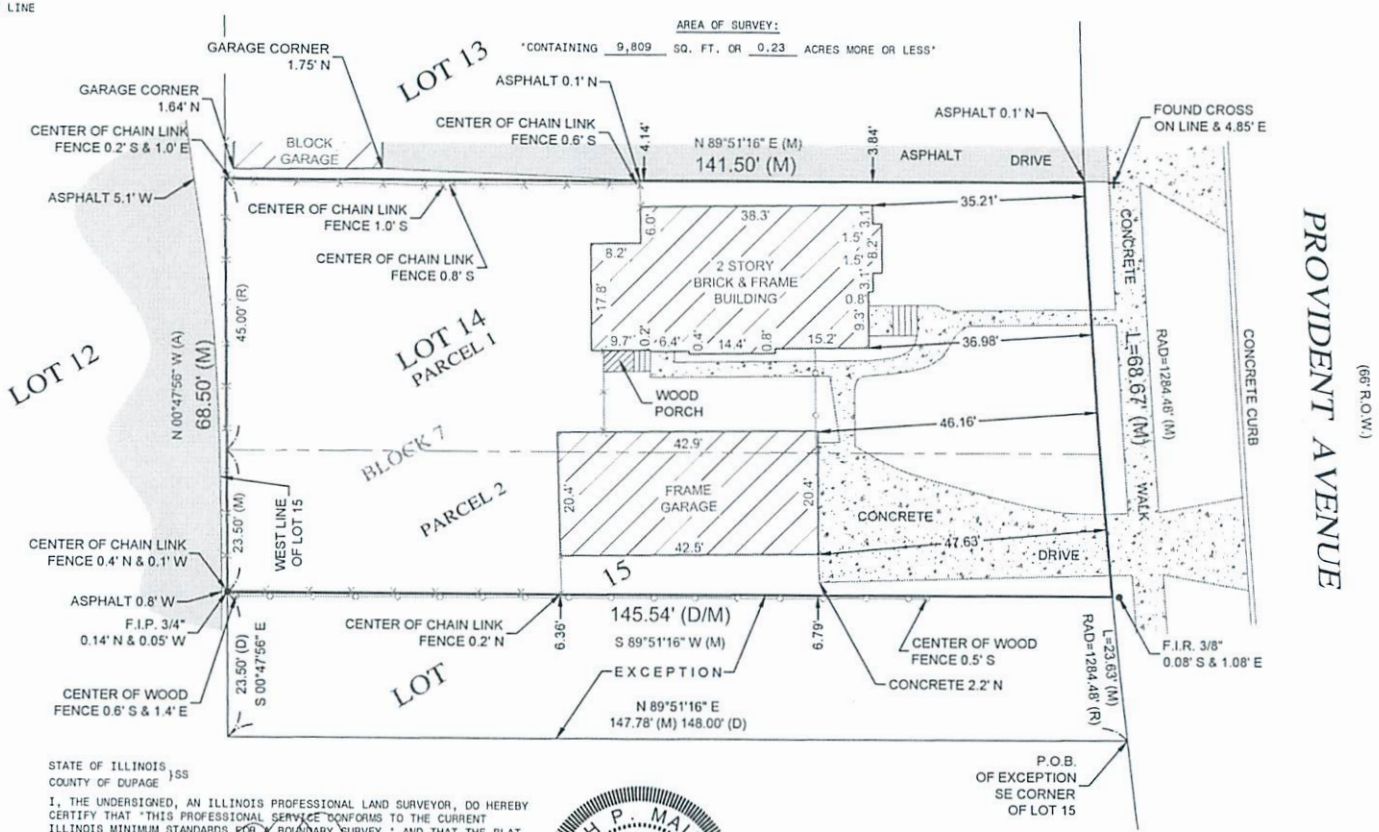
LEGEND

A = ASSUMED	NW = NORTHWEST
C = CALCULATED	P.O.B. = POINT OF BEGINNING
CH = CHORD	P.O.C. = POINT OF COMMENCEMENT
CL = CENTERLINE	R = RECORD
D = DEED	RAD = RADIUS
E = EAST	R.O.W. = RIGHT OF WAY
F.I.P. = FOUND IRON PIPE	S = SOUTH
F.I.R. = FOUND IRON ROD	S.I.P. = SET IRON PIPE
FT. = FEET/FOOT	S.I.R. = SET IRON ROD
L = ARC LENGTH	SE = SOUTHEAST
M = MEASURED	SW = SOUTHWEST
N = NORTH	W = WEST
NE = NORTHEAST	

= CHAIN LINK FENCE
= WOOD FENCE
= METAL FENCE
= VINYL FENCE
= EASEMENT LINE
= SETBACK LINE
= INTERIOR LOT LINE

PARCEL 1: LOT 14 IN BLOCK 7 IN PROVIDENT MUTUAL LAND ASSOCIATION SUBDIVISION OF BLOCKS 7 TO 12, 28 TO 33, 54 TO 59, ALL INCLUSIVE, IN THE VILLAGE OF WINNETKA, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.

PARCEL 2: LOT 15 (EXCEPT THAT PART THEREOF DESCRIBED AS FOLLOWS: BEGINNING AT A POINT AT THE SOUTHEAST CORNER OF LOT 15; THENCE WEST 148 FEET TO THE SOUTHWEST CORNER OF SAID LOT 15 ; THENCE NORTH ALONG THE WEST LINE OF SAID LOT 15 , FOR A DISTANCE OF 23 1/2 FEET; THENCE EAST TO THE WESTERLY LINE OF PROVIDENT AVENUE; THENCE SOUTH ALONG THE WEST LINE OF PROVIDENCE AVENUE, TO THE POINT OF BEGINNING), IN BLOCK 7 IN PROVIDENT MUTUAL LAND ASSOCIATION SUBDIVISION OF BLOCKS 7 TO 12, INCLUSIVE, 28 TO 33 INCLUSIVE, AND 54 TO 59, INCLUSIVE, IN THE VILLAGE OF WINNETKA, BEING A SUBDIVISION OF THE WEST 1/2 OF THE NORTHEAST 1/4 OF SECTION 20, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN, IN COOK COUNTY, ILLINOIS.



STATE OF ILLINOIS }SS
COUNTY OF DUPAGE

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 15TH DAY OF DECEMBER, A.D., 2020, AT LISLE, ILLINOIS.

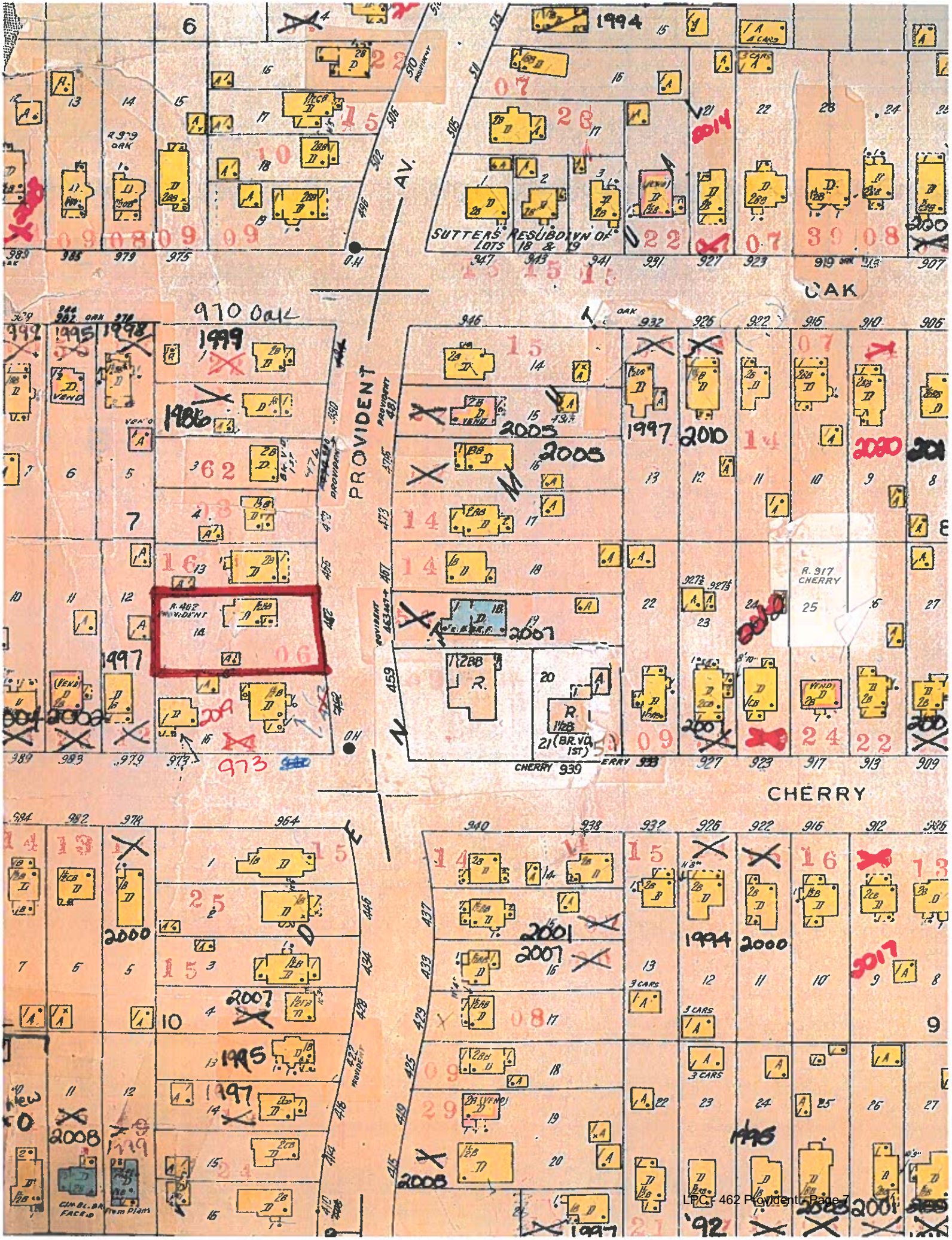
ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-3253
LICENSE EXPIRATION DATE NOVEMBER 30, 2022
ILLINOIS BUSINESS REGISTRATION NO. 184-001245

JOSEPH P. MAIKISCH 3253 PROFESSIONAL LAND SURVEYOR STATE OF ILLINOIS LISLE, ILLINOIS

NOTE:
1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

MEI
BETTER INFRASTRUCTURE BETTER ENVIRONMENTS BETTER LIFE!
Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

ADDRESS COMMONLY KNOWN AS 462 PROVIDENT AVENUE
WINNETKA, ILLINOIS
CLIENT DROST KIVLAHAN McMAHON & O'CONNOR LLC
FIELDWORK DATE (CREW) 12/11/2020 (DS/AM)
DRAWN BY: NG REVISED: JOB NO. 20-12-0029


PROVIDENT AV.
OAK
CHERRY
SUTTERS RESUBDIVN OF LOTS 18 & 19
970 Oak
R. 462 PROVIDENT
R. 917 CHERRY
CHERRY 939
973
1994
1999
1986
2005
2007
1997
2000
2001
2008
1995
2014
2030
2010
2009
1992

462 Provident – March 2021

THE VILLAGE OF WINNETKA

DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR BUILDING PERMIT

Winnetka, Illinois, 4/18 1921

TO THE SUPT. OF PUBLIC WORKS.

Application is hereby made for a permit to build a _____ Story and Basement Otta residence

(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.)

PROPERTY DESCRIPTION—Lot _____, Block _____, Subdivision _____

STREET and NUMBER 462 Provident.

DIMENSIONS of BUILDING—Front _____ feet. Depth _____ feet. Height _____ feet.

NUMBER of ROOMS —

KIND of MATERIAL Frame.

TOTAL COST 2000.00

OWNER Mrs. L. Hufton Address _____

ARCHITECT _____ " _____

BUILDER Chas Kristof " _____

CARPENTER " " _____

MASON _____ " _____

PLUMBER _____ " _____

ELECTRICIAN _____ " _____

REMARKS Relined roof & gunk coated foundation walls Shingle & roof & repaired.

_____ (I OR WE) hereby agree to construct the above described Building in accordance with Plans and Specifications submitted herewith, and in strict compliance with all the provisions in Chapter VI of the Village Code, entitled "Buildings."

SIGNED Chas. Kristof

ADDRESS _____

Permit Issued 4/18 1921

Permit Number 1165

THE VILLAGE OF WINNETKA

DEPARTMENT OF PUBLIC WORKS

APPLICATION FOR BUILDING PERMIT

Winnetka, Illinois, 12-13 1923

TO THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to build a 1 Story ~~and Basement~~ frame garage.
(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.)

PROPERTY DESCRIPTION Lot 14, Block 7.

Subdivision O. M. L. Ass.

STREET and NUMBER ~~462~~ Provident.

DIMENSIONS of BUILDING Front 10'-0" feet. Depth 18'-0" feet. Height 10'-0" feet

NUMBER of ROOMS 1

KIND of MATERIAL frame.

TOTAL COST 250.00

OWNER Mrs Geo. Hufton. Address

ARCHITECT Address

BUILDER Address

CARPENTER Address

MASON Address

SEWER BUILDER Address

PLUMBER Address

ELECTRICIAN

REMARKS

_____ (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 and the Building Regulations of the Village Code and amendments thereto.

SIGNED Thomas Thomson

ADDRESS

Permit Issued 12-13 1923.

Permit Number 2133
593

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, 6-10 1926

TO THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to build a 1 Story

and ~~Basement~~ brick foundation.

(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.)

PROPERTY DESCRIPTION — Lot 14, Block 7

Subdivision P. H. 50

STREET and NUMBER 462 Provident

DIMENSIONS of BUILDING — Front ____ feet. Depth ____ feet. Height ____ feet

NUMBER of ROOMS ____

KIND of MATERIAL brick

OWNER Lydia E. Hutton Address 462 Provident Winnetka.

TOTAL COST 1000.00

ARCHITECT ____ Address ____

BUILDER ____ Address ____

CARPENTER ____ Address ____

MASON Scotchell Address ____

SEWER BUILDER ____ Address ____

PLUMBER ____ Address ____

ELECTRICIAN ____

REMARKS ____

Application is also made for a **Certificate** of **Occupancy** and **Compliance** to be issued after the completion of the building.

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 7-9 1926

Permit Number 7856

Fee none

SIGNED Lydia E. Hutton

ADDRESS 462 Provident ave

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, 9-14, 19 59

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to Construct a 1 story ~~and Basement~~ Two Car Garage
(Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION—LOT See o/side, Block

Subdivision

STREET and NUMBER 462 Provident Av

DIMENSIONS of BUILDING—Front 20 feet. Depth 24 feet. Height 10 feet.

NUMBER of ROOMS

KIND of MATERIAL Frame

OWNER J. P. Hayes Address 462 Provident

TOTAL COST 1000.00

ARCHITECT Owner Address

BUILDER Norm Hagland Address 896 Linden Av

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.

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.

Permit Issued 9-14 19 59

Building Permit Number 7115

Occupancy Permit Number

SIGNED X Joseph P. Hayes

ADDRESS 462 Provident

LPC 140 Form Code 13

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, February 24, 1969

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to Tool shed addition to garage (work to be performed)

Single Family Resident (Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION— _____

REAL ESTATE INDEX NUMBER			
05	20	214	014
Vol.		ITEM	

STREET and NUMBER 462 Provident

DIMENSIONS of BUILDING—Front 10 feet. Depth 18 feet. Height 8 feet.

NUMBER of ROOMS one

EST. CONST. COST $200.00 KIND of MATERIAL Wood

			PHONE NO.
OWNER	Joseph P. Hayes	Address 462 Provident	446-6014
ARCHITECT	Same	Address	
BUILDER	Same	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 2-24-69 by HWB

Building Permit Number 8583

Occupancy Permit Number _____

C. B. No. 24081

Rev. Sept. 68

SIGNED Joseph P. Hayes

ADDRESS 462 Provident

PHONE NO. 446-6014

PROPERTY RESEARCH COVERSHEET

Address: 462 Provident

Construction Details:

Original construction date: c. 1894*
Construction type: Frame and shingle
Style: Cottage

OWNERSHIP HISTORY:

OWNER NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
George H. and Lydia E. Hufton; George W. Hufton (son)	? (by 1909) - 1952	1909 phone book; 1910 federal census; 1944 phone book; 1940 federal census**; real estate listings	George H. was a railroad foreman (died in 1917); George W. was a WWI veteran and Village of Winnetka policeman
Edwin Swigart and Marie Holman (Patsy) Pettibone McKeown	1952 – 1959	Real estate listings; 1954 phone book; 1959 phone book; *Chicago Tribune* engagement announcement	Edwin was an Air Force veteran and lawyer in Chicago
Joseph P. and Florence B. Hayes	1959 – 2020	Real estate listing; 1975 phone book; Cook County Assessor; *Chicago Tribune* obituary; *Winnetka Talk* obituary	

*Cook County Assessor records estimate 1894 as the build date. However, there is no structure shown on this property on an 1896 map of existing structures.
**Provident was misinterpreted as "President" in the transcription on the right.

SIGNIFICANT EVENTS ON PROPERTY: None on record.

ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
Chas Kristof	1921 – alter residence	
Joseph P. Hayes (owner)	1959 – construct two-car garage; 1969 – tool shed addition to garage	

RESEARCH SOURCES USED: *Winnetka Talk*, *Chicago Tribune*, property file, Ancestry.com, historic phone books

Findings:

Our research does not indicate that this property has historic or architectural significance. Although it was likely built in the 19th century and has been home to several longtime residents, we did not find any historical information or architectural details to be significant. In addition, we were not able to locate any information about the original architect. Additionally, we were not able to confirm whether the Huftons were the original owners of the home.

Date of Research: 3/18/2021

Submitted by:
Meagan McChesney, PhD
Curator, Winnetka Historical Society

Mary Trieschmann, MS Ed
Executive Director, Winnetka Historical Society

Address of House	Size of Lot	Rooms	Baths	Porches	Price
462 Provident Ave.					18,500

6/29/52 Sold before Open House

Appr...d by Evanston-North Shore Board of Realtors

Continuance of Listing Confirmed

Construction | Roof | Date 6/29/52

Style | When built | Listed by

Owner | Res. Address | Phone

Bus. Address | Phone

Exclusive Agent Poxton & W | Phone

Possession : -

1st Floor				2nd Floor		3rd Floor	
LR	DR	Kit.	Sun rm.	Bedrooms	Baths	Bedrooms	
Bedrooms	Study	Recep. Hall		Extra Lav.	Slp. pch.	Baths	
Baths	Extra Lav.	Porch		Sun rm.			
Fireplace	Brk. Rm.						

Basement | Full | Half | Rec. Rm.

Tenant | Lease Expires | Rent

Guarantee Policy or Torrens | Taxes | Special Assessments

Terms : -

Existing Mortgage | Rate | Maturity | Held by

Heating | Heat Cost | Loan Com't.

Additional Information : -

No. Garages	
Att'd.	Det.
Const.	
Living Qtrs.	
Heated	

Directions:

Address: 462 Provident Ave., D-4617

City: WINNETKA

Constr: Frame and Shingle

Style: 1½ story

Roof:

Built: Faces: East

Sold 4/21/59 by M.P.W. Full price

Lot Size Approx. 68 x 150 (no survey avail. Measure made by Mrs. W.)

$ 23,750.00

Rms.	Bed.	Baths
7	3	2

Heat Gas

Cost

Year — Taxes 1957 $187.36

Porches

Garage 1-car

Att. Det.

Elect: 220V-110V

FILE COPY

Contract:

Basmt: Yes.

1st Living room, dining room, den, lge. mod. Kitchen w/eating space; bath.

2nd 2 twin size bedrooms, 1 tile bath, 1 pine paneled bedroom w/built-in dresser.

3rd

LR 17 x 13.4

DR 13.6 x 13.4

K Large

DEN

BR's Master: 17.8 x 12.6

Check: 4/15/59

School: Grade: Crow Island JHS: Skokie HS: New Trier

Transp: RR. Northwestern Bus: Other:

Mortgage: Existing Available:

City water, ~~XXXX~~ Sanitary Sewer, Storm Sewer, ~~Septic Tank~~ (Cross out that not applying)

Remarks and any special conditions

This is a cute older house; a great deal has been done to make it very attractive and livable. Excellent closets and extra storage space under the eaves.

Possession: 60 days

Reason for Sale:

Title

Owner: Bus. Phone: Res. Phone:

This information is considered accurate but we accept no liability for errors. The listing may be changed without notice.

Evanston North Shore Board of Realtors Listing Form 11-57

Open House 4/22 04169

Realtor Office: McGuire & Orr Inc. Phone: HI 6-5010

Sales Person: Marion P. Wilder Home Phone: VE 5-1413

Property Details

05-20-214-014-0000

462 PROVIDENT AVE • WINNETKA, IL • New Trier

Tax Details

PROPERTY CLASSIFICATION	**202**
SQUARE FOOTAGE (LAND)	**9,864**
NEIGHBORHOOD	**44**
TAXCODE	**23008**
NEXT SCHEDULED REASSESSMENT	**2022**

Assessed Valuation

2020 Assessor Certified values include adjustments, where applicable, for COVID-19 effects on property.

	2020 Assessor Certified	2019 Board of Review Certified
TOTAL ESTIMATED MARKET VALUE	**$288,310**	**$313,390**
TOTAL ASSESSED VALUE	**$28,831**	**$31,339**
LAND ASSESSED VALUE	**$17,755**	**$17,755**
BUILDING ASSESSED VALUE	**$11,076**	**$13,584**

Exemption Status

2019 **Homeowner | N/A**
Senior Citizen | N/A
Senior Freeze | N/A

2018 **Homeowner | N/A**
Senior Citizen | N/A
Senior Freeze | N/A

2017 **Homeowner | N/A**
Senior Citizen | N/A
Senior Freeze | N/A

2016 **Homeowner | N/A**
Senior Citizen | N/A
Senior Freeze | N/A

2015 **Homeowner | N/A**
Senior Citizen | N/A
Senior Freeze | N/A

Exemption History

2018

2017

2016

2015

Characteristics

DESCRIPTION	**One story residence, any age, up to 999 square feet**
RESIDENCE TYPE	**1.5 to 1.9 Stories**
USE	**Single Family**
EXTERIOR CONSTRUCTION	**Frame**
FULL BATHS	**1**
HALF BATHS	**1**
BASEMENT[1]	**Partial and Unfinished**
ATTIC	**Full and Living Area**
CENTRAL AIR	**No**
NUMBER OF FIREPLACES	**0**
GARAGE SIZE/TYPE[2]	**2.5 car detached**
AGE	**126**
BUILDING SQUARE FOOTAGE	**767**
ASSESSMENT PHASE	**Assessor Valuation**

[1] Excluded from building square footage, except apartment

[2] Excluded from building square footage

* "Property Location" is not a legal/postal mailing address. Its sole purpose is to help our Office locate the property. Therefore, you should not utilize the property location for any purpose, however, you may update the Property Location with your Legal/Postal Mailing Address should you choose to do so.

Appeal History

Year	Previous Board Certified	Assessor Post-Appeal Valuation	Assessor Valuation	Appeal Number	Attorney/Tax Representative	Applicant	Status	Result
2019	$33,048 (2018)	Appeal work in progress	$31,339	27313	ANDREW J RUKAVINA	FLORENCE HAYES	Appeal Work In Progress	-

1

Death Notice: JOSEPH P. HAYES

Chicago Tribune

FEBRUARY 28, 2008

Joseph P. Hayes, 78, of Winnetka, passed away Feb. 24, 2008, beloved husband of Florence, nee Balmes; loving father of Richard (Bess Gallanis) and Patrick (Susan) Hayes, Kathleen Hayes (Robert P.) Cates and the late Robert Hayes; cherished grandfather of Griffin Hayes Cates; dearest brother of the late Donald and Paul Hayes; fond uncle of many.

Visitation Saturday, March 1, 12:30 p.m. until time of Service at 3 p.m., atWm. H. Scott Funeral Home, 1100 Greenleaf Ave., Wilmette.

Interment private.

In lieu of flowers, memorial contributions may be made to Divine Word Missionaries, 1835 Waukegan Rd., Techny, IL 60082.

Info., 847-251-8200.

Sign Guestbook at chicagotribune.com/obituaries

***

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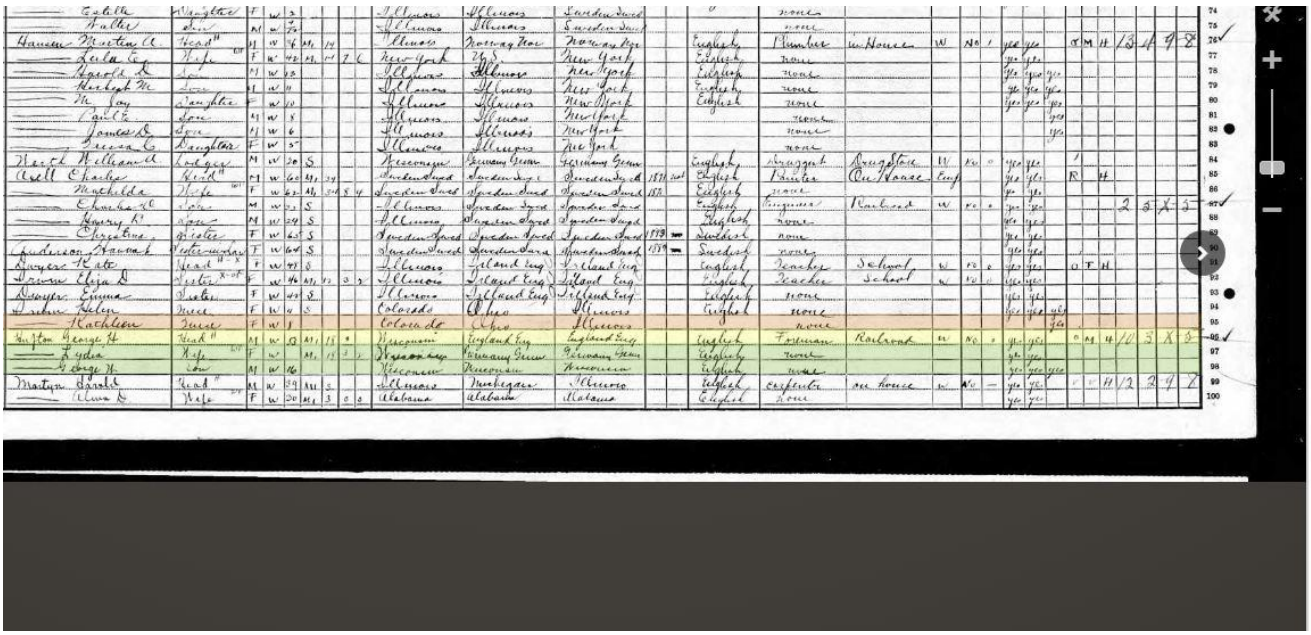
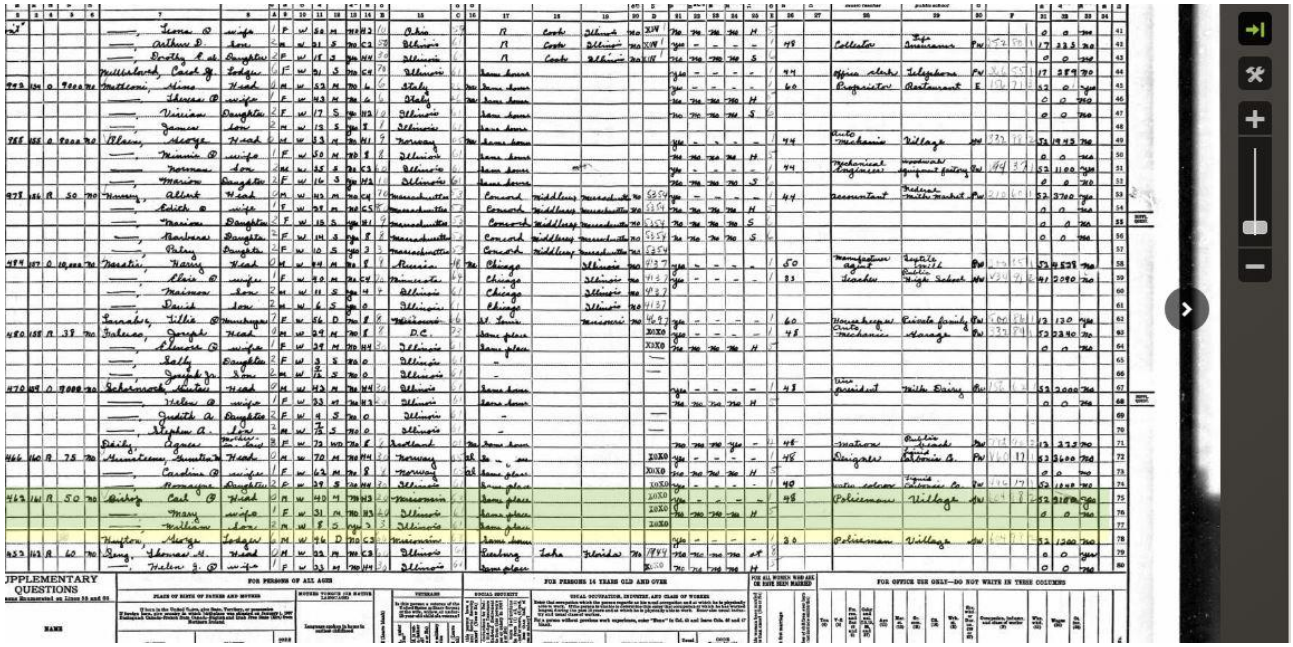
1910 Federal Census via Ancestry.com



Name	**George H Hufton**
Age in 1910	53
Birth Year	1857
Birthplace	Wisconsin
Home in 1910	New Trier, Cook, Illinois
Street	Provident Ave
Race	White
Gender	Male
Relation to Head of House	Head
Marital Status	Married
Spouse's Name	Lydia Hufton
Father's Birthplace	England
Mother's Birthplace	England
Native Tongue	English
Occupation	Foreman
Industry	Railroad

1940 Federal Census via Ancestry.com



Name	**George Hufton**
Age	46
Estimated Birth Year	1894
Gender	Male
Race	White
Birthplace	Wisconsin
Marital Status	Divorced
Relation to Head of House	Lodger
Home in 1940	New Trier, Cook, Illinois
Map of Home in 1940	New Trier,Cook,Illir
Street	President Street
House Number	162
Inferred Residence in 1935	New Trier, Cook, Illinois
Residence in 1935	New Trier
Sheet Number	6B
Occupation	Policeman

Miss Pettibone to Be Bride of E. S. McKeown
HENCHIE, PATRICIA
Chicago Daily Tribune (1923-1963); Dec 19, 1949; ProQuest Historical Newspapers: Chicago Tribune
pg. A14

Miss Pettibone to Be Bride of E. S. McKeown

BY PATRICIA HENCHIE

Among the young women wearing sparkling new diamonds for the holiday season is Miss Marie Holman Pettibone, whose engagement to Edwin Swigart McKeown was announced at a Christmas party at home yesterday afternoon by her parents, Mr. and Mrs. Holman D. Pettibone of Winnetka. The wedding will take place next June.

Patsy Pettibone

Miss Pettibone, who is called Patsy, was graduated from North Shore County Day school and Mills college. She was introduced to society at Christmas time a few seasons ago. Her fiance, son of Mr. and Mrs. John L. McKeown of Winnetka, is a graduate of Princeton university, at which he was a member of the Tower club, and of Harvard university law school, at which he belonged to Lincoln's Inn. Mr. McKeown, who served 3½ years with the army air forces, is practicing law in Chicago.

Two Engagements Told

There was double reason for celebrating at the open house at Mrs. Carl H. Will's Winnetka home yesterday afternoon, for at that time Mrs. Will announced the engagement of her daughter, Patricia, to Vernon G. Hubert of Minneapolis, and Mrs. Donald K. Severson of East Orange, N. J., formerly of Kenilworth, announced the engagement of her daughter, Joan, to Richard C. Carpenter, son of Mr. and Mrs. Howard Carpenter of Northbrook. Mr. Severson will arrive this week to spend Christmas with his family.

The young women, who were classmates at New Trier High school, will be honor attendants for each other at the weddings, which will take place next June. Miss Will, who arrived Friday from Marjorie Webster Junior college, Washington, D. C., for the holidays, also attended the North Shore Country Day school. Mr. Hubert, son of Mr. and Mrs. J. C. Hubert of Amery, Wis., is a graduate of St. Olaf college.

Miss Severson is a student at Blackstone college, Blackstone, Va. Her fiance attended Roosevelt college.

Pauschert-Price

The engagement of Miss Pattricia Ann Pauschert to Thomas Spencer Price, son of Mrs. Helen E. Price of Winnetka and Elmer E. Price of Evanston, is announced by her parents, Mr. and Mrs. Harry E. Pauschert of Glencoe. Miss Pauschert attended Sweet Briar college and the University of Wisconsin. Her fiance served in the navy for 2½ years and is in his final year at the University of Illinois. The wedding is planned for next summer.

Spiegel-Hirsch

Mrs. Sylvan Hirsch of Philadelphia, daughter of Mr. and Mrs. H. H. Butler of New York City and Troy N. Y., will be married today in Philadelphia to Frederick W. Spiegel of Chicago. After a wedding trip, Mr. Spiegel, who served in both World wars, and his bride, a graduate of Simmons college, will live in Highland Park.

Here and There

Miss Sally Taylor of San Antonio, Tex., has arrived to spend a week with her fiance, William C. Bartholomay, and his parents, the Henry C. Bartholomays of Winnetka. Mr. and Mrs. Bartholomay entertained for her at cocktails yesterday to meet family friends. Mrs. Bartholomay Chapin will give a dinner party for her tonight in the Empire room of the Palmer House. After Christmas Mr. Bartholomay will visit her family in San Antonio. The wedding will take place in March.

Since they have invited 22 family members to have Christmas dinner with them, Mr. and Mrs. Vernon Loucks of Kenilworth will wait until after the holiday to visit their new granddaughter, Catherine Whitten, born yesterday in Minneapolis to Mr. and Mrs. Richard Whitten [Catherine Loucks].

Mr. and Mrs. John Ward Seabury [Charlene Brown] are being congratulated on the arrival Nov. 7 of their first child, a daughter, Deborah Louise, in the Highland Park hospital. The baby's grandparents are Mr. and Mrs. Grant H. Brown of Highland Park and Mr. and Mrs. Charles Ward Seabury of Oak Park.

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NewsBank inc.

Death Notice: Florence A. Hayes

Winnetka Talk (IL) - February 27, 2020

- Edition: Final WTK
- Section: News
- Page: 24
- Readability: >12 grade level (Lexile: 1440)

Hayes , Florence A. Florence Balmes Hayes of Winnetka, IL, passed to Heaven on February 17, 2020. She was 88.

Loved by all for her caring nature, generous spirit, wicked sense of humor and infectious laugh, she was a surrogate mother to her children's many friends, opened her home to family and friends and possessed a deep well of creativity she expressed through many arts. Florence took great pleasure in the company of her only and much cherished grandchild, Griffin Hayes Cates, who visited her every weekend.

Among her many accomplishments, Florence also was a memoirist. Her girlhood memoir documents mid-century family life and community in Wilmette, IL, and is archived at the Wilmette Historical Society. An excerpt of her memoir, Vignettes from a Wilmette Childhood, was published by the Wilmette Historical Society in The Ouilmette Heritage, September 2003. Her great-grandfather John Frederick Schildgen, who emigrated from Trier, Germany in the mid-19th century, was a founding father of Wilmette. The family has lived on the North Shore for more than 150 years.

Florence Balmes Hayes was born September 15, 1931 in Wilmette, IL to Anna Barbara Schildgen and Patrick Nicholas Balmes. She was married to the love of her life and husband of 54 years, the late Joseph P. Hayes. She was the beloved Mother of Richard D. Hayes (Bess Gallanis Hayes) of Winnetka, IL, her late son Robert J. Hayes, Patrick J. Hayes (Susan McMahon Hayes) of Boulder, CO, and Kathleen Hayes-Cates (Robert P. Cates) and grandson Griffin Hayes Cates of Arlington Heights, IL.

She leaves behind two loving brothers, John Balmes (Phyllis) of Wilmette, IL, and Philip Balmes (Mary) of Fountain Hills, AZ. With her passing, Florence joins her five sisters in heaven: Anna Horvath, Theresa Richter, Ruth Balmes, Helen Marconcini and Patricia Williquette.

Florence graduated with honors from the Mallinckrodt High School, Wilmette, Class of 1950.

For the last 10 years, Florence lived at the Addolorata Villa Senior Living in Wheeling, IL.

Services will be held at W. H. Scott Funeral Home, 1100 Greenleaf Avenue in Wilmette on Saturday, February 29. Visitation with the family begins at 9:00 a.m. followed by a memorial service at 11:00 a.m. Immediately following, friends are invited to proceed to a graveside service at St. Mary Cemetery, 1835 Waukegan Road in Techny, IL. Celebrant Diane Grigg will officiate.

In lieu of flowers, memorial donations may be made in loving memory to Florence Hayes either to the Wilmette Historical Society, 609 Ridge Road, Wilmette, IL, 60091 or Divine Word Missionaries, PO Box 6099, Techny, IL, 60082-6099.

Sign Guestbook at chicagotribune.com/obituaries

Sign Guestbook at chicagotribune.com/obituaries

***

This is a paid death notice.

- *Index terms: Death Notice*
- *Record: CT0108541003*
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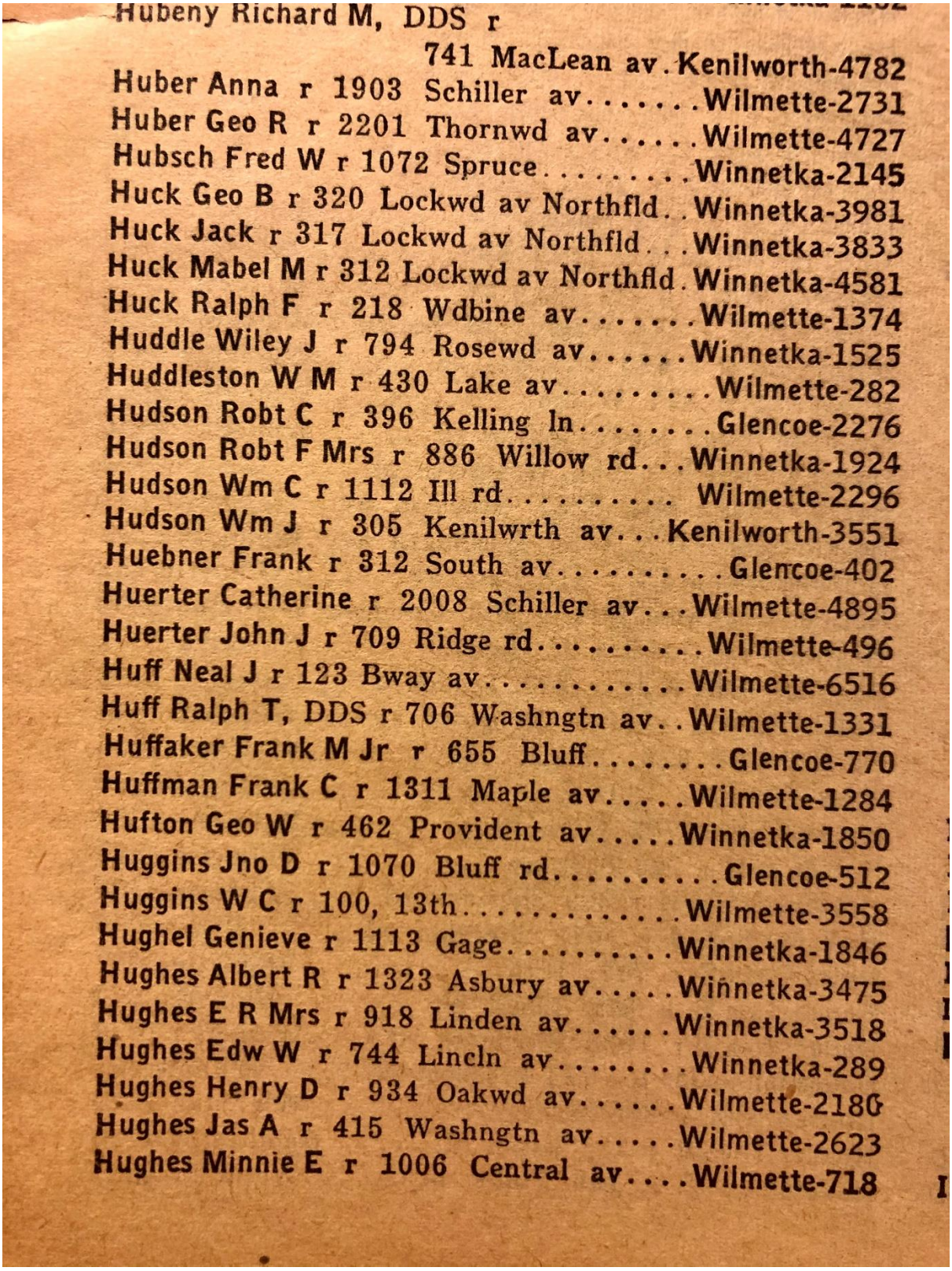
1909 phone book

TELEPHONE 285
MASON & SMART
1580 SHERMAN AVENUE Evanston, Ill.
REAL ESTATE, FIRE INSURANCE, RENTING
Cleaning, Dyeing, Repairing Evanston, Illinois
J. L. FLOYD
107 Dearborn St. Chicago. Phone Central 1268
Suburban Office
Highland Park State Bank Bldg. Phone 307
North Shore Suburban Property — High Class Residences For Sale and Rent — Evanston to Lake Bluff Inclusive

Hostetter Martha Miss r Ash 1st h sw Birch
Hostetter Oscar livery Ash and Birch tel 1134
Hostetter Rika (wid John) r Ash 1st h sw Birch
Hoth John D plaster contr r Elm 2nd h nw Birch tel 1351
Hoth William (Gertrude wife) horseshoer r Oak 1st h ne Birch
Houghetelling Frances S broker Prospect av tel 84
Houghteling Harriet P Miss r Prospect av nr Humboldt av tel 84
Houghteling Jas L (Lucretiae P wife) investment brokers 181 La Salle r Prospect nr Humboldt tel 84
Houghteling Jas L Jr clk 181 La Salle r Prospect av nr Humboldt tel 84
Houghteling Wm clk 181 La Salle r cor Prospect and Humboldt av tel 84
Hovey Royal B (Nellie W wife) auditor 183 Monroe r Columbus av nr Summit tel 1343
Hoyt M L whol grocer Chicago r Sheridan rd cor Elm tel 2292
Hoyt William whol grocer Chicago r Sheridan rd nr Elm
Hubbard Charles W (Louise wife) banker Provident av 1st sw Elm tel 1473
Hucker William drug clk r Provident av 1st se Elm
Hudson Robert F (Minnie wife) gardener r Elm 1st h nw Central
Hufton George H (Lydia E wife) asst supt r Provident nw Central av tel 2452
1st nw Cherry

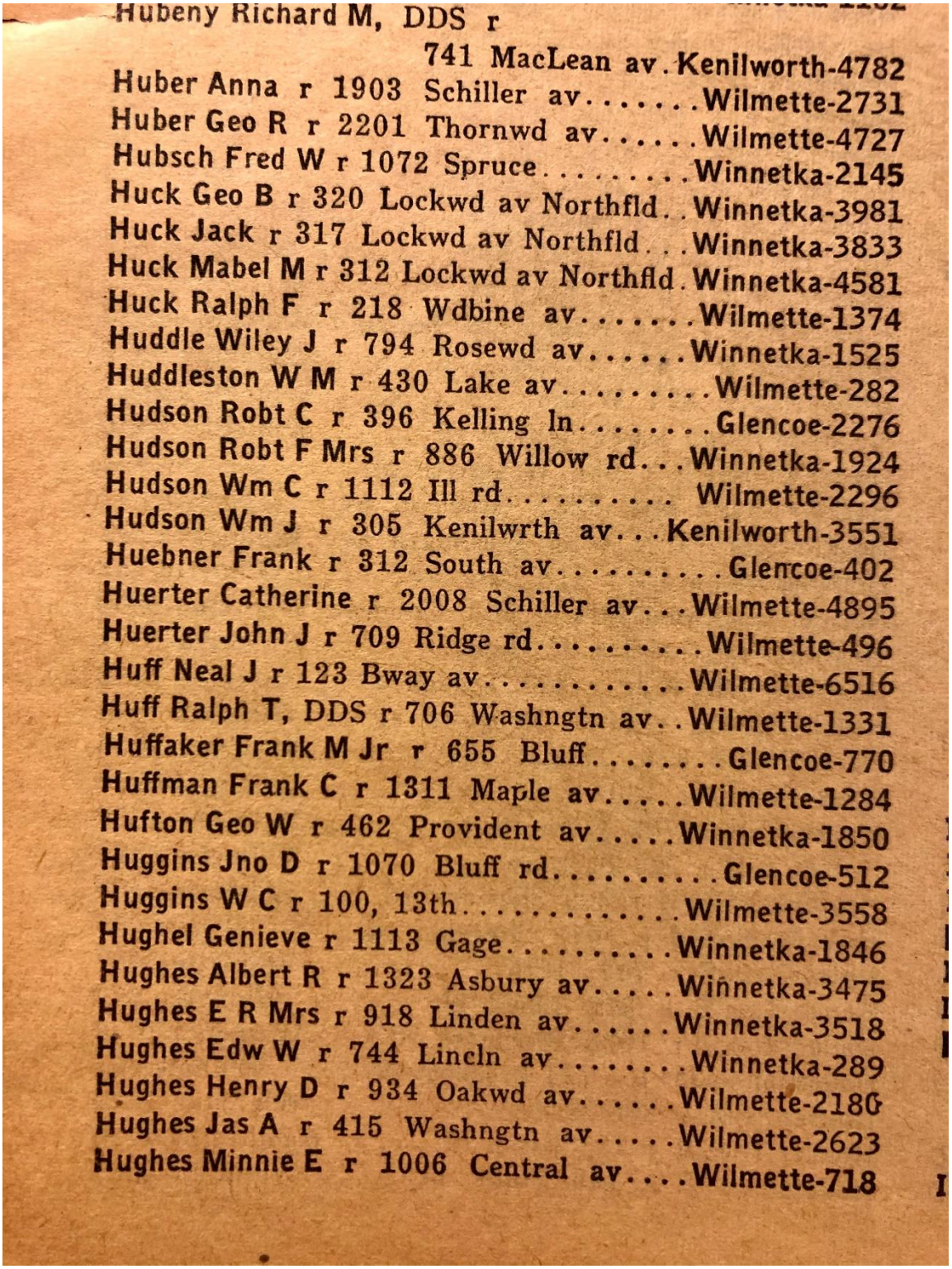
GEORGE H. CRAIN
REAL ESTATE, LOANS AND INSURANCE
605 Main St., cor. Chicago Ave., Evanston, Ill.
TELEPHONE 637. RESIDENCE TELEPHONE 799

1944 phone book



Hubeny Richard M, DDS r
741 MacLean av..Kenilworth-4782
Huber Anna r 1903 Schiller av.....Wilmette-2731
Huber Geo R r 2201 Thornwd av.....Wilmette-4727
Hubsch Fred W r 1072 Spruce.....Winnetka-2145
Huck Geo B r 320 Lockwd av Northfld..Winnetka-3981
Huck Jack r 317 Lockwd av Northfld...Winnetka-3833
Huck Mabel M r 312 Lockwd av Northfld.Winnetka-4581
Huck Ralph F r 218 Wdbine av.....Wilmette-1374
Huddle Wiley J r 794 Rosewd av.....Winnetka-1525
Huddleston W M r 430 Lake av.....Wilmette-282
Hudson Robt C r 396 Kelling ln.....Glencoe-2276
Hudson Robt F Mrs r 886 Willow rd...Winnetka-1924
Hudson Wm C r 1112 Ill rd..... Wilmette-2296
Hudson Wm J r 305 Kenilwrth av...Kenilworth-3551
Huebner Frank r 312 South av.....Glencoe-402
Huerter Catherine r 2008 Schiller av...Wilmette-4895
Huerter John J r 709 Ridge rd.....Wilmette-496
Huff Neal J r 123 Bway av.....Wilmette-6516
Huff Ralph T, DDS r 706 Washngtn av..Wilmette-1331
Huffaker Frank M Jr r 655 Bluff.....Glencoe-770
Huffman Frank C r 1311 Maple av.....Wilmette-1284
Hufton Geo W r 462 Provident av.....Winnetka-1850
Huggins Jno D r 1070 Bluff rd.....Glencoe-512
Huggins W C r 100, 13th.....Wilmette-3558
Hughel Genieve r 1113 Gage.....Winnetka-1846
Hughes Albert R r 1323 Asbury av.....Winnetka-3475
Hughes E R Mrs r 918 Linden av.....Winnetka-3518
Hughes Edw W r 744 Lincln av.....Winnetka-289
Hughes Henry D r 934 Oakwd av.....Wilmette-2180
Hughes Jas A r 415 Washngtn av.....Wilmette-2623
Hughes Minnie E r 1006 Central av....Wilmette-718

1954 phone book



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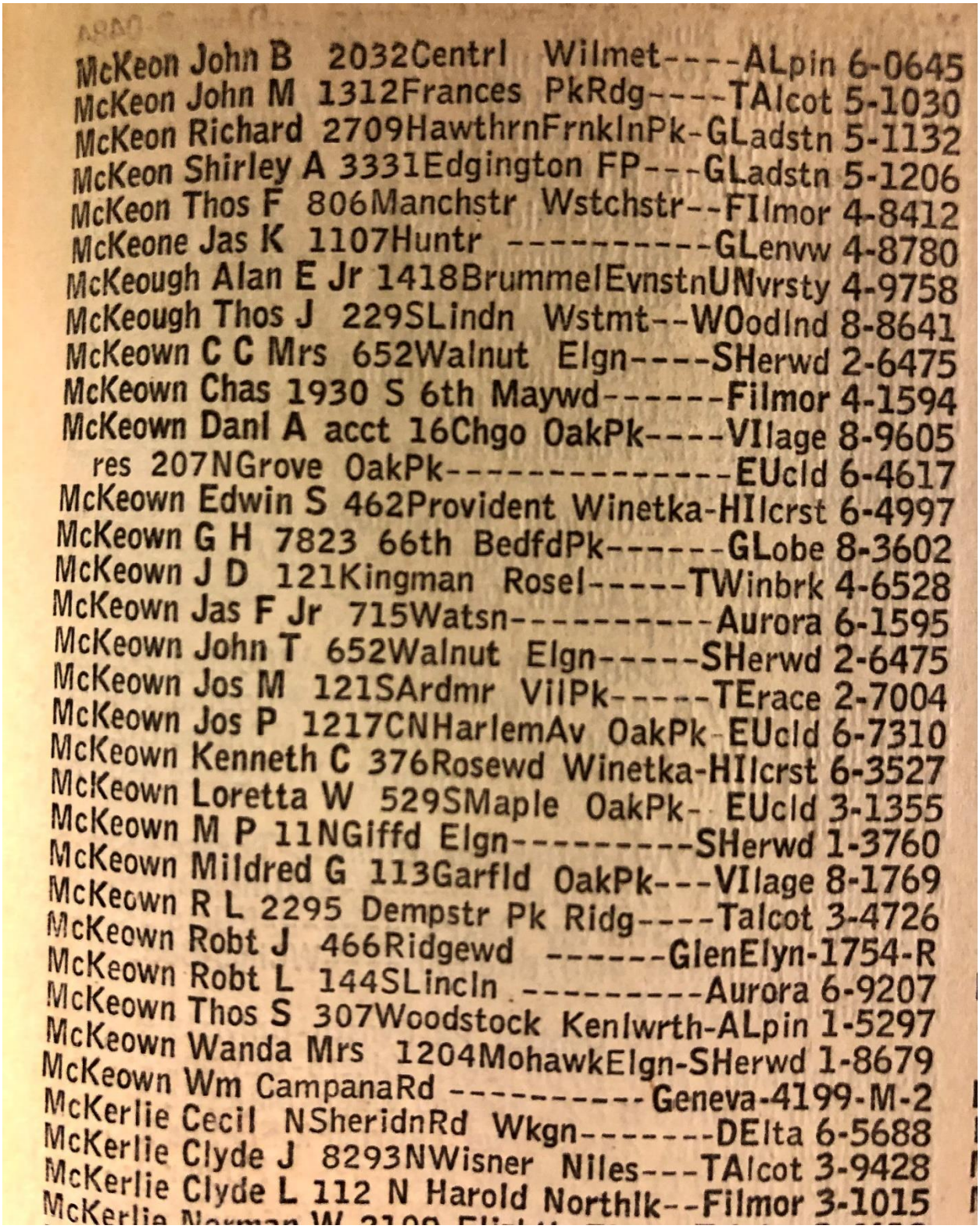
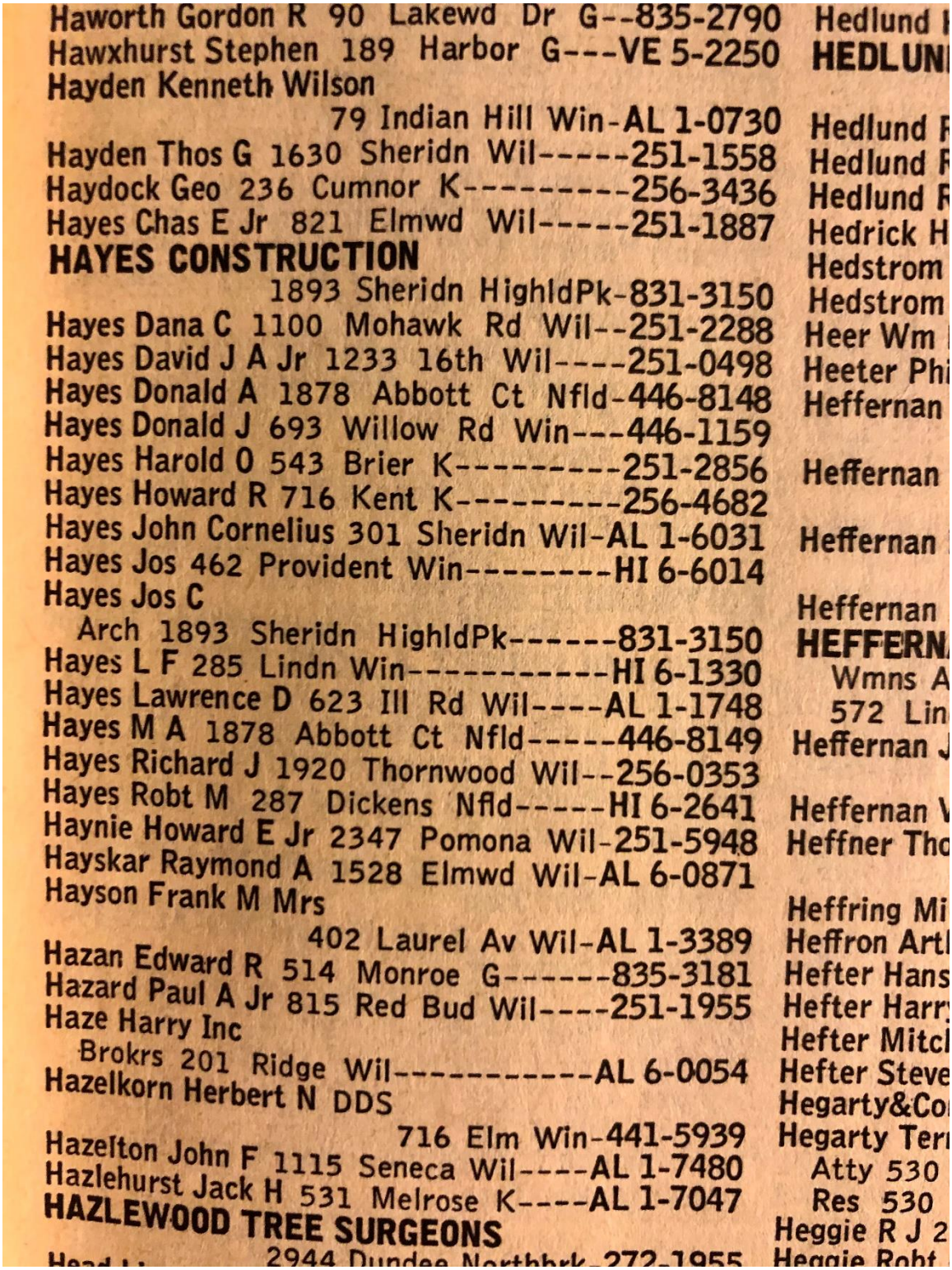
1959 phone book



McKeon John B 2032Centrl Wilmet----ALpin 6-0645
McKeon John M 1312Frances PkRdg----TAlcot 5-1030
McKeon Richard 2709HawthrnFrnklnPk-GLadstn 5-1132
McKeon Shirley A 3331Edgington FP---GLadstn 5-1206
McKeon Thos F 806Manchstr Wstchstr--FIlmor 4-8412
McKeone Jas K 1107Huntr ----------GLenvw 4-8780
McKeough Alan E Jr 1418BrummelEvnstnUNvrsty 4-9758
McKeough Thos J 229SLindn Wstmt--WOodlnd 8-8641
McKeown C C Mrs 652Walnut Elgn----SHerwd 2-6475
McKeown Chas 1930 S 6th Maywd------Filmor 4-1594
McKeown Danl A acct 16Chgo OakPk----VIlage 8-9605
res 207NGrove OakPk----------EUcld 6-4617
McKeown Edwin S 462Provident Winetka-HIlcrst 6-4997
McKeown G H 7823 66th BedfdPk------GLobe 8-3602
McKeown J D 121Kingman Rosel-----TWinbrk 4-6528
McKeown Jas F Jr 715Watsn----------Aurora 6-1595
McKeown John T 652Walnut Elgn-----SHerwd 2-6475
McKeown Jos M 121SArdmr VilPk-----TErace 2-7004
McKeown Jos P 1217CNHarlemAv OakPk-EUcld 6-7310
McKeown Kenneth C 376Rosewd Winetka-HIlcrst 6-3527
McKeown Loretta W 529SMaple OakPk- EUcld 3-1355
McKeown M P 11NGiffd Elgn---------SHerwd 1-3760
McKeown Mildred G 113Garfld OakPk---VIlage 8-1769
McKeown R L 2295 Dempstr Pk Ridg----Talcot 3-4726
McKeown Robt J 466Ridgewd ------GlenElyn-1754-R
McKeown Robt L 144SLincln ---------Aurora 6-9207
McKeown Thos S 307Woodstock Kenlwrth-ALpin 1-5297
McKeown Wanda Mrs 1204MohawkElgn-SHerwd 1-8679
McKeown Wm CampanaRd ----------Geneva-4199-M-2
McKerlie Cecil NSheridnRd Wkgn-------DElta 6-5688
McKerlie Clyde J 8293NWisner Niles---TAlcot 3-9428
McKerlie Clyde L 112 N Harold Northlk--Filmor 3-1015

1975 phone book



Haworth Gordon R 90 Lakewd Dr G--835-2790
Hawxhurst Stephen 189 Harbor G---VE 5-2250
Hayden Kenneth Wilson
79 Indian Hill Win-AL 1-0730
Hayden Thos G 1630 Sheridn Wil-----251-1558
Haydock Geo 236 Cumnor K---------256-3436
Hayes Chas E Jr 821 Elmwd Wil-----251-1887
HAYES CONSTRUCTION
1893 Sheridn HighldPk-831-3150
Hayes Dana C 1100 Mohawk Rd Wil--251-2288
Hayes David J A Jr 1233 16th Wil----251-0498
Hayes Donald A 1878 Abbott Ct Nfld-446-8148
Hayes Donald J 693 Willow Rd Win---446-1159
Hayes Harold O 543 Brier K---------251-2856
Hayes Howard R 716 Kent K---------256-4682
Hayes John Cornelius 301 Sheridn Wil-AL 1-6031
Hayes Jos 462 Provident Win--------HI 6-6014
Hayes Jos C
Arch 1893 Sheridn HighldPk------831-3150
Hayes L F 285 Lindn Win----------HI 6-1330
Hayes Lawrence D 623 Ill Rd Wil----AL 1-1748
Hayes M A 1878 Abbott Ct Nfld-----446-8149
Hayes Richard J 1920 Thornwood Wil--256-0353
Hayes Robt M 287 Dickens Nfld-----HI 6-2641
Haynie Howard E Jr 2347 Pomona Wil-251-5948
Hayskar Raymond A 1528 Elmwd Wil-AL 6-0871
Hayson Frank M Mrs
402 Laurel Av Wil-AL 1-3389
Hazan Edward R 514 Monroe G------835-3181
Hazard Paul A Jr 815 Red Bud Wil----251-1955
Haze Harry Inc
Brokrs 201 Ridge Wil----------AL 6-0054
Hazelkorn Herbert N DDS
716 Elm Win-441-5939
Hazelton John F 1115 Seneca Wil----AL 1-7480
Hazlehurst Jack H 531 Melrose K----AL 1-7047
HAZLEWOOD TREE SURGEONS
2944 Dundee Northbrk-272-1955

Hedlund
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Hedrick H
Hedstrom
Hedstrom
Heer Wm
Heeter Phi
Heffernan
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572 Lin
Heffernan J
Heffernan V
Heffner Tho
Heffring Mi
Heffron Artl
Hefter Hans
Hefter Harr
Hefter Mitcl
Hefter Steve
Hegarty&Co
Hegarty Ter
Atty 530
Res 530
Heggie R J 2
Heggie Robt

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION

Permit No. _____

Property Information

Site Address: 462 PROVIDENT

Parcel Identification Number(s) (PIN): 05-20-214-014-0000

Description of all structures to be demolished: HOUSE + GARAGE

Current Property Owner Information

Legal Name: DOCK KEY NORTH HOMES, LLC, | SERIES, 462 PROVIDENT AVE., LLC.

Primary Contact: ANNA THEODORE

Address: [redacted]

City, State, Zip: LAKE FOREST, IL 60045

Phone No. [redacted]

Email: [redacted]

Date owner acquired property: 12.17.20

Applicant Information

Legal Name: ALLURE BUILDERS, INC.

Primary Contact: CHRISTOPHER MIROSLAW

Address: [redacted]

City, State, Zip: CHICAGO, IL 60656

Phone No. [redacted]

Email: ALLURE BUILDERS INC@GMAIL.COM

Applicant's relationship to current property owner: _____

(If contract purchaser, attach copy of executed purchase agreement)

Contractor Information *(If known, otherwise indicate "not known")*

Legal Name: ALLUR BUILDERS, INC.

Address: [redacted]

City, State, ZIP: CHICAGO, IL 60656

Phone No. [redacted]

Email: ALLUREBUILDERSINC@GMAIL.COM

Property Maintenance Requirements

During processing of the demolition permit, it is important that the owner and contractor 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.

WE (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 WE (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.

Applicant Signature: [redacted] Date: 2.26.21

Printed Name: ALLURE BUILDERS, INC.

Owner Signature: [redacted] Date: 2.26.21

Printed Name: ANNA THEODORE

Acknowledgement of Owner and Applicant Property Maintenance Responsibilities

I hereby acknowledge that in submitting the attached application for demolition, the subject property is and will continue to be maintained in accordance to all requirements of the Winnetka Village Code, including but not limited to the following specific standards:

- ☒ Grass is, and shall be, mowed and maintained at a height not to exceed 8 inches;
- ☒ Garbage, yard waste, miscellaneous rubbish, and debris have been removed from the property and will not be allowed to accumulate;
- ☒ Building(s) shall be secured (doors and windows in working order, closed and locked).

Applicant Signature: [redacted] Date: 2.26.21

Printed Name: ALLURE BUILDERS, INC.

Owner Signature: [redacted] Date: 2.26.21

Printed Name: ANNA THEODORE

From: allurebuildersinc@gmail.com
To: Anita Lichterman; Ann Klaassen; Christopher Marx
Subject: RE: 462 Provident - Demolition Application
Date: Thursday, March 4, 2021 8:40:30 AM

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.

The preliminary demolition and construction schedule is as follows, considering the submittal of the building application next week.

Demolition – 5.3.21 - 5.28.21

Construction – 6.1.21 – 3.31.22

From: Anita Lichterman <alichterman@Winnetka.org>
Sent: Wednesday, March 3, 2021 3:11 PM
To: Ann Klaassen <AKlaassen@winnetka.org>; Christopher Marx <CMarx@winnetka.org>
Cc: allurebuildersinc@gmail.com
Subject: RE: 462 Provident - Demolition Application

No problem
Thanks!

Anita Lichterman
ICC Certified Permit Technician
Village of Winnetka
510 Green Bay Rd
Winnetka IL 60093
847.716.3520

From: Ann Klaassen <AKlaassen@winnetka.org>
Sent: Wednesday, March 03, 2021 2:02 PM
To: Anita Lichterman <alichterman@Winnetka.org>; Christopher Marx <CMarx@winnetka.org>
Cc: allurebuildersinc@gmail.com
Subject: 462 Provident - Demolition Application

A demolition permit was submitted today by Allure Builders for 462 Provident. Based on a quick preliminary review of the submittal with the applicant at the counter, it appears the only item missing is a demolition and construction schedule, as he stated photos were included in the electronic submittal previously emailed to Chris. I suggested the schedule be emailed to Chris to complete the application.

MEMORANDUM
VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION

FROM: CHRISTOPHER, MARX, AICP, ASSOCIATE PLANNER

DATE: MARCH 30, 2021

SUBJECT: 950 WESTMOOR ROAD - DEMOLITION PERMIT (CASE NO. 21-09-LPC)

INTRODUCTION	
Meeting Date	April 5, 2021
Commission Action	Preliminary historic and architectural review to determine if a Historical Architectural Impact Study (HAIS) is necessary or if a demolition permit can be issued without delay.
Property Address	950 Westmoor Road (See Attachment A – Aerial Map)
Property Owner	Daniel Gibala
Application Submitted by	Chris Gibala
Mail Notice Sent to Property Owners within 250 feet	Completed
Public Comments as of Date of Memo	As of the date of this memo, staff has received one written comment from the public regarding this application. (See Attachment E – Public Correspondence)
PROPERTY DESCRIPTION	
Size	0.17 acres
Location	South side of Westmoor Road between Walden Road and Green Bay Road
Improvements	Single-family residence with detached garage
Zoning	R-5 Single Family Residential
Surrounding Zoning	R-5 Single Family Residential to the east, west and northwest, R-3 Single Family Residential to the south, B-1 Multifamily Residential to the northeast
PROPERTY HISTORY	See Attachment B, Preliminary Property History See Attachment C, Winnetka Historical Society Research
Constructed	1915
Additional Construction Activity	1939 - Construct one story frame accessory building (one car private garage), 1946 - Alter 1½ story single family residence, 1965 - Construct an accessory building at a single family residence
Illinois Historic Structure Survey Listing	No

Winnetka Historical Society (WHS)	The WHS research indicates that the property has no historical or architectural significance. See attached report from the WHS provided in Attachment C for details.
NEIGHBORHOOD CONSTRUCTION ACTIVITY	
Other Permits for New Single-Family Homes 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	No

MUNICIPAL CODE AMENDMENTS – DEMOLITNION AND HISTORIC PRESERVATION

Given the recent demolition or potential demolition of a number of homes that the Commission determined to be historic or architecturally significant, on March 16, 2021, the Village Council adopted Ordinance MC-2-2021 amending the Village Code to further encourage the preservation of significant homes. The Commission may now order the issuance of a demolition delay of a historic or architecturally significant home for a longer period of time as follows:

1. For a demolition permit submitted **prior to March 16, 2021**, the demolition delay may be up to, but not exceeding 270 days from the date a complete application was submitted.
2. For a demolition permit submitted **after March 16, 2021**, the demolition delay may be up to, but not exceeding 270 days from the date the Commission determines that an applicant is required to submit an HAIS for the home the applicant wishes to demolish.

This application was submitted and considered complete on March 5, 2021. Should the LPC request an HAIS for the subject property at the April 5 Commission meeting, and after reviewing the HAIS at a future meeting the LPC determines the home is significant and a delay should be issued, the Commission may at that time issue a demolition delay up to but not exceeding 270 days from March 5, 2021.

The adopted amendments also provide a 20% maximum building size bonus to any single-family home that the Commission finds to be historic or architecturally significant provided the home is not demolished or altered in a manner that destroys the home's significance.

COMMISSION REVIEW

The Commission may consider one of the following two motions (1) Historical Architectural Impact Study Required or (2) Building and/or Property is Not Historic or Architecturally Significant.

Historical Architectural Impact Study Required

The Commission finds that based upon (1) the preliminary property history study, (2) the Winnetka Historical Society comments, and (3) other information, comments, or evidence received by the LPC during its preliminary review **that the building and/or property is of sufficient historic or architectural merit to warrant conducting a Historical Architectural Impact Study (HAIS) prior to issuance of the demolition permit.** The Commission reached its conclusion based upon the property meeting the following criteria **[Commission would note which criteria is met]**:

1. The property or structures have been designated a landmark pursuant to Chapter 15.64 of the Village Code;

2. The property or structures have been included in the most recent Illinois Historic Structure Survey conducted under the auspices of the Illinois Department of Conservation;
3. The property or structures have been listed on the National Register of Historic Places or the Illinois Register of Historic places; and
4. The property or structures have sufficient architectural or historical merit to warrant a full HAIS prior to issuance of a demolition permit.

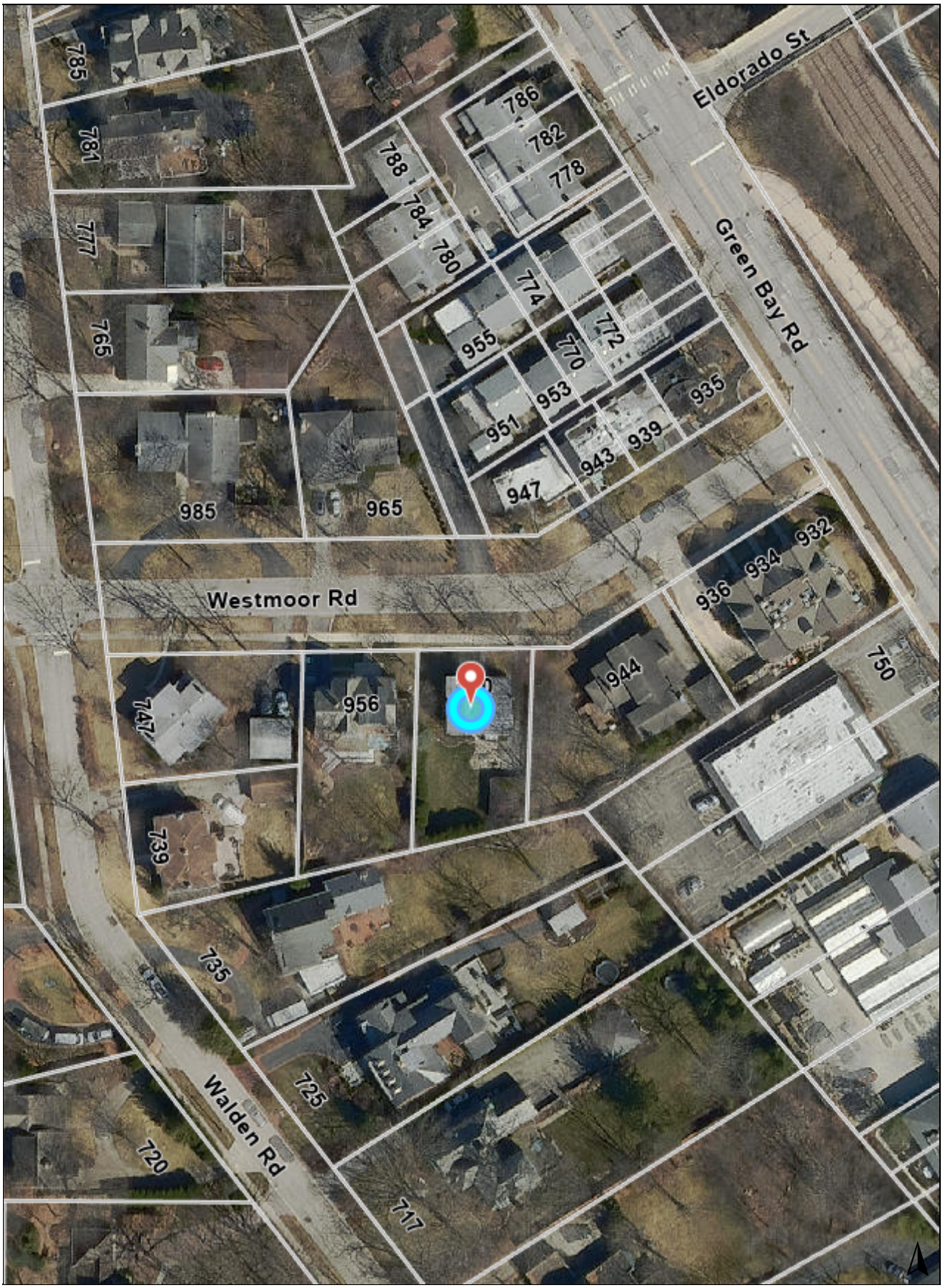
Building and/or Property is Not Historic or Architecturally Significant

The Commission has determined that in accordance with Section 15.52.040 of the Village Code that the building and/or property is not of sufficient historic or architectural merit to warrant a Historical Architectural Impact Study, and the demolition of the structure may proceed without delay.

ATTACHMENTS

Attachment A: GIS Aerial Map
Attachment B: Preliminary Property History Study
Attachment C: Historical Society Research
Attachment D: Application Materials
Attachment E: Public Correspondence

ATTACHMENT A



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: MARCH 9, 2021

SUBJECT: CASE NO. 21-09: 950 WESTMOOR ROAD

INTRODUCTION

On April 5, 2021, the Landmark Preservation Commission (LPC) will consider a request to demolish the residence and detached garage at 950 Westmoor Road. 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, March 23, 2021. If you have any questions, please feel free to send an email to cmarx@winnetka.org or call me at (847) 716-3587.

PRELIMINARY PROPERTY HISTORY STUDY/VILLAGE HALL RECORDS

Building Permits

Date	Type	Owner	Architect
6-17-1939	Construct one story frame accessory building (one car private garage)	Otto Van Weyk	Otto Van Weyk
8-22-1946	Alter 1½ story single family residence	Otto Van Weyk	Otto Van Weyk
10-25-1965	Construct an accessory building at a single family residence	Mr. and Mrs. Chas. A. Hinman	Mr. and Mrs. Chas. A. Hinman

LEGEND

A = ASSUMED	NW = NORTHWEST
C = CALCULATED	P.O.B. = POINT OF BEGINNING
CH = CHORD	P.O.C. = POINT OF COMMENCEMENT
CL = CENTERLINE	R = RECORD
D = DEED	RAD = RADIUS
E = EAST	R.O.W. = RIGHT OF WAY
F.I.P. = FOUND IRON PIPE	S = SOUTH
F.I.R. = FOUND IRON ROD	S.I.P.= SET IRON PIPE
FT. = FEET/FOOT	S.I.R.= SET IRON ROD
L = ARC LENGTH	SE = SOUTHEAST
M = MEASURED	SW = SOUTHWEST
N = NORTH	W = WEST
NE = NORTHEAST	

= CHAIN LINK FENCE
= WOOD FENCE
= METAL FENCE
= VINYL FENCE
= EASEMENT LINE
= SETBACK LINE
= INTERIOR LOT LINE

PLAT OF SURVEY

OF

LOT 3 IN MORTON'S SUBDIVISION OF LOTS 37 & 38 IN COUNTY CLERK'S DIVISION OF THAT PART OF THE SOUTHEAST 1/ 4 OF SECTION 17, TOWNSHIP 42 NORTH, RANGE 13, EAST OF THE THIRD PRINCIPAL MERIDIAN LYING WEST OF THE CHICAGO AND NORTHWESTERN RAILROAD, IN COOK COUNTY, ILLINOIS.

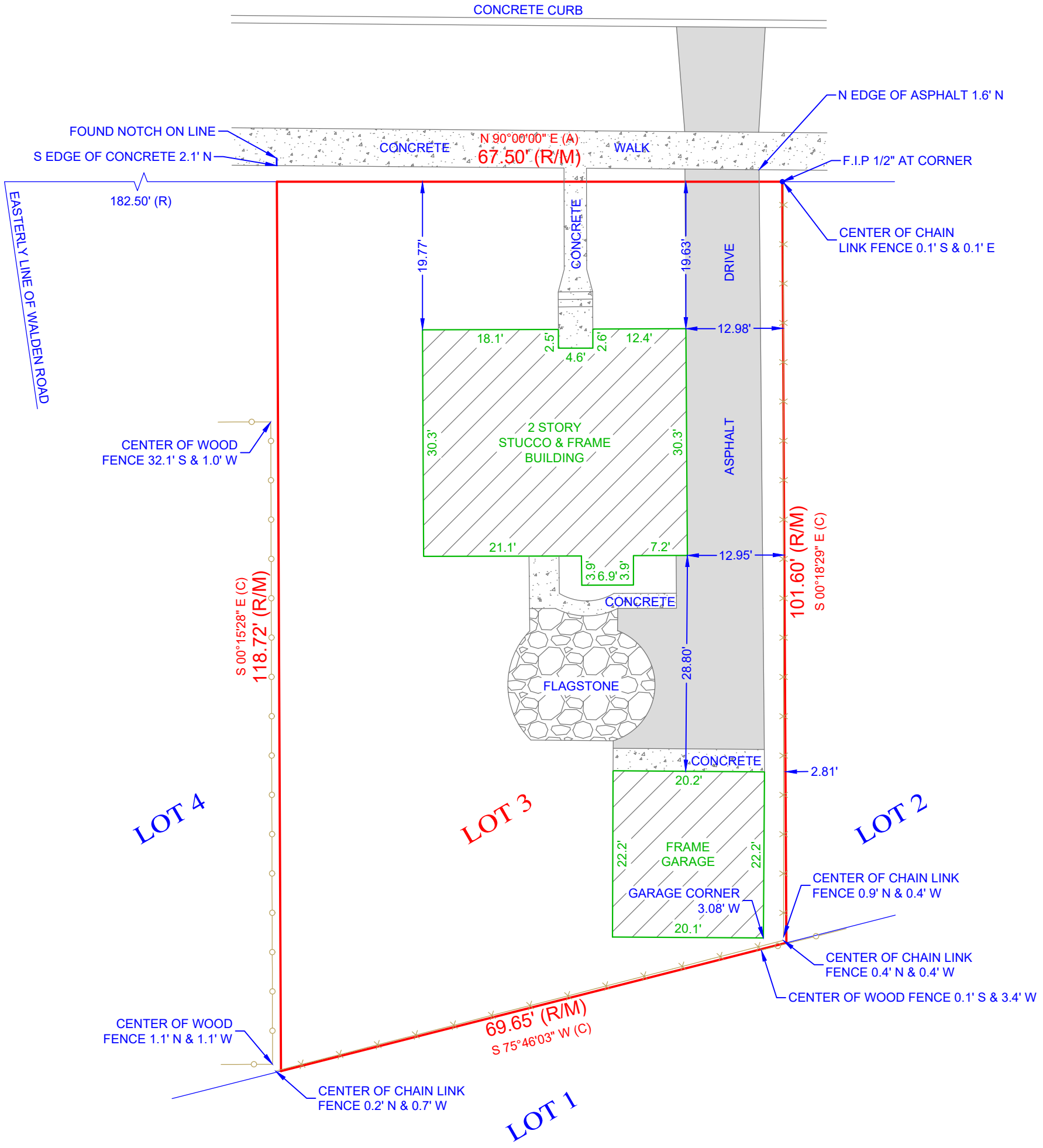
15' 7.5' 0 15'

BASIS OF BEARING:
SOUTH LINE OF WESTMOOR ROAD AS FOUND MONUMENTED AND OCCUPIED PER RECORD SUBDIVISION.
N 90°00'00" E (A)

AREA OF SURVEY:

"CONTAINING 7441.3 SQ. FT. OR 0.17 ACRES MORE OR LESS"

(66' R.O.W.)
FIG STREET (PLATTED)
WESTMOOR ROAD (SIGNED)



MEI
BETTER INFRASTRUCTURE
BETTER ENVIRONMENTS
BETTER LIFE!

Morris Engineering, Inc.
515 Warrenville Road, Lisle, IL 60532
Phone: (630) 271-0770
FAX: (630) 271-0774
WEBSITE: WWW.ECIVIL.COM

STATE OF ILLINOIS }SS
COUNTY OF DUPAGE

I, THE UNDERSIGNED, AN ILLINOIS PROFESSIONAL LAND SURVEYOR, DO HEREBY CERTIFY THAT "THIS PROFESSIONAL SERVICE CONFORMS TO THE CURRENT ILLINOIS MINIMUM STANDARDS FOR A BOUNDARY SURVEY," AND THAT THE PLAT HEREON DRAWN IS A CORRECT REPRESENTATION OF SAID SURVEY.

DATED, THIS 14TH DAY OF DECEMBER, A.D., 2020, AT LISLE, ILLINOIS.

JAMES LEE MORRISON
2317
PROFESSIONAL LAND SURVEYOR
STATE OF ILLINOIS
LISLE, ILLINOIS

ILLINOIS PROFESSIONAL LAND SURVEYOR NO. 035-2317
LICENSE EXPIRATION DATE NOVEMBER 30, 2022
ILLINOIS BUSINESS REGISTRATION NO. 184-001245

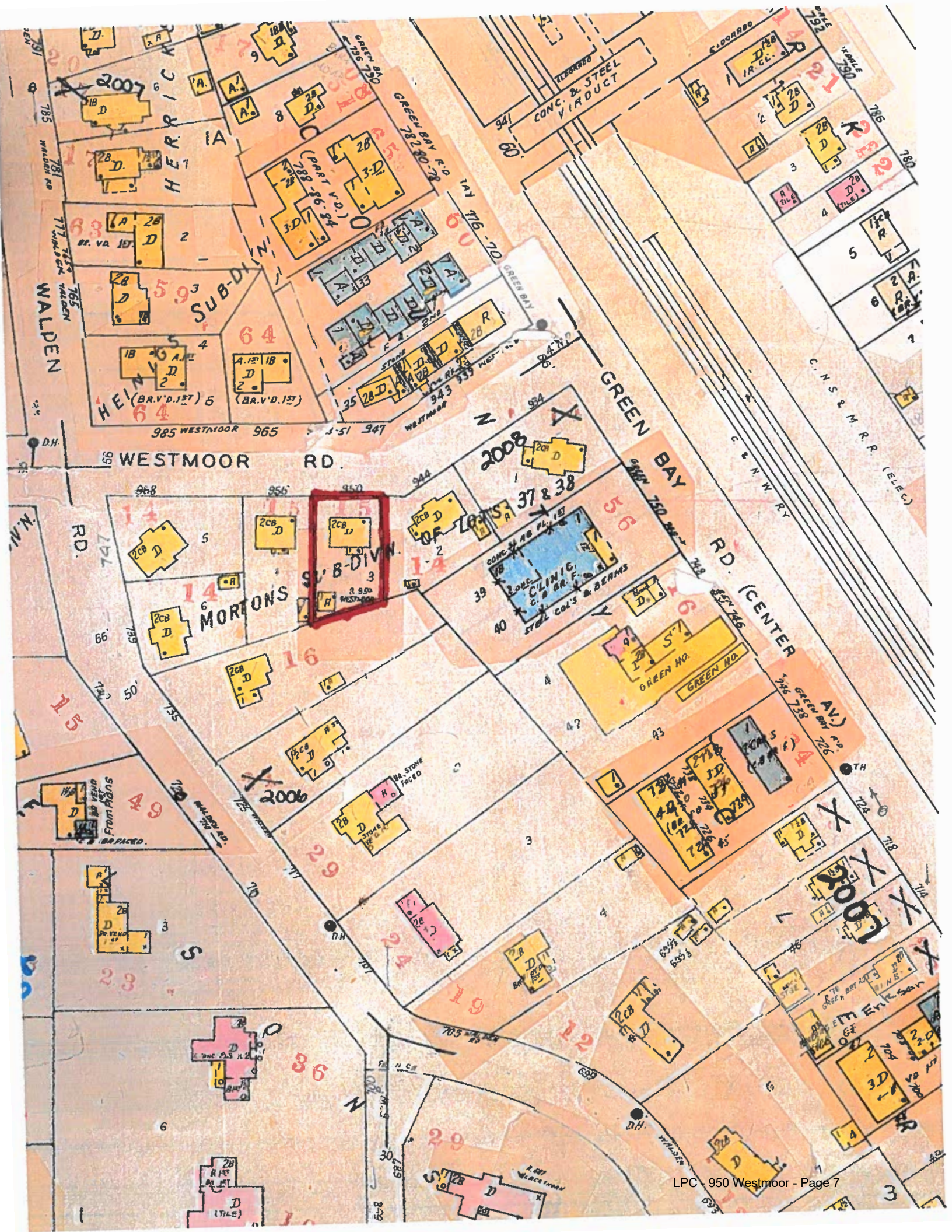
NOTE:
1. ALL TIES SHOWN ON THIS SURVEY ARE MEASURED TO THE BUILDING'S SIDING (BRICK, FRAME, STUCCO, METAL, ETC.) AND NOT TO THE FOUNDATION, UNLESS NOTED OTHERWISE.
2. ROOF LINES AND OVERHANGS ARE TYPICALLY NOT SHOWN HEREON.
3. COMPARE ALL DISTANCES AND POINTS IN FIELD AND REPORT ANY DISCREPANCIES TO SURVEYOR AT ONCE.
4. NO DIMENSIONS SHALL BE ASSUMED BY SCALING.

ADDRESS COMMONLY KNOWN AS 950 WESTMOOR ROAD
WINNETKA, ILLINOIS

CLIENT TENENBAUM LAW GROUP

FIELDWORK DATE (CREW) 12/11/2020 (DS/AM)

DRAWN BY: LV REVISED: 20-68-0519


WESTMOOR RD.
GREEN BAY RD.
WALDEN
SUB-DIVN.
MORTONS SUB-DIVN.
CONC. & STEEL VIADUCT
C. N. S. & M. R. R. (ELEC.)
C. & N. W. RY.
CLINIC
GREEN HO.
2007
2008
2006
2005
37 & 38
OF LOTS

950 Westmoor – March 2021

THE VILLAGE OF WINNETKA
Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, JUNE 17, 1939

THE SUPT. OF PUBLIC WORKS;

Application is hereby made for a permit to CONSTRUCT a 1 story and ~~Basement~~ FRAME ACCESSORY BUILDING (ONE CAR PRIVATE GARAGE)
(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.)

PROPERTY DESCRIPTION—LOT 3, Block

Subdivision MORTON'S (SUB OF LOTS 37 & 38 COUNTY CLERKS.)

STREET and NUMBER 950 WESTMOOR

DIMENSIONS of BUILDING—Front 9-0 feet. Depth 18-0 feet. Height 9-6 feet

NUMBER of ROOMS

KIND of MATERIAL FRAME

OWNER OTTO VAN WEYK Address

TOTAL COST $300-

ARCHITECT OWNER Address

BUILDER OWNER Address

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.

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.

Permit Issued JUNE 17, 1939

Building Permit Number 4733

Occupancy Permit Number 2188 ✓ 8/11/39 after

SIGNED Harriet van Weyk

ADDRESS 950 Westmoor Rd

THE VILLAGE OF WINNETKA
Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, August 22 1946

THE SUPT. OF PUBLIC WORKS;

Application is hereby made for a permit to alter a 1½ story and Basement Single Family Residence
(TYPE OF BUILDING SUCH AS RESIDENCE, GARAGE, ETC.)

PROPERTY DESCRIPTION—LOT 3, Block —

Subdivision Martons

STREET and NUMBER 950 Westmoor Rd.

DIMENSIONS of BUILDING—Front _____ feet. Depth _____ feet. Height _____ feet

NUMBER of ROOMS Bath & bedroom addition

KIND of MATERIAL Frame & Stucco

OWNER Otto Van Weyk Address _____

TOTAL COST 800 oo

ARCHITECT Owner Address _____

BUILDER Owner Address _____

CARPENTER _____ Address _____

MASON _____ Address _____

SEWER BUILDER _____ Address _____

PLUMBER Mergenthaler Address _____

ELECTRICIAN _____ Address _____

REMARKS _____

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 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 Aug. 22 1946

Building Permit Number F 5358

Occupancy Permit Number _____

SIGNED Harriet van Weyk

ADDRESS 950 Westmoor Rd.

THE VILLAGE OF WINNETKA

Department of Public Works

APPLICATION FOR BUILDING PERMIT

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, October 25, 1965

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to construct an accessory building at a (work to be performed)
Single Family Residence
(Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION-

REAL ESTATE INDEX NUMBER			
05	17	412	004
Vol. 101		Item 584	

STREET and NUMBER 950 Westmoor Road

DIMENSIONS of BUILDING—Front feet. Depth feet. Height feet.

NUMBER of ROOMS 2 car detsched garage

TOTAL COST 1,200.00 KIND of MATERIAL Frame

OWNER Mr. & Mrs. Chas. A. Hinman Address O.P.

ARCHITECT owner Address

BUILDER Danley's Garage World Address 2801W N. Manheim Rd. Franklin Park

CARPENTER " Address D.L. 5-3688

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 10-25-65 by

Building Permit Number 8076

Occupancy Permit Number

B. No. 9243

SIGNED Mrs. C. A. Hinman

ADDRESS

Thomas J Ryan 501-6051

Roof Permit Deposit 290.00

THE VILLAGE OF WINNETKA 118

APPROVED 8-5-98

Department of Public Works

APPLICATION FOR BUILDING PERMIT R.2.

and for Certificate of Occupancy and Compliance

Winnetka, Illinois, 5/26/98

THE SUPT. OF PUBLIC WORKS:

Application is hereby made for a permit to Replace Existing (work to be performed) Eaves/Roof Material - SF Residence (Type of Building Such as Residence, Garage, Etc.)

PROPERTY DESCRIPTION 29 Stow St Residence Stucco Home Structure - Hits Wall Stucco Home

REAL ESTATE INDEX NUMBER			
Vol.		ITEM	

STREET and NUMBER 950 Westmoor Rd

DIMENSIONS of BUILDING—Front _____ feet. Depth _____ feet. Height _____ feet.

NUMBER of ROOMS 8

EST. CONST. COST $29,850 KIND of MATERIAL _____ PHONE NO.

OWNER _____ Address _____

ARCHITECT _____ Address _____

BUILDER _____ Address _____

CARPENTER Handyman Const. Address 1917 W. Bradley Place Chicago 773-525-0506

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.

David Hence I (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, 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 _____ by _____ SIGNED Owner

Building Permit Number 98-0078 ADDRESS 950 Westmoor Rd

Occupancy Permit Number _____ Winnetka IL 60093

C. B. No. _____ PHONE NO. 441-8185

Rev. Sept. 68

PROPERTY RESEARCH COVERSHEET

Address: 950 Westmoor

Construction Details:

Original construction date: 1915
Construction type: Stucco and shingle frame
Style: Colonial

OWNERSHIP HISTORY:

OWNER NAME	DATES OCCUPIED	INFORMATION ATTACHED	SIGNIFICANCE
John Martin*	1915	Building permit	
Sebastian and Carmelita Hinton	1916 – ? (at least 1923)	1917 phone book**, 1920 phone book; 1923 phone book; *Chicago Daily Tribune* engagement announcement; *Winnetka Talk* obituary	Carmelita was the Jane Addams' private secretary at Hull House; Sebastian was a lawyer in Chicago at Parkinson & Lane
Charles A. Neumann	? (at least 1926) – 1935/6	1926 phone book; 1935 phone book	
Mrs. Eda Galloway	1936/7 – 1937/8	1937 phone book	
Otto Van and Harriet Loring Weyk	1938/9 – 1948	Real estate listing; 1939 phone book	
Bransford W. and Martha Crenshaw	? (at least 1954) – 1961/2	1954 phone book; 1961 phone book	
Charles A. and Alice M. Hinman	1962/3 – 1996	*Winnetka Talk* property sales; 1963 phone book; *Chicago Tribune* obituary	Charles was an executive at Quaker Oats.
David and Denise Novak	1996 – 2020	*Winnetka Talk* property sales	

*John Martin is listed as the owner and builder on the building permit. It is unclear whether he ever occupied the residence.
**NOTE: Westmoor was previously called Fig Street.

ARCHITECTS:

ARCHITECT NAME	DATE AND DESCRIPTION OF PROJECT	INFORMATION ATTACHED
John Martin (builder)	1915 – build the two-story house	
Otto Van Weyk (owners)	1939 – construct one-story frame accessory building (one car private garage); 1946 – alter single family residence	
Charles A. and Alice M. Hinman (owners)	1965 – construct an accessory building	

RESEARCH SOURCES USED: *Chicago Tribune*, *Winnetka Talk*, historic phone books, Cook County Assessor records, WHS property files

Findings:

Our research does not indicate that this property has historic or architectural significance. Although it is an older house and has been home to several interesting and accomplished Winnetkans, very little information is available about most of the former residents. In addition, the house does not appear to have any notable architectural elements, and we were not able to locate any information about the builder listed on the original building permit. While we found three obituaries for John Martin in the *Winnetka Talk* that fit the possible time frame, none were listed as builders, developers, or architects, and none were associated with 950 Westmoor (formerly Fig).

Date of Research: 3/16/2021

Submitted by:
Meagan McChesney, PhD
Curator, Winnetka Historical Society

Mary Trieschmann, MS Ed
Executive Director, Winnetka Historical Society

Agents	Address of House	Size of Lot	Rooms	Baths	Porches	Price
	950 Westmoor Winnetka	65x120	8-4	3		25,000

Continuance of Listing Confirmed

Situated between
How house may be seen

Fronts ft. alley at

When available

Garage Living quarters

State exactly how we came to have this listing postal

How heated

Date 6/10/48 Listed by office

Address

Owner

Ph: Res. Ofc.

Whom to notify regarding prospective purchaser North Shore Realty

Address

Ph: Res. Ofc. Ken 323

Tenant

Lease expires Rent

Abstract or Guaranty policy

Taxes 170

Terms

Special Assessments

1st Mortgage Rate Maturity

beautifully remodelled

Prepayment privilege

2nd Mortgage Rate Maturity

insulated

Prepayment privileges

Restrictions

Insurance { Fire / Tornado

Zoning Use Height Area

Sign Privileges

Construction stucco & shingle Roof

Architect

Heating forced air oil 1600 gal Hot water

Lighting Hardwood Floors

Remarks

Basement

1st floor LR 15x29 DR kit. wood-panelled library

2nd floor 4 bedrms (3 take twin-beds) 2 baths

3rd floor

Stories

sold 6/48 BB

950 WESTMOOR

01789 OLP-S 349,000 LP-S349,000 SP-S310,000 CONV
CCD-07/29/96 CD-09/10/96 DOM- 28 PS- CB-4042 CA-32374

950 WESTMOOR 93 96129686
WINNETKA 60093 - 0 B: SUB:HUBBARD WOODS
DIR:WEST OF GREEN BAY ROAD
CRP:WINNETKA C:COOK T:NEWTR CT:0.00 MOD:
RM: 8 BR: 4 BTH:2.0 MBB:Y FP:1 BMT:Y PKN:G CARS:2 DN:SEP
STY:COLONIAL TPE:2 STORY BAS:BATH-PRTL,FULL-UNFIN
HEA:GAS AC:NONE EXT:SC OWN:FS ELE:CRCT *
APPL:DW BI,DRYER,OV/RG/MI,OV-SG* IMP:CURBS/GUTTERS* FC:
DIM:67X118X69X101 TX:5352. TY:94 PIN:05 -17 -412 -004 -

LR: 29X14 1 C Y	MB:15X11 2 C Y	G:HUBBAR 36 N ASM:0.00 N
DR: 16X11 1 H Y	B2:14X12 2 C Y	J:WASHBU 36 N
KT: 12X10 1 V	B3:14X13 2 H Y	H:NEWTRI 203 N WI:
FR: 12X9 1 V Y	B4:10X9 2 H Y	TRM: CI:
		POS:CLOSING

CHARMINGLIVING ROOM WITH FIREPLACE. SEPARATE DINING ROOM. FAMILY ROOM ON FIRST FLOOR. FOUR BEDROOMS & 2 BATHS ON SECOND FLOOR. HARDWOOD FLOORS IN MOST ROOMS. 2 CAR DETACHED GARAGE. PRIVATE YARD. WALK TO TRAIN, SCHOOL AND SHOPS.

CC:3*,1ST100M/2.5*,BAL. -$50
SHO:CALL LISTING BROKER SCI:N
OWNER:LEGAL OWNER OF RECORD AON:N PH:CALL BROKER
BROKER:JEAN WRIGHT REAL ES* ID#:4048 PH:847-446-9166
AGENT:JEAN WRIGHT GRI ID#:30471 PH:847-441-5353

temporary no images test. User does not want to print images.

Property Details

05-17-412-004-0000

950 WESTMOOR RD • WINNETKA, IL • New Trier

Tax Details

PROPERTY CLASSIFICATION	**205**
SQUARE FOOTAGE (LAND)	**7,425**
NEIGHBORHOOD	**22**
TAXCODE	**23008**
NEXT SCHEDULED REASSESSMENT	**2022**

Assessed Valuation

2020 Assessor Certified values include adjustments, where applicable, for COVID-19 effects on property.

	2020 Assessor Certified	**2019 Board of Review Certified**
TOTAL ESTIMATED MARKET VALUE	**$604,250**	**$656,800**
TOTAL ASSESSED VALUE	**$60,425**	**$65,680**
LAND ASSESSED VALUE	**$16,706**	**$16,706**
BUILDING ASSESSED VALUE	**$43,719**	**$48,974**

Exemption Status

2019 **Homeowner | $799.70**
Senior Citizen | N/A
Senior Freeze | N/A

2018 **Homeowner | $824.00**
Senior Citizen | N/A
Senior Freeze | N/A

2017 **Homeowner | $784.60**
Senior Citizen | N/A
Senior Freeze | N/A

2016 **Homeowner | $552.86**
Senior Citizen | N/A
Senior Freeze | N/A

2015 **Homeowner | $645.40**
Senior Citizen | N/A

Senior Freeze | N/A

Exemption History

2018 **Homeowner exemption was applied to the property this year.**
2017 **Homeowner exemption was applied to the property this year.**
2016 **Homeowner exemption was applied to the property this year.**
2015 **Homeowner exemption was applied to the property this year.**

Characteristics

DESCRIPTION	**Two or more story residence, over 62 years, up to 2,200 sq.ft.**
RESIDENCE TYPE	**Two Story**
USE	**Single Family**
EXTERIOR CONSTRUCTION	**Stucco**
FULL BATHS	**2**
HALF BATHS	**1**
BASEMENT[1]	**Partial and Unfinished**
ATTIC	**None**
CENTRAL AIR	**No**
NUMBER OF FIREPLACES	**1**
GARAGE SIZE/TYPE[2]	**2 car detached**
AGE	**104**
BUILDING SQUARE FOOTAGE	**1,760**
ASSESSMENT PHASE	**Assessor Valuation**

[1] Excluded from building square footage, except apartment

[2] Excluded from building square footage

* "Property Location" is not a legal/postal mailing address. Its sole purpose is to help our Office locate the property. Therefore, you should not utilize the property location for any purpose, however, you may update the Property Location with your Legal/Postal Mailing Address should you choose to do so. Updating the address will not change the Property Location to a Legal/Postal Mailing Address.

** Information may be available by submitting an FOIA Request

1

Where do I find my PIN?

Your Property Index Number (PIN) is printed on your tax bill, your property closing documents and deed, and notices from the Assessor's office (such as your assessment notice).

WINNETKA: HOUSING (PROPERTY SALE

Recorder lists property sales

WT 10-24-96 p.164

The Cook County Recorder of Deeds provided the following information about recent property sales.

Northfield

6040 Arbor Lane, #100, Donald W. and Katherine K. Featherstone to Stoyan Stotanov, $138,000.
6020 Arbor Lane, #300, Patrick J. Flader to Han Sik Lee, $163,000.

Winnetka

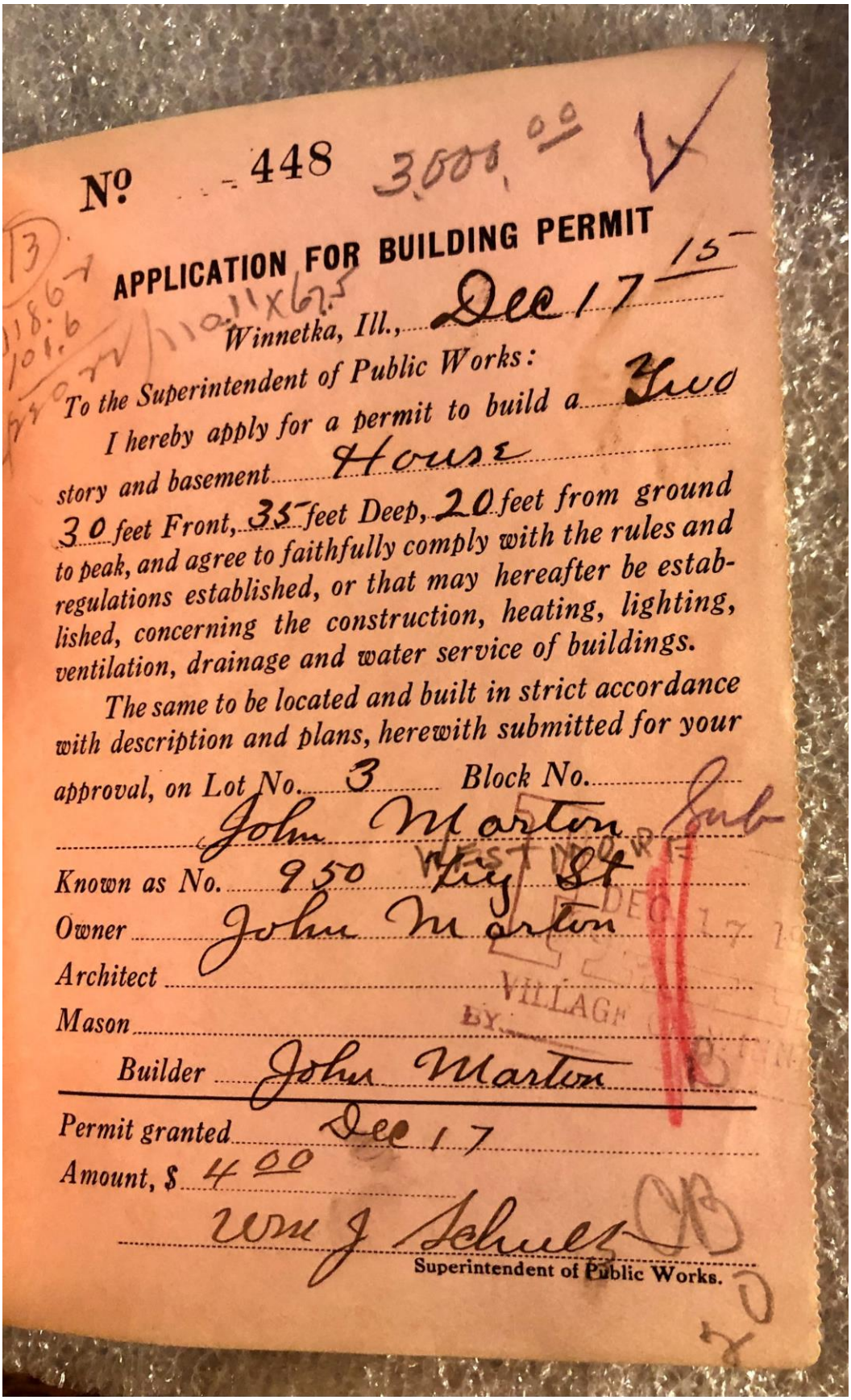
995 Spruce St., John P. Murphy and Gail E. Murphy to Gregory T. Gaschler and Gloria P. Gaschler, $405,000.
$195 Fuller Lane, Matthew J. and Deborah Lee Campbell to James C. and Marijean Cray, $548,690.
432 Maple St., Roger G. Engle and Janet A. Engle to Richard B. Myers and Margaret Q. Myers, $352,000.
1097 Ash St., Chicago Capital Development Co. L.L.C. to David Snyder and Susan Snyder, $781,525.
669 Walden Road, Frederick M. Forbes and Elizabeth K. Forbes to Robert H. King Jr. and Robin S. King, $804,500.
512 Orchard Lane, Thomas W. and Sallie W. Oliva to Roger G. and Janet Ann Engle, $585,000.
982 Oak St., Dun Romin Homes to Donald J. Fotsch, $765,000.
950 Westmoor Road, Alice M. Hinman to David and Denise Novak, $310,000.
555 Walnut St., Theodore H.Butz and Suzanne B. Butz to Lawrene Herst and Susan Herst, $695,000.
1004 Ash, Catherine E. Carpenter to David C. and Susan H. Clark, $480,000.
745 Ash St., James H. Rosenfield Jr. to Gregory J. Purcell, $598,000.

Glencoe

630 Vernon Ave., #9, 630 Vernon Associates to Elizabeth G. Olig, $209,500.
608 Glencoe Road, #1B, Jane Deitch to Mary Uhl, Trustee of the Ferdinand L. Holtz Family Trust.
205 Harbor St., William Dodds to Kevin Shier, $435,000.
476 Park Ave., Jerome M. Schechter and Roberta A. Schechter to James Koval and Margo M. Koval, $540,000.

Kenilworth

720 Roger Ave., Kenilworth, Patricia Koepke, now known as Patricia Jones, to Peter Cummins, $507,000.
139 Tudor Place, David Cohen and Anne Remmes Cohen to Michael R. DeGiulio and Andrea J. DeGiulio, $860,000.
633 Park, Victor J. and Denise S. Nesi to R. Scott and Kimberly A. Falk, $545,000.
220 Melrose Ave., James A. Firestone, Anne M. Firestone to Mark Swift, $1,400,000.



No. 448 3,500.00

APPLICATION FOR BUILDING PERMIT

Winnetka, Ill., Dec 17 15

To the Superintendent of Public Works:

I hereby apply for a permit to build a Two story and basement House 30 feet Front, 35 feet Deep, 20 feet from ground to peak, and agree to faithfully comply with the rules and regulations established, or that may hereafter be established, concerning the construction, heating, lighting, ventilation, drainage and water service of buildings.

The same to be located and built in strict accordance with description and plans, herewith submitted for your approval, on Lot No. 3 Block No. Sub

John Marton

Known as No. 950 Westmoor Ave

Owner John Marton

Architect

Mason

Builder John Marton

WESTWOOD DEC 17 19 VILLAGE BY

Permit granted Dec 17

Amount, $ 4 00

Wm J Schuett

Superintendent of Public Works.

1961 phone book

Cregier DeWitt C 251 [illegible]-ALpin [illegible]
Cregier E B 1130Lake Wilmet----------UN 4-3572
Cregier Edmund T Mrs 1226 Elmwd Evnstn-HI 6-4686
Creigh John D Middlefork Rd Nfld----------ID 2-0189
Creigh Thos 1892 Lindn Av Highld Pk-------VA 4-3676
Creighton Arthur J 1756 Stockton Des Pl---VA 4-5756
Creighton D L 1330 Rand Rd Des Pl---------CR 2-2836
Creighton Norman T 2201 Cherry LnNorthbrk-ORchrd 3-0624
Creitz Allen L 9357 Sprngfld Skokie-----VA 4-2386
Crement Vincent Chas 9220 Pottr Des Pl----VAndrbit 4-1724
Cremer Robt R 1765 Lee Des Pl-------UNvrsty 4-1521
Cremerius A C 1508Hinman Evnstn------TA 5-5732
Cremi Frank 8510 Madisn Dr Niles---------TA 5-4567
Cremin R H 415 N Prospect Pk Rdg-----HIlcrst 6-3904
Cremin Wm A 160Woodly Winetka---------DA 8-1091
Crennan Ruth E 1426 Chgo Evnstn
Crenshaw Bransford W
950WestmrRd Winetka-HIlcrst 6-4908
Crenshaw Elry 5859 River Des Pl-------TAlcot 3-0843
Crenshaw Margaret M 1915HighlndWilmet-ALpin 1-6638
Crenshaw Pauline 1598 Oak Evnstn-------DAvis 8-7973
Crepas Barbara Mrs 1010Elm Winetka--HIlcrst 6-0590
Crepas Geo H 591Audrey Wheeling--------LEhi 7-1811
Crepin Alfred E 7808 Kenneth Skokie---ORchrd 3-7545
Crescent Food Shop 300SWestern PkRdg-TAlcot 3-9145
Crescio Jos 5014 Elm Skokie----------ORchrd 5-0914
Cresmer Wm T 542Longwd Glenco-------VErnon 5-0649
Cress John M 1106 W Grant Des Pl---VAndrbit 7-5494
Cress Lee 8244 Olcott----------NIles 7-9538
Cress Wm M 2145 Sherman Av Evnstn-------DA 8-2879
Cressell Edw G 474SheridnRd Evnstn---UNvrsty 4-6689

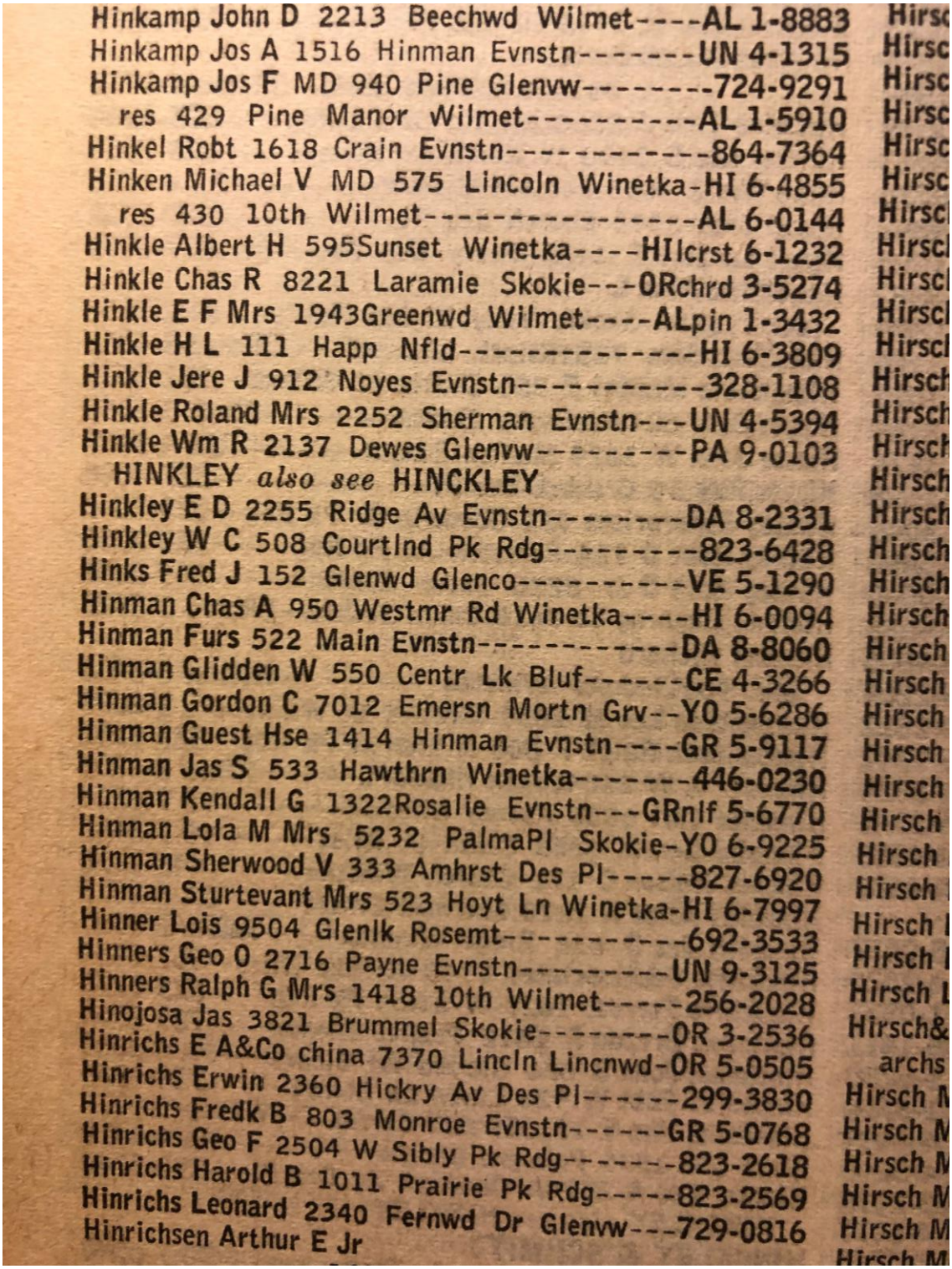
CREST OF FINE FLOWERS

417½ 4th Wilmet-AL 1-7060
417½ 4th Wilmet----------ALpin 1-7930
Crestwood Snack Shop 1118Lee DesPl-VAndrbit 4-9890

CRESWELL *also see* CRISWELL

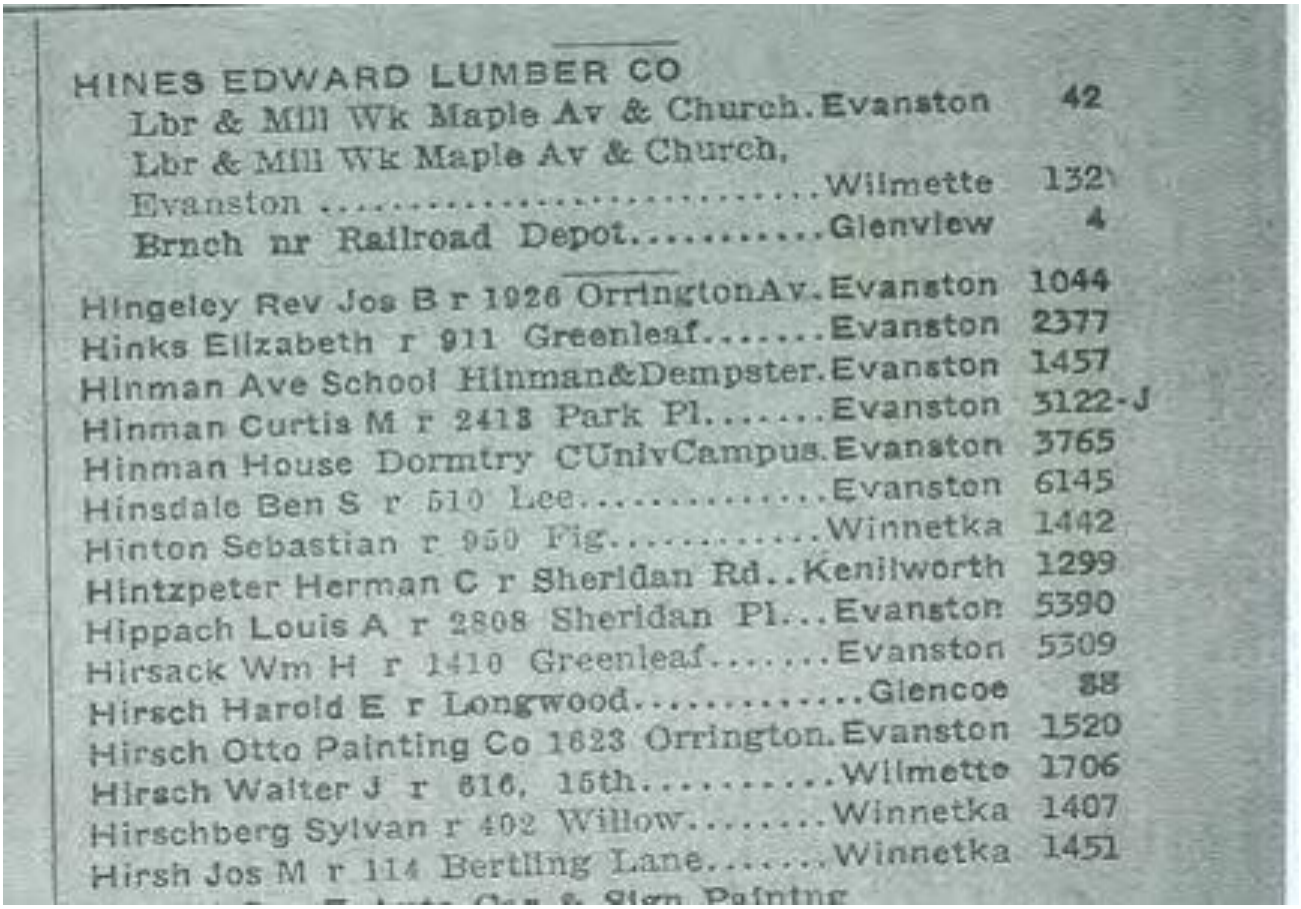
Creswell Clifford 2044 Pratt Evnstn--------UN 9-1777
Cretcher K L 1009 Davis Evnstn

1963 phone book



Hinkamp John D 2213 Beechwd Wilmet----AL 1-8883
Hinkamp Jos A 1516 Hinman Evnstn-------UN 4-1315
Hinkamp Jos F MD 940 Pine Glenvw--------724-9291
res 429 Pine Manor Wilmet----------AL 1-5910
Hinkel Robt 1618 Crain Evnstn-----------864-7364
Hinken Michael V MD 575 Lincoln Winetka-HI 6-4855
res 430 10th Wilmet----------AL 6-0144
Hinkle Albert H 595Sunset Winetka----HIlcrst 6-1232
Hinkle Chas R 8221 Laramie Skokie---ORchrd 3-5274
Hinkle E F Mrs 1943Greenwd Wilmet----ALpin 1-3432
Hinkle H L 111 Happ Nfld----------HI 6-3809
Hinkle Jere J 912 Noyes Evnstn----------328-1108
Hinkle Roland Mrs 2252 Sherman Evnstn---UN 4-5394
Hinkle Wm R 2137 Dewes Glenvw---------PA 9-0103
HINKLEY *also see* HINCKLEY
Hinkley E D 2255 Ridge Av Evnstn--------DA 8-2331
Hinkley W C 508 Courtlnd Pk Rdg---------823-6428
Hinks Fred J 152 Glenwd Glenco----------VE 5-1290
Hinman Chas A 950 Westmr Rd Winetka----HI 6-0094
Hinman Furs 522 Main Evnstn----------DA 8-8060
Hinman Glidden W 550 Centr Lk Bluf------CE 4-3266
Hinman Gordon C 7012 Emersn Mortn Grv--YO 5-6286
Hinman Guest Hse 1414 Hinman Evnstn----GR 5-9117
Hinman Jas S 533 Hawthrn Winetka-------446-0230
Hinman Kendall G 1322Rosalie Evnstn---GRnlf 5-6770
Hinman Lola M Mrs 5232 PalmaPl Skokie-YO 6-9225
Hinman Sherwood V 333 Amhrst Des Pl-----827-6920
Hinman Sturtevant Mrs 523 Hoyt Ln Winetka-HI 6-7997
Hinner Lois 9504 Glenlk Rosemt----------692-3533
Hinners Geo O 2716 Payne Evnstn---------UN 9-3125
Hinners Ralph G Mrs 1418 10th Wilmet-----256-2028
Hinojosa Jas 3821 Brummel Skokie--------OR 3-2536
Hinrichs E A&Co china 7370 Lincln Lincnwd-OR 5-0505
Hinrichs Erwin 2360 Hickry Av Des Pl------299-3830
Hinrichs Fredk B 803 Monroe Evnstn------GR 5-0768
Hinrichs Geo F 2504 W Sibly Pk Rdg-------823-2618
Hinrichs Harold B 1011 Prairie Pk Rdg-----823-2569
Hinrichs Leonard 2340 Fernwd Dr Glenvw---729-0816
Hinrichsen Arthur E Jr

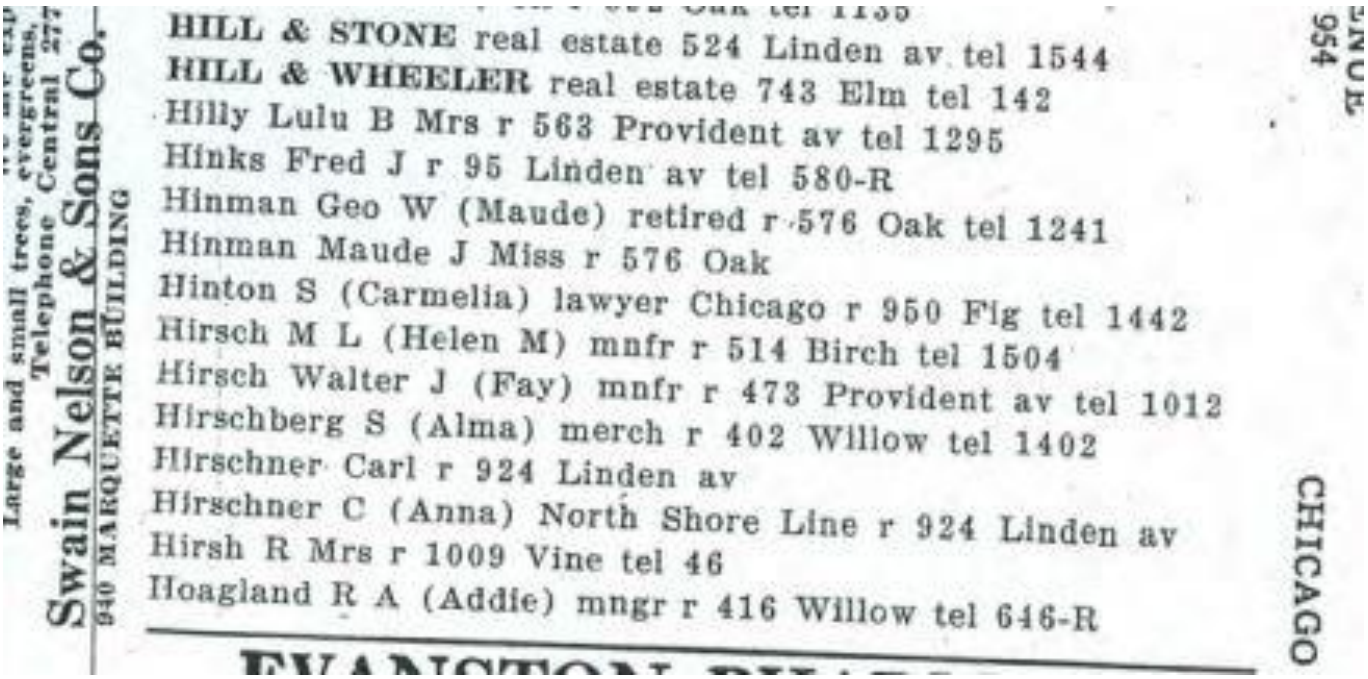
1917 phone book



HINES EDWARD LUMBER CO
Lbr & Mill Wk Maple Av & Church. Evanston 42
Lbr & Mill Wk Maple Av & Church, Evanston ..... Wilmette 132
Brnch nr Railroad Depot..... Glenview 4

Hingeley Rev Jos B r 1926 OrringtonAv. Evanston 1044
Hinks Elizabeth r 911 Greenleaf..... Evanston 2377
Hinman Ave School Hinman&Dempster. Evanston 1457
Hinman Curtis M r 2413 Park Pl..... Evanston 3122-J
Hinman House Dormtry CUnivCampus. Evanston 3765
Hinsdale Ben S r 510 Lee..... Evanston 6145
Hinton Sebastian r 950 Fig..... Winnetka 1442
Hintzpeter Herman C r Sheridan Rd.. Kenilworth 1299
Hippach Louis A r 2808 Sheridan Pl... Evanston 5390
Hirsack Wm H r 1410 Greenleaf..... Evanston 5309
Hirsch Harold E r Longwood..... Glencoe 88
Hirsch Otto Painting Co 1623 Orrington. Evanston 1520
Hirsch Walter J r 816, 15th..... Wilmette 1706
Hirschberg Sylvan r 402 Willow..... Winnetka 1407
Hirsh Jos M r 114 Bertling Lane..... Winnetka 1451

1920 phone book

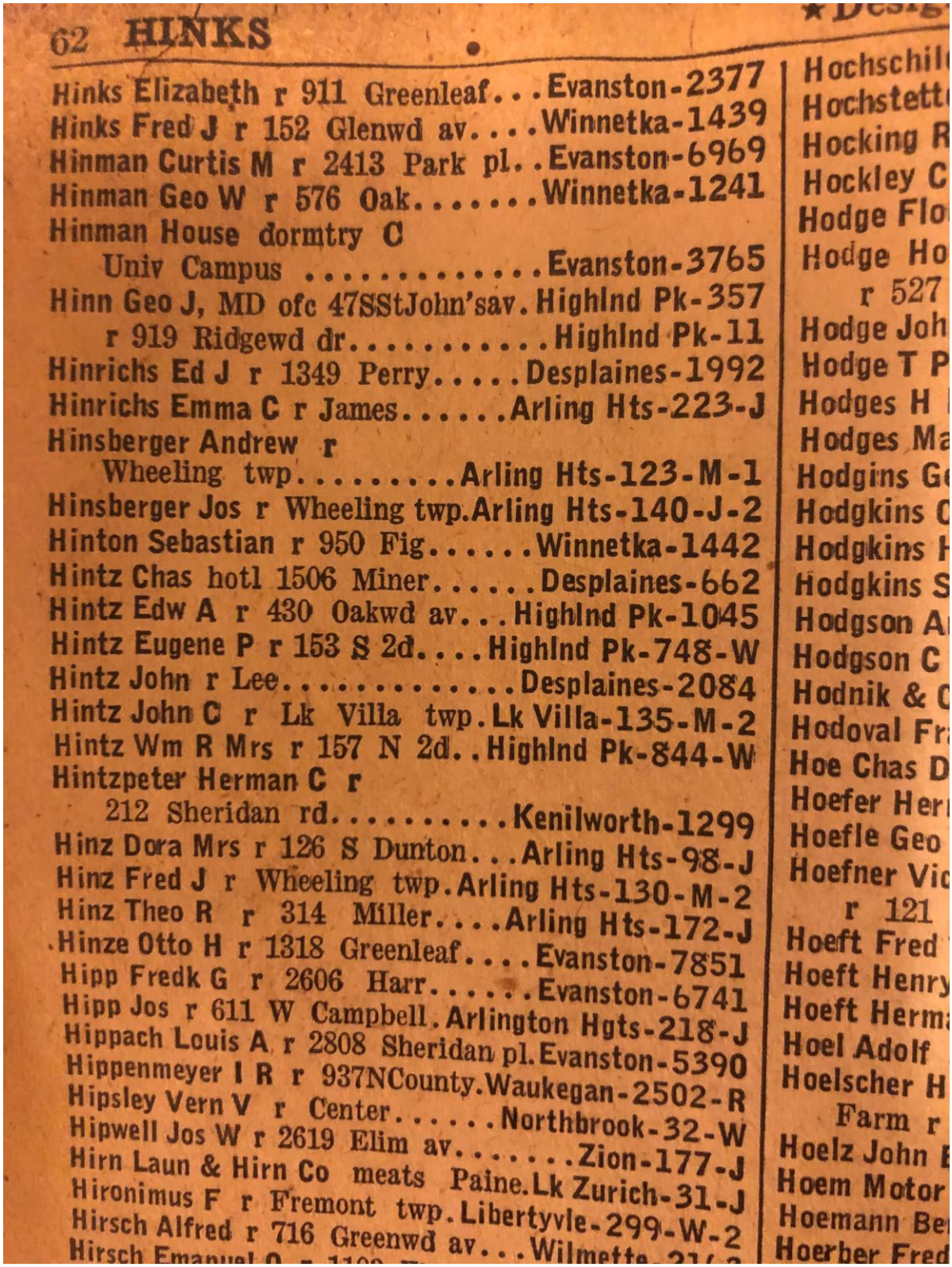


Large and small trees, evergreens,
Telephone Central 27
Swain Nelson & Sons Co.
940 MARQUETTE BUILDING

HILL & STONE real estate 524 Linden av tel 1544
HILL & WHEELER real estate 743 Elm tel 142
Hilly Lulu B Mrs r 563 Provident av tel 1295
Hinks Fred J r 95 Linden av tel 580-R
Hinman Geo W (Maude) retired r 576 Oak tel 1241
Hinman Maude J Miss r 576 Oak
Hinton S (Carmelia) lawyer Chicago r 950 Fig tel 1442
Hirsch M L (Helen M) mnfr r 514 Birch tel 1504
Hirsch Walter J (Fay) mnfr r 473 Provident av tel 1012
Hirschberg S (Alma) merch r 402 Willow tel 1402
Hirschner Carl r 924 Linden av
Hirschner C (Anna) North Shore Line r 924 Linden av
Hirsh R Mrs r 1009 Vine tel 46
Hoagland R A (Addie) mngr r 416 Willow tel 646-R

954
CHICAGO

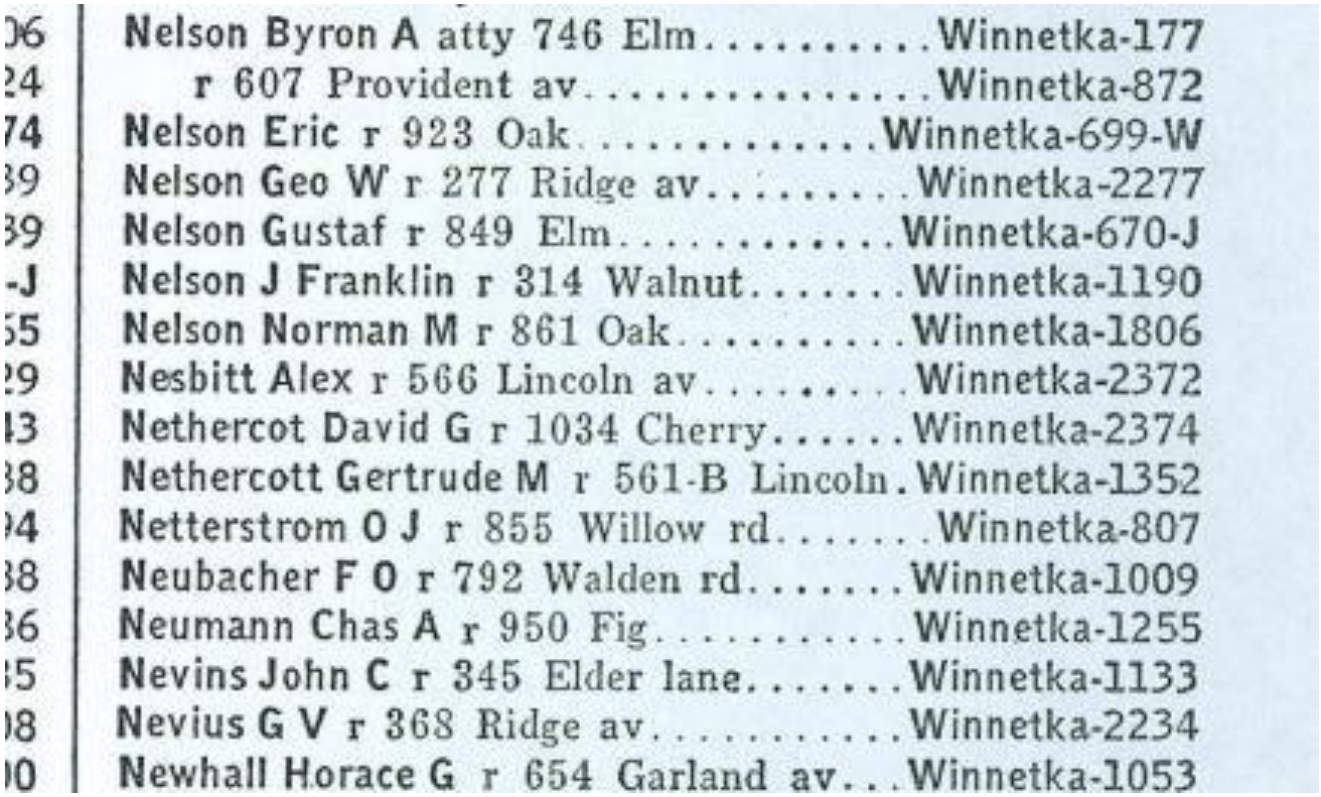
1923 phone book



62 HINKS

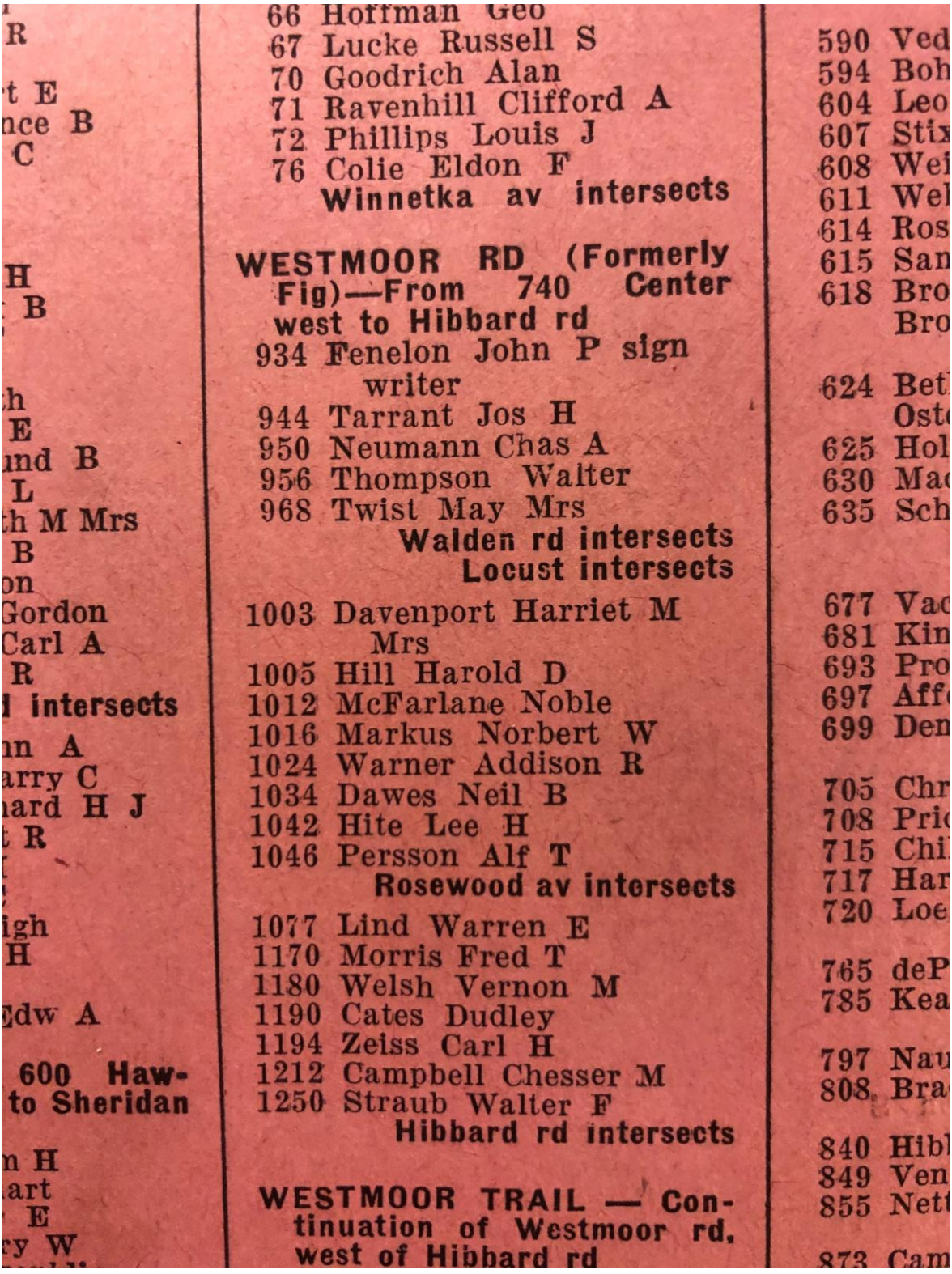
Hinks Elizabeth r 911 Greenleaf...Evanston-2377
Hinks Fred J r 152 Glenwd av....Winnetka-1439
Hinman Curtis M r 2413 Park pl..Evanston-6969
Hinman Geo W r 576 Oak.....Winnetka-1241
Hinman House dormtry C
Univ Campus Evanston-3765
Hinn Geo J, MD ofc 47SStJohn'sav. Highlnd Pk-357
r 919 Ridgewd dr.....Highlnd Pk-11
Hinrichs Ed J r 1349 Perry.....Desplaines-1992
Hinrichs Emma C r James.....Arling Hts-223-J
Hinsberger Andrew r
Wheeling twp.....Arling Hts-123-M-1
Hinsberger Jos r Wheeling twp.Arling Hts-140-J-2
Hinton Sebastian r 950 Fig.....Winnetka-1442
Hintz Chas hotl 1506 Miner.....Desplaines-662
Hintz Edw A r 430 Oakwd av...Highlnd Pk-1045
Hintz Eugene P r 153 S 2d....Highlnd Pk-748-W
Hintz John r Lee.....Desplaines-2084
Hintz John C r Lk Villa twp.Lk Villa-135-M-2
Hintz Wm R Mrs r 157 N 2d..Highlnd Pk-844-W
Hintzpeter Herman C r
212 Sheridan rd.....Kenilworth-1299
Hinz Dora Mrs r 126 S Dunton...Arling Hts-98-J
Hinz Fred J r Wheeling twp.Arling Hts-130-M-2
Hinz Theo R r 314 Miller....Arling Hts-172-J
Hinze Otto H r 1318 Greenleaf....Evanston-7851
Hipp Fredk G r 2606 Harr.....Evanston-6741
Hipp Jos r 611 W Campbell.Arlington Hgts-218-J
Hippach Louis A r 2808 Sheridan pl.Evanston-5390
Hippenmeyer I R r 937NCounty.Waukegan-2502-R
Hipsley Vern V r Center.....Northbrook-32-W
Hipwell Jos W r 2619 Elim av.....Zion-177-J
Hirn Laun & Hirn Co meats Paine.Lk Zurich-31-J
Hironimus F r Fremont twp.Libertyvle-299-W-2
Hirsch Alfred r 716 Greenwd av...Wilmette-

1926 phone book



)6 Nelson Byron A atty 746 Elm.....Winnetka-177
24 r 607 Provident av.....Winnetka-872
74 Nelson Eric r 923 Oak.....Winnetka-699-W
39 Nelson Geo W r 277 Ridge av.....Winnetka-2277
39 Nelson Gustaf r 849 Elm.....Winnetka-670-J
-J Nelson J Franklin r 314 Walnut.....Winnetka-1190
55 Nelson Norman M r 861 Oak.....Winnetka-1806
29 Nesbitt Alex r 566 Lincoln av.....Winnetka-2372
43 Nethercot David G r 1034 Cherry.....Winnetka-2374
38 Nethercott Gertrude M r 561-B Lincoln.Winnetka-1352
94 Netterstrom O J r 855 Willow rd.....Winnetka-807
38 Neubacher F O r 792 Walden rd.....Winnetka-1009
36 Neumann Chas A r 950 Fig.....Winnetka-1255
35 Nevins John C r 345 Elder lane.....Winnetka-1133
08 Nevius G V r 368 Ridge av.....Winnetka-2234
00 Newhall Horace G r 654 Garland av...Winnetka-1053

1935 phone book

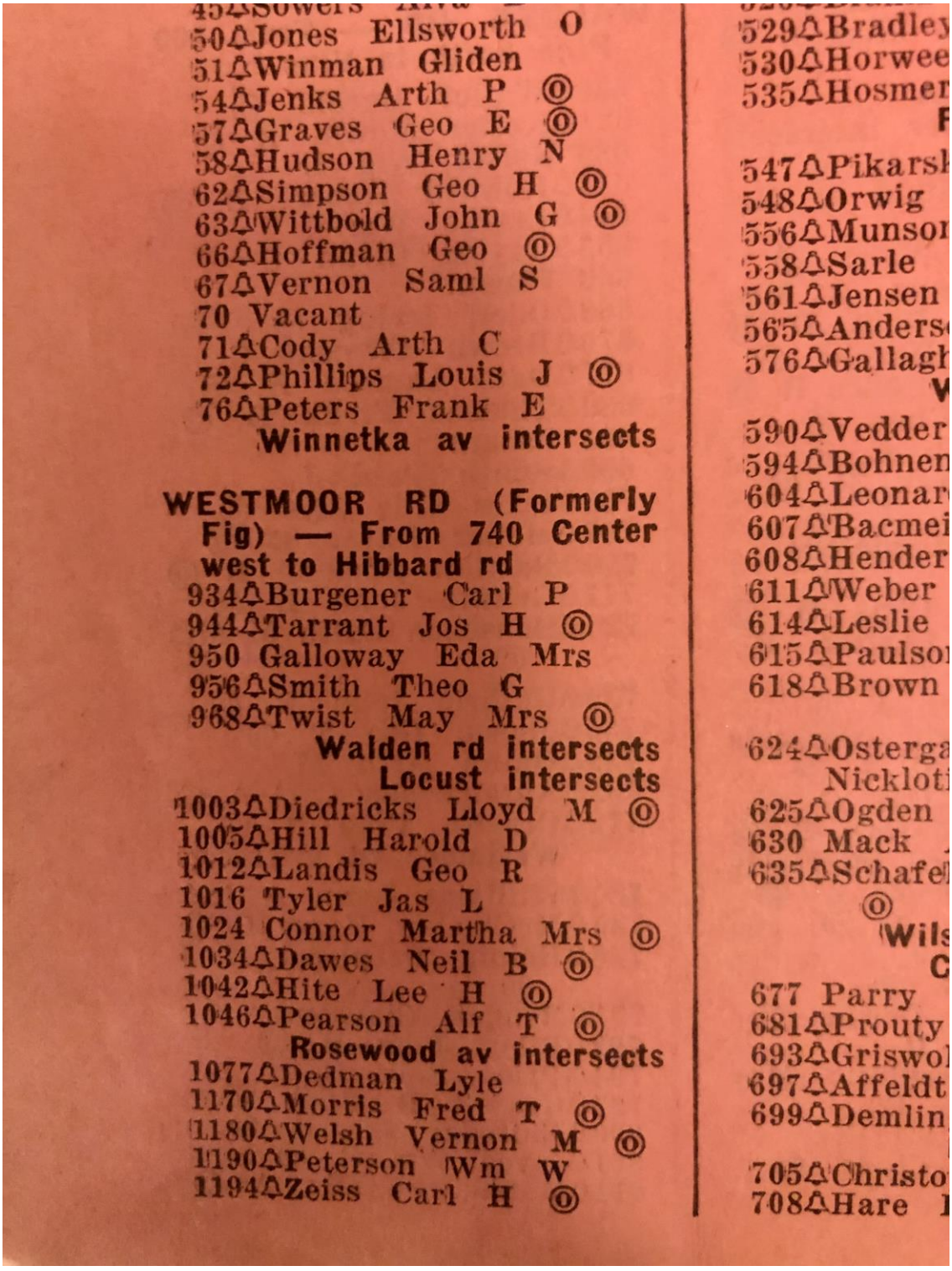


66 Hoffman Geo
67 Lucke Russell S
70 Goodrich Alan
71 Ravenhill Clifford A
72 Phillips Louis J
76 Colie Eldon F
Winnetka av intersects

WESTMOOR RD (Formerly Fig)—From 740 Center west to Hibbard rd
934 Fenelon John P sign writer
944 Tarrant Jos H
950 Neumann Chas A
956 Thompson Walter
968 Twist May Mrs
Walden rd intersects
Locust intersects
1003 Davenport Harriet M Mrs
1005 Hill Harold D
1012 McFarlane Noble
1016 Markus Norbert W
1024 Warner Addison R
1034 Dawes Neil B
1042 Hite Lee H
1046 Persson Alf T
Rosewood av intersects
1077 Lind Warren E
1170 Morris Fred T
1180 Welsh Vernon M
1190 Cates Dudley
1194 Zeiss Carl H
1212 Campbell Chesser M
1250 Straub Walter F
Hibbard rd intersects

WESTMOOR TRAIL — Continuation of Westmoor rd, west of Hibbard rd

1937 phone book

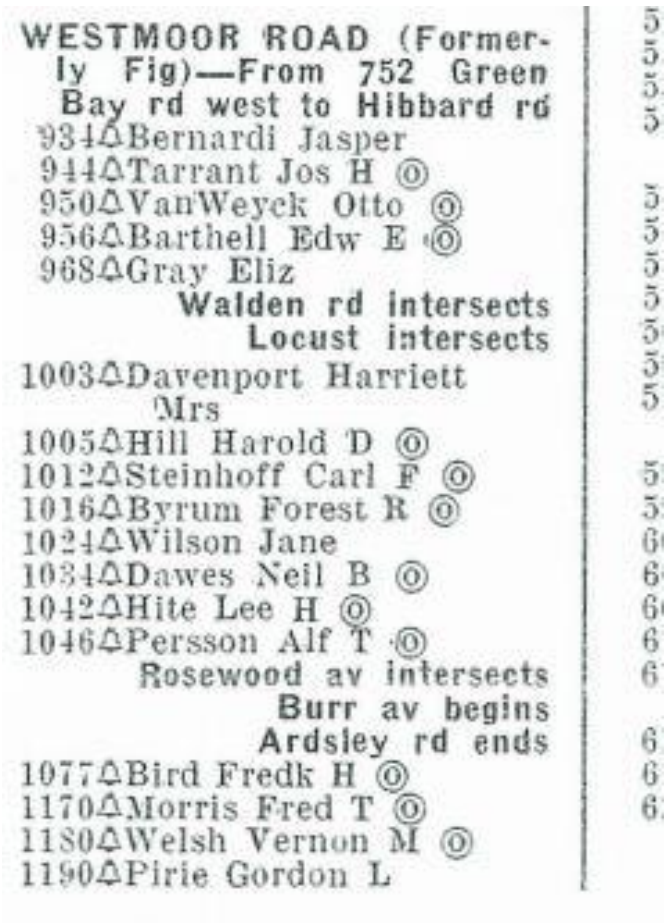


45△Sowers
50△Jones Ellsworth O
51△Winman Gliden
54△Jenks Arth P ⓪
57△Graves Geo E ⓪
58△Hudson Henry N
62△Simpson Geo H ⓪
63△Wittbold John G ⓪
66△Hoffman Geo ⓪
67△Vernon Saml S
70 Vacant
71△Cody Arth C
72△Phillips Louis J ⓪
76△Peters Frank E
Winnetka av intersects

WESTMOOR RD (Formerly Fig) — From 740 Center west to Hibbard rd
934△Burgener Carl P
944△Tarrant Jos H ⓪
950 Galloway Eda Mrs
956△Smith Theo G
968△Twist May Mrs ⓪
Walden rd intersects
Locust intersects
1003△Diedricks Lloyd M ⓪
1005△Hill Harold D
1012△Landis Geo R
1016 Tyler Jas L
1024 Connor Martha Mrs ⓪
1034△Dawes Neil B ⓪
1042△Hite Lee H ⓪
1046△Pearson Alf T ⓪
Rosewood av intersects
1077△Dedman Lyle
1170△Morris Fred T ⓪
1180△Welsh Vernon M ⓪
1190△Peterson Wm W
1194△Zeiss Carl H ⓪

529△Bradley
530△Horwee
535△Hosmer
547△Pikarsk
548△Orwig
556△Munsor
558△Sarle
561△Jensen
565△Anders
576△Gallagh
590△Vedder
594△Bohnen
604△Leonar
607△Bacmei
608△Hender
611△Weber
614△Leslie
615△Paulsor
618△Brown
624△Osterga
Nickloti
625△Ogden
630 Mack
635△Schafe
⓪
Wils
677 Parry
681△Prouty
693△Griswol
697△Affeldt
699△Demlin
705△Christo
708△Hare

1939 phone book



WESTMOOR ROAD (Formerly Fig)—From 752 Green Bay rd west to Hibbard rd

934 Bernardi Jasper
944 Tarrant Jos H ⓪
950 VanWeyck Otto ⓪
956 Barthell Edw E ⓪
968 Gray Eliz

Walden rd intersects
Locust intersects

1003 Davenport Harriett Mrs
1005 Hill Harold D ⓪
1012 Steinhoff Carl F ⓪
1016 Byrum Forest R ⓪
1024 Wilson Jane
1034 Dawes Neil B ⓪
1042 Hite Lee H ⓪
1046 Persson Alf T ⓪

Rosewood av intersects
Burr av begins
Ardsley rd ends

1077 Bird Fredk H ⓪
1170 Morris Fred T ⓪
1180 Welsh Vernon M ⓪
1190 Pirie Gordon L

Charles A. Hinman

Chicago Tribune (1963-1996); Jun 22, 1993; ProQuest Historical Newspapers: Chicago Tribune
pg. D_B9

Charles A. Hinman

Charles A. Hinman, *77*, a retired Quaker Oats Co. executive and resident of Winnetka, died Sunday in Evanston Hospital. Born in Brooklyn, he joined Quaker in 1938 as a salesman and retired in 1979 as manager of government and contract sales. After retirement, he was a volunteer for the Executive Service Club and at the Faraday School in Chicago. Survivors include his wife, Alice; two sons, Allen and Richard; and a daughter, Mary Kelly. A memorial service will be held at 4 p.m. Thursday in Winnetka Congregational Church, 725 Pine St., Winnetka.

Robert E. Feick

Robert E. Feick, 70, a retired teacher at Niles Township West High School, died June 15 in his home in the Edgewater neighborhood. He taught secretarial and computer skills for more than 25 years at the school. Survivors include a sister, Betty Feick Means. There will be no services.

Jean M. Tuttle Halleck

Jean M. Tuttle Halleck, 69, a registered nurse who lived and worked in the western suburbs, died Sunday at Rest Haven West nursing home in Downers Grove. Mrs. Halleck, of Western Springs, had served on the staffs of La Grange Memorial Hospital in La Grange and GlenOaks Medical Center in Glendale Heights. She is survived by a son, Thomas Tuttle; five grandchildren; five great-grandchildren; and a sister. Services will be held at 11 a.m. Tuesday at Brust Funeral Home, 135 S. Main St., Lombard.

C. Kenneth Kurtzon

C. Kenneth Kurtzon, 83, former owner and chairman of the board of Garcy Corp. in Chicago, manufacturers of metal store fixtures, died Saturday in St. Joseph Hospital. Mr. Kurtzon, who lived on the Near North Side, was the second-generation owner of Garcy. Mr. Kurtzon was a board member of the Jewish Federation of Chicago and of the Jewish United Fund and former president of the board of the Park View Nursing Home in Chicago. He is survived by two daughters, Linda Meyer, and Judy Laurent; two sons, Lawrence, and Michael; and seven grandchildren. Services will be held at 2:30 p.m. Tuesday in Piser Weinstein Menorah Chapel, 5206 N. Broadway.

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Sebastian Hinton to Wed Omaha Girl.
Chicago Daily Tribune (1872-1922); Feb 12, 1916; ProQuest Historical Newspapers: Chicago Tribune
pg. 15

Sebastian Hinton to Wed Omaha Girl.

AN engagement that has unusual interest to a large number of Chicagoans was made on Thursday in Omaha when Mr. and Mrs. Clement Chase, who are living this winter at 607 Rush street with their two daughters, announced the engagement of their elder daughter, Carmelita, to Sebastian Hinton of Chicago.

The Chase family lived in Omaha until about a year ago, when Miss Chase, a graduate of Bryn Mawr college, '12, decided to interest herself in civics and philanthropy. She was private secretary of *Miss Jane* Addams of Hull House for a short time, and undertook a course at the School of Civics and Philanthropy, which she is to complete in June.

She has distinguished herself in athletics as well as in her studies, and is a member of the Alpine club of Canada. Her sister, Miss Helen, is a student of the Latin school on Lake Shore drive.

Mr. Hinton, who is practicing law in Chicago with the firm of Parkinson & Lane, is the son of the late Mr. and Mrs. Howard Hinton of London, England, and a nephew of W. M. Voynich of London, the well known collector of manuscripts and early prints, whose works were shown at the Art institute recently. He is a graduate of Princeton, '09. He is interested in outdoor sports and owns a bungalow in the Catskills, where a group of artists have their summer camps, and spends much leisure time there.

The wedding is understood to be set for the month of June.

There were a number of dinners given last evening preceding the annual dance of the Winter club of Lake Forest. Mrs. Ezra J. Warner, Mrs. Cyrus Adams Jr., Mrs. Robert J. Thorne, and Mrs. Charles S. Dewey were among the hostesses. The affair was a fancy dress dance and many of the costumes worn were seen earlier in the season at the Spanish ball or at the Butchers and Bakers' Twelfth Night frolic. There was skating also for those who cared for it.

The Country club of Evanston had an ice carnival last evening, when special music and additional lighting was provided for the rink and all members were urged to bring their skates. There was dancing in the ballroom and a late supper was served the guests.

Mr. and Mrs. Charles Painter of 5066 Dorchester avenue announce the engagement of their daughter, Caroline, to Holden Wilson, son of Mr. and Mrs. Charles E. Wilson of Cincinnati, O. The wedding will take place in the fall.

Mrs. Arthur Ryerson of Astor street, will give a dinner this evening at the Saddle and Cycle club for Mr. and Mrs. Charles Hyde Clark of New York, who are her guests.

Mr. and Mrs. A. B. McCall of Kenosha, Wis., formerly of Chicago, announce the engagement of their daughter, Aline Ruth, to Lawrence Merrill Baldwin of Kenosha.

Mr. and Mrs. Henry Houston Salisbury of 4047 Sheridan road announce the engagement of their daughter, Frances, to Albert Dippold, son of Mr. and Mrs. Charles Dippold. Mr. Dippold was graduated from Cornell last year.

Mr. and Mrs. Charles E. Watt of 3232 Walnut street announce the engagement of their daughter, Dorothy, to Erle T. Edmondson.

Mr. and Mrs. Charles H. Kline of 7313 Stewart avenue announce the engagement of their daughter, Lillian Mary, to Herbert L. Miller, son of Mrs. R. B. Francis of Peoria, Ill.

Mr. and Mrs. P. H. Fitzsimmons of 6446 Ingleside avenue announce the engagement of their daughter, Edna Margaret, to Leslie A. Dolo.

William Masoner of 1214 Waveland avenue announces the engagement of his daughter, Gertrude Elizabeth, to Fred William Nolde Jr., son of Mr. and Mrs. Fred William Nolde of 2022 Aubert avenue.

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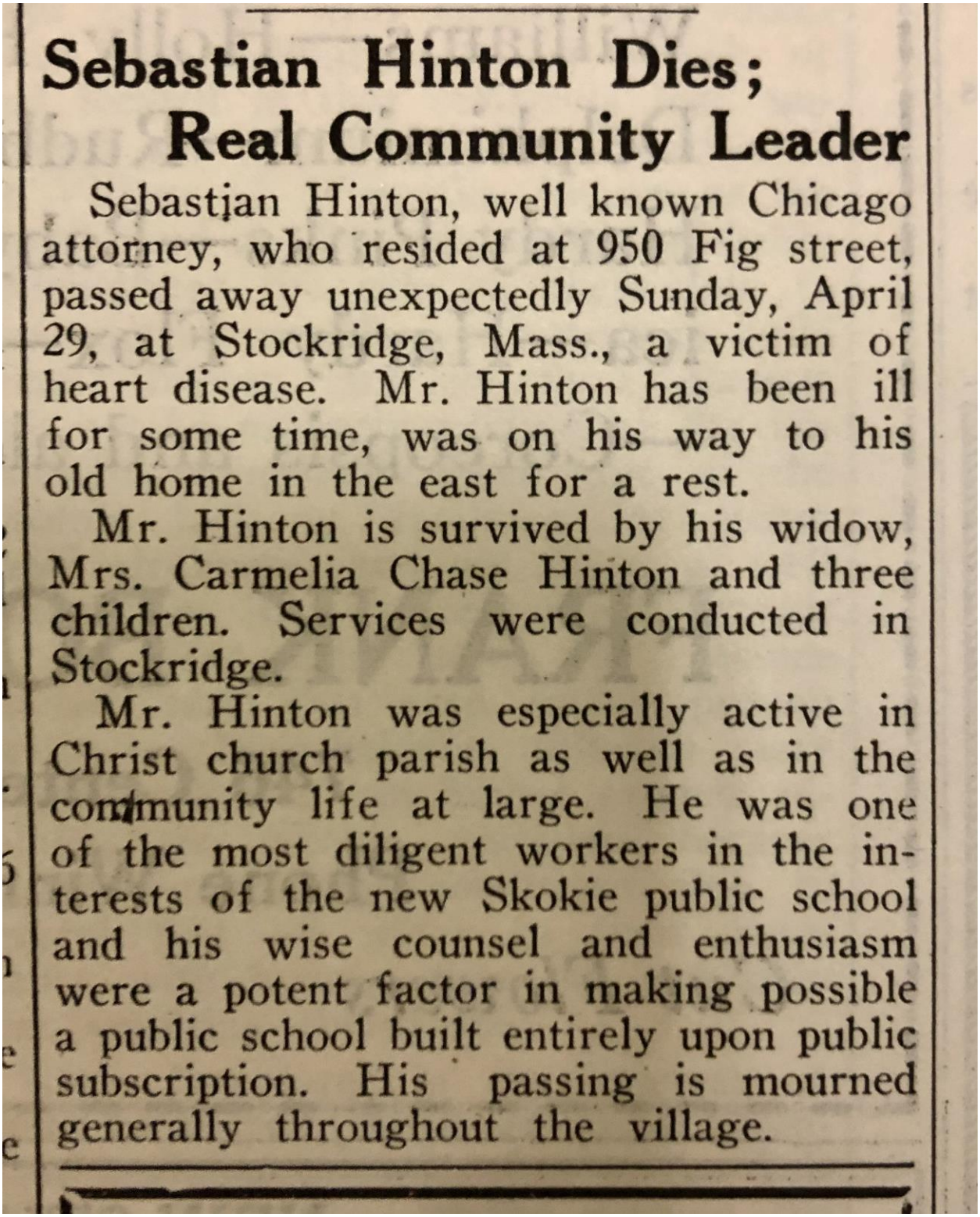
Winnetka Talk, May 5, 1923



Sebastian Hinton Dies; Real Community Leader

Sebastian Hinton, well known Chicago attorney, who resided at 950 Fig street, passed away unexpectedly Sunday, April 29, at Stockridge, Mass., a victim of heart disease. Mr. Hinton has been ill for some time, was on his way to his old home in the east for a rest.

Mr. Hinton is survived by his widow, Mrs. Carmelia Chase Hinton and three children. Services were conducted in Stockridge.

Mr. Hinton was especially active in Christ church parish as well as in the community life at large. He was one of the most diligent workers in the interests of the new Skokie public school and his wise counsel and enthusiasm were a potent factor in making possible a public school built entirely upon public subscription. His passing is mourned generally throughout the village.

VILLAGE OF WINNETKA, ILLINOIS
DEPARTMENT OF COMMUNITY DEVELOPMENT

DEMOLITION APPLICATION

Permit No. _____

Property Information

Site Address: 950 Westmoor Rd

Parcel Identification Number(s) (PIN): 05-17-412-004-0000

Description of all structures to be demolished: Existing Single Family Home & Detached Garage

Current Property Owner Information

Legal Name: Daniel Gibala

Primary Contact: _____

Address: [redacted]

City, State, Zip: Antioch, IL 60002

Phone No. [redacted]

Email: [redacted]

Date owner acquired property: _____

Applicant Information

Legal Name: Chris Gibala

Primary Contact: _____

Address: _____

City, State, Zip: _____

Phone No. [redacted]

Email: _____

Applicant's relationship to current property owner: Son

(If contract purchaser, attach copy of executed purchase agreement)

Contractor Information *(If known, otherwise indicate "not known")*

Legal Name: NOT KNOWN

Address: _____

City, State, ZIP: _____

Phone No. _____

Email: _____

Property Maintenance Requirements

During processing of the demolition permit, it is important that the owner and contractor 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.

_____ (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 demoliti[redacted]sibility of maintaining the subject site and adjacent public and private properties in a goo[redacted]lition.

Applicant Signature: [redacted] Date: 3/4/21

Printed Name: Chris Gibala

Owner Signature: [redacted] Date: 3/4/21

Printed Name: Daniel Gibala

Acknowledgement of Owner and Applicant Property Maintenance Responsibilities

I hereby acknowledge that in submitting the attached application for demolition, the subject property is and will continue to be maintained in accordance to all requirements of the Winnetka Village Code, including but not limited to the following specific standards:

- ☐ Grass is, and shall be, mowed and maintained at a height not to exceed 8 inches;
- ☐ Garbage, yard waste, miscellaneous rubbish, and debris have been removed from the property and will not be allowed [redacted]
- ☐ Building(s) shall [redacted] and windows in working order, closed and locked)

Applicant Signature: [redacted] Date: 3/4/21

Printed Name: Chris Gibala

Owner Signature: [redacted] Date: 3/4/21

Printed Name: Daniel Gibala

950 Westmoor Rd.
Winnetka, IL 60093
Rough Construction Schedule

Item	Description	Estimated Time
1	Temp Fence & Site Prep	3 days
2	Demolition & Excavation	5 days
3	Concrete Footings & Inspections	3 days
4	Foundation & Inspections	10 days
5	Steel Columns & Beams	1 day
6	Dampproof Foundation	1 day
7	Backfill & Rough Grade	3 days
8	Rough Carpentry/Framing	30 days
9	Window Installation	3 days
10	Plumbing Rough	7 days
11	HVAC Rough	7 days
12	Electric Rough	12 days
13	Low Voltage_A/V	5 days
14	Rough Inspections	3 days
15	Roofing	3 days
16	Insulation	7 days
17	Drywall	21 days
18	Prime New Drywall	1 day
19	Wood Flooring	7 days
20	Stairs	3 days
21	Exterior Finishes; Masonry, Siding, Gutters/Downspouts/Landscape	45 days
22	Finish Carpentry/Doors/Trim	17 days
23	Tile Installations	21 days
24	Interior Painting	25 days
25	Cabinet/Vanities/Built Ins	10 days
26	Countertop Installations	3 days
27	Plumbing Final/Install fixtures	3 days
28	HVAC Final	2 days
29	Electric Final/Install fixtures	7 days
30	Low Voltage_A/V Final Installs	3 days
31	Shower Doors and Mirror Installation	3 days
32	Closet Organizers	3 days
33	Carpet Installation	2 days
34	Paint Touch Up	2 days
35	Construction clean	2 days
36	Occupancy Inspection	1 day

ATTACHMENT E

From: MemberService
To: Planning
Subject: Case No.21-09-LPC
Date: Tuesday, March 30, 2021 8:47:10 AM

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.

Dear Landmark Preservation Commission, I would like to notify you that I approve demolition of this property.
Sincerely John Narve
[redacted]

MEMORANDUM
VILLAGE OF WINNETKA

COMMUNITY DEVELOPMENT DEPARTMENT

TO: LANDMARK PRESERVATION COMMISSION

FROM: DAVID SCHOON, DIRECTOR

DATE: MARCH 30, 2021

SUBJECT: DEMOLITION DELAY & MAXIMUM BUILDING SIZE BONUS

On March 16, 2021, the Village Council adopted Ordinance MC-02-2021, "An Ordinance Amending Title 15 of the Winnetka Village Code, and Section 17.30.030 of the Winnetka Zoning Ordinance Concerning Demolition Permits and Maximum Building Size for Historic and Architecturally Significant Structures" (see Attachment A). The following is a brief summary of the Code amendments. At the April 5 Commission meeting, staff will review a summary of the amendments. Also attached are copies of Chapter 15.52 Demolition Permits, as amended, (Attachment B) and Chapter 15.53 Maximum Building Size Bonuses, as a new chapter of the Code (Attachment C). B

Extending Demolition Delay Time Period. The Landmark Preservation Commission may now order the issuance of a demolition delay of a historic or architecturally significant home for a period up to, but not exceeding 270 days from the date the Commission determines that an applicant is required to submit a historic and architectural impact study for the home the applicant wishes to demolish. (Note: for applications submitted prior to the adoption of the amendments, the delay period is 270 days from the date a complete application was submitted.) The demolition delay period is intended to afford an opportunity for an owner to explore and find alternatives to the demolition of a historic or architecturally significant home.

Prior to the adoption of Ordinance MC-02-2021, the demolition review process, including the delay period, for a historic or architecturally significant home would typically take between 150 and 180 days from the date a complete application was filed with the Village. With the recent amendment, the typical demolition review process for a historic or architecturally significant home could be between 300 and 330 days from the date of a complete application submittal.

For those homes not found to be historic or architecturally significant, the demolition review process may typically take between 30 and 120 days depending upon whether a historic and architectural impact study (HAIS) is required. (If an HAIS is not required, typically 30 to 60 days. If an HAIS is required, but the home is not found to be significant, typically 60 to 120 days.)

Providing Maximum Building Size Bonus. The adopted amendments provide a 20% maximum building size bonus to any single-family home that the Commission finds to be historic or architecturally significant provided that the home is not demolished or altered in a manner that destroys the home's historic or architectural significance. The goal of the bonus is to encourage property owners and developers to preserve significant homes rather than demolish them.

ATTACHMENTS

Attachment A: Ordinance MC-02-2021, "An Ordinance Amending Title 15 of the Winnetka Village Code, and Section 17.30.030 of the Winnetka Zoning Ordinance Concerning Demolition Permits and Maximum Building Size for Historic and Architecturally Significant Structures"

Attachment B: Village Code Chapter 15.52 Demolition Permits

Attachment C: Village Code Chapter 15.53 Maximum Building Size Bonuses

Attachment A

ORDINANCE NO. MC-02-2021

AN ORDINANCE AMENDING TITLE 15 OF THE WINNETKA VILLAGE CODE, AND SECTION 17.30.040 OF THE WINNETKA ZONING ORDINANCE CONCERNING DEMOLITION PERMITS AND MAXIMUM BUILDING SIZE FOR HISTORIC AND ARCHITECTURALLY SIGNIFICANT STRUCTURES

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 has the authority to exercise any power and perform any function pertaining to its government and affairs; and

WHEREAS, the Village has promoted the identification and preservation of historic and architecturally significant structures in the Village in accordance with standards and procedures established in Chapter 15.64 (***"Landmark Preservation Regulations"***) of the "Winnetka Village Code," as amended (***"Village Code"***); and

WHEREAS, in furtherance of the Village's goals to preserve historic and architecturally significant structures, the Village has adopted regulations for the evaluation and possible delay of demolition permits in Chapter 15.52 of the Village Code (***"Demolition Permit Regulations"***) to allow for the identification of historic and architecturally significant structures; and

WHEREAS, the Village Council desires to amend the Demolition Permit Regulations and make corresponding amendments to the maximum building size regulations in Section 17.30.040 of the "Winnetka Zoning Ordinance," as amended (***"Zoning Ordinance"***) to continue to encourage the preservation of historic and architecturally significant buildings in the Village (collectively, ***"Proposed Amendments"***); and

WHEREAS, pursuant to Section 17.72.040 of the Zoning Ordinance, on March 2, 2021, after due notice, the Village Council held a public hearing to consider the Proposed Amendments; and

WHEREAS, the Village Council acknowledges that adoption of this Ordinance is an interim measure until the Village Council receives additional input from community members during the development of the updated Comprehensive Plan regarding what actions the Village should take to further encourage the preservation of historic and architecturally significant structures; and

WHEREAS, within a year of the Village Council's adoption of the updated Comprehensive Plan, the Village Council intends to review these proposed amendments to determine if further amendments are prudent to encourage additional preservation of historic and architecturally significant structures in the Village; and

WHEREAS, the Village Council has determined that adoption of the Proposed Amendment, as set forth in this Ordinance, will serve and be in the best interest of the Village;

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

SECTION 1: RECITALS. The recitals in this Ordinance are incorporated into this Section as the findings of the Village Council, as if fully set forth in this Section.

SECTION 2: AMENDMENT TO SECTION 15.52.020 OF THE VILLAGE CODE. Section 15.52.020, titled "Permit Application," of Chapter 15.52, titled "Demolition Permits," of Title 15, titled "Buildings and Construction," of the Village Code shall be amended to read as follows:

"**Section 15.52.020 Permit Application.**

A. All applications for a demolition permit shall be submitted on forms provided by the Director. No demolition permit application shall be accepted for processing unless it is complete and is accompanied by all applicable fees, deposits and all items required by the following subsection B**; however, the Director may waive or defer the submittal of items 3 and 7 of Subsection B until after the Landmark Preservation Commission has made its determination regarding the historic or architecturally significance of the building proposed to be demolished**.

B. Contents of application. The application for building permit shall be signed by the owner and shall include the following:

1. A current legible property survey, prepared and sealed by a surveyor licensed by the State of Illinois. The survey shall include the legal description of the property and shall accurately depict lot boundaries, lot area and current improvements.

~~2.~~ ~~A tree and utilities plan, drawn to scale, depicting the location, size and species of all existing trees, the location of all proposed protective fencing and the location of all existing underground utilities on the property.~~

~~3~~**2**. A proposed demolition ~~and construction~~ schedule.

~~4~~**3**. A waste reduction and recycling plan, as provided in Section 15.54.080 of this Code.

~~5~~**4**. A list of the addresses of all properties located within ~~two hundred fifty (~~250~~)~~ feet of the subject property.

~~6~~**5**. Disclosure and proof of ownership, consisting of one of the following, whichever is applicable:

a. If the property is owned by one or more individuals, the name and address of each such individual;

b. If the property is owned by a partnership, the names and addresses of all general partners, the date the partnership was formed, the name of the partnership, the location of the principal office of the partnership, and proof that the partnership is registered in the assumed name registry for Cook County;

c. If the property is owned by a corporation, the names and addresses of the officers and directors of the corporation, the location of the principal office of the corporation, the name and address of the corporation's registered agent, and proof that the corporation is authorized to do business in the State of Illinois; and

d. If the property is owned by a trust, the name and address of the trustee, and the names and addresses of all beneficiaries of the trust.

~~7~~**6**. A signed property maintenance acknowledgement.

~~8~~**7**. The name and address of the demolition contractor.

~~9~~**8**. Such other information and documentation as the Director may determine as reasonably necessary to process the application in accordance with the provisions of this Chapter.

C. Permit Fees. The fees **and deposits** for demolition permits shall be set by resolution of the Village Council, including fees for any appeals.

SECTION 3: AMENDMENT TO SECTION 15.52.040 OF THE VILLAGE CODE. Section 15.52.040, titled "Time and Nature of Preliminary Review," of Section 15.52.040, titled "Preliminary historic and architectural review," of Chapter 15.52, titled "Demolition Permits," of Title 15, titled "Buildings and Construction," of the Village Code shall be amended to read as follows:

"**Section 15.52.040 Preliminary historic and architectural review.**

A. Time and Nature of Preliminary Review. ~~Within sixty (60) days after the filing of a complete demolition application, t~~**T**he Landmark Preservation Commission shall meet ~~to~~ **and** determine **within 60 days after the filing of a complete demolition application** whether the building and/or property that is the subject of the permit application is of sufficient historic or architectural merit to warrant conducting an historic and architectural impact study prior to the issuance of the demolition permit.

* * *"

SECTION 4: AMENDMENT TO SECTION 15.52.050 OF THE VILLAGE CODE. Section 15.52.050, titled "Historic and architectural impact study," of Chapter 15.52, titled "Demolition Permits," of Title 15, titled "Buildings and Construction," of the Village Code shall be amended to read as follows:

"**Section 15.52.050 Historic and architectural impact study.**

A. Persons Responsible for Performing the Study. The historic and architectural impact study shall be submitted by the applicant and shall be prepared at the applicant's expense, by one or more persons who are qualified to render opinions on the architectural style and merit of buildings, the historical significance of buildings, or both. The study shall include the names, addresses, qualifications and experience of all persons who prepared any part of the study.

B. Ownership History of the Property. The historic and architectural impact study shall trace the ownership of the property since its construction and identify any owner who had or has a significant role in the history of the Village, State of Illinois or United States, or who is tied to a significant event in the history of the Village, State of Illinois or United States, shall be so identified.

C. Construction History of the Property. The historic and architectural impact study shall provide a narrative description of all alterations made to the exterior of any building and open space on the property since the date of original construction, including the addition or removal of accessory structures, including the dates of such work and the architect(s) involved.

D. Architectural Significance of the Property. The historic and architectural impact study shall identify the original and all subsequent architects, providing information on the importance and range of influence of each. The impact study shall also evaluate the architectural style, including detailing materials, craftsmanship, methods of construction and rarity, and shall include interior and exterior photographs to illustrate such characteristic.

E. Landmark Status of the Property. The historic and architectural impact study shall state whether the property or structures have been:

1. designated a landmark pursuant to Chapter 15.64 of this Code;

2. included in the most recent Illinois Historic Structures Survey conducted under the auspices of the Illinois Department of Conservation; or

3. listed on the National Register of Historic Places or the Illinois Register of Historic Places.

F. Impact on Immediate Neighborhood. The historic and architectural impact study shall also consider the contribution of the structure to the neighborhood, the existence of a particular grouping of similar styles, periods or types of property relating to the structure, and the resulting impact that the proposed demolition will have on the immediate neighborhood.

G. **Historic or Architectural Features Warranting Preservation. The historic and architectural impact study shall specifically identify any critical exterior historical or architectural features of the building that warrant preservation.**

~~G~~**H**. Filing and Distribution of Study. The applicant shall file ~~fifteen (15)~~ **10** copies of the completed historic and architectural impact study with the Director, who shall distribute a copy to each member of the Landmark Preservation Commission and to the Winnetka Historical Society. A copy of the completed study shall be made available for public review and inspection ~~at the Winnetka Public Library~~ **with the Community Development Department**."

SECTION 5: AMENDMENT TO SECTION 15.52.060 OF THE VILLAGE CODE. Section 15.52.060, titled "Determination of Historic and/or Architectural Impact," of Chapter 15.52, titled "Demolition Permits," of Title 15, titled "Buildings and Construction," of the Village Code shall be amended to read as follows:

"**Section 15.52.060 Determination of historic and/or architectural impact.**

A. Time and Nature of Determination. ~~Within sixty (60) days after a historic and architectural impact study is filed with the Director, t~~**T**he Landmark Preservation Commission shall meet ~~to~~ **and** determine whether the historic and architectural impact study is complete and, if so, whether the proposed demolition will result either in the loss of a building or structure that is of historic or architectural significance or in the significant alteration of the architectural character of the immediate neighborhood**, within 60 days after a historic and architectural impact study is filed with the Director**.

* * *

E. If the Landmark Preservation Commission determines that the proposed demolition will not result in the loss of a building that is of historic or architectural significance pursuant to this Section and the owner desires to qualify for a maximum building size bonus pursuant to Section 15.52.090 of this Code, the owner may appeal the decision to the Village Council. The appeal, and the specific basis for the appeal, must be filed in writing with the Director within seven days after the

determination by the Landmark Preservation Commission. The Village Council shall hear the appeal no more than 45 days after the appeal is filed with the Director. Not less than 10 or more than 30 days before the Village Council meets to consider the appeal, the Director shall issue notice to the same persons and entities to whom notice was issued pursuant to Section 15.52.040(c) of this Code. In considering the appeal, the Village Council shall apply the standards set forth in Section 15.52.060.C of this Code, and at the conclusion of its consideration of the appeal, uphold or reverse the determination of the Landmark Preservation Commission by adoption of a resolution by an affirmative vote of at least four members of the Village Council. If the Village Council reverses the Landmark Preservation's decision and the owner decides not to preserve the house but to demolish it, the Village Council may impose a delay in the issuance of a demolition permit in the same manner and for the same duration as the Landmark Preservation Commission as provided in Section 15.52.070.A of this Code."

SECTION 6: AMENDMENT TO SECTION 15.52.070 OF THE VILLAGE CODE. Section 15.52.070, titled "Delay of Issuance of Permit," of Chapter 15.52, titled "Demolition Permits," of Title 15, titled "Buildings and Construction," of the Village Code shall be amended to read as follows:

"**Section 15.52.070 Delay of Issuance of Permit.**

A. Delay for Preservation of Significant Structure.

1. Upon finding that a building or structure proposed to be demolished meets the standards for significance set forth in Section 15.52.060(C)(5), the Landmark Preservation Commission may order that the issuance of the permit be delayed for ~~up to sixty (60)~~ **a period up to, but not to exceed, 270** days **from the date that the Landmark Preservation Commission makes a preliminary determination pursuant to Section 15.52.040.A of this Code,** to afford an opportunity to find alternatives to demolition. **Notwithstanding anything to the contrary contained in this subsection, the maximum delay on the issuance of a permit that may be ordered by the Landmark Preservation Commission on any complete demolition permit application filed prior to March 16, 2021 shall be 270 days from the date the complete application was filed with the Director.**

2. The delay order shall be issued to the owner, with a copy to the Director, and shall identify and evaluate the structure's historical or architectural significance, propose preservation alternatives and

relevant planning considerations based on such evaluation, encourage interest in and understanding of preservation in the whole of the Village as it may be applicable to the demolition permit request under review, and encourage and provide means of communication and exchange of views between the applicants and the owners and occupants of properties within ~~two hundred fifty (250)~~ feet of the subject property.

3. The delay order may include a request for a conference with the owner. Any delay by the applicant in complying with such request shall be added to the delay period allowed in this section.

4. The Commission shall determine its recommendations for saving the building and transmit them in writing to the applicant, and attempt to work out a mutually satisfactory solution. A copy of the Commission's recommendations shall be forwarded to the Director and to the Village Council.

5. **If the Landmark Preservation Commission orders the delay of the issuance of a demolition permit pursuant to Section 15.52.070.A.1 of this Code, the 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 within seven days after the issuance of the Landmark Preservation Commission's order. The Village Council shall hear the appeal no more than 45 days after the appeal is filed with the Director. Not less than 10 or more than 30 days before the Village Council meets to consider the appeal, the Director shall issue notice to the same persons and entities to whom notice was issued pursuant to Section 15.52.040(c) of this Code. In considering the appeal, the Village Council shall apply the standards set forth in Section 15.52.060.C of this Code, and at the conclusion of its consideration of the appeal, uphold, modify, or reverse the order of the Landmark Preservation Commission by adoption of a resolution by an affirmative vote of at least four members of the Village Council.**

B. Delay for Public Convenience and Safety. The Director of Public Works may order that the issuance of a demolition permit be delayed if the proposed schedule for the demolition will interfere with previously scheduled works in the public rights-of-way in the immediate vicinity of the subject property, or if the Director of Public Works determines that delay is necessary to prevent undue congestion and noise impacts in the neighborhoods when the traffic or noise from the proposed demolition

combined with traffic or noise from previously scheduled public works projects in the immediate neighborhood.

C. Emergency Delay. The Village reserves the right to delay the issuance of a demolition permit in the event of an emergency if the Village Manager determines that the demolition work will delay or otherwise interfere with the Village's response to the emergency.

D. Administrative Delay. The Director may delay the issuance of a demolition permit for up to ~~sixty (~~60~~)~~ days if one or more building or demolition permits for primary structures have been approved for properties, for which work is continuing, on either side of the right-of-way block face and/or alley along which the property is located, or if the Director determines that a delay is necessary to prevent undue congestion and noise impacts in the neighborhood.

E. Duration of Delay. The delays authorized by subsections B and D of this Section shall begin no earlier than the **end** date **of the delay period authorized by** ~~of~~ the Landmark Preservation Commission~~'s~~ **pursuant to Section 15.52.070.A of this Code** ~~final determination of historic and architectural impact~~. The delays authorized by this section shall be promptly terminated by the person imposing the delay when the conditions giving rise to the delay cease to exist, provided that, in no instance shall a delay authorized by subsection A or D of this section exceed ~~sixty (~~60~~)~~ days."

SECTION 7: AMENDMENT TO CHAPTER 15.52 OF THE VILLAGE CODE REGARDING MAXIMUM BUILDING SIZE BONUS. Chapter 15.52, titled "Demolition Permits," of Title 15, titled "Buildings and Construction," of the Village Code shall be amended to add a new Section 15.52.090 to read as follows:

"**Section 15.52.090 Maximum Building Size Bonus for Saving a Historic or Architecturally Significant Building From Demolition**

A. Maximum Building Size Bonus. If the Landmark Preservation Commission or Village Council (pursuant to Section 15.52.060.E of this Code), as the case may be, determines that a single-family residential building is of historic or architectural significance pursuant to the criteria in Section 15.52.060 of this Code, and the owner of the building withdraws its demolition permit application and agrees to preserve the building, the owner shall be entitled to a one-time, maximum building size bonus of 20 percent, as provided in Section 17.030.040.H of this Code, to permit the owner to alter and add on to the historic or architecturally significant building. As part of its determination, the Landmark Preservation Commission or Village Council (pursuant to

Section 15.52.060.E of this Code), as the case may be, shall adopt findings specifically identifying any critical exterior historical or architectural features of the building visible from a public or private street or other significant historic or architecturally significant features that warrant preservation (collectively, "Critical Exterior Historical or Architectural Features"). The findings and notice of the applicability of the regulations contained of this Section shall be recorded against the property. Nothing in this subsection A shall be interpreted to exempt, vary or waive any other lot, space, bulk or yard regulations, or any requirement for any relief from any such regulations, that are otherwise applicable to the property and the use of the maximum building size bonus.

B. **Use of Maximum Building Size Bonus. An owner of a property shall be permitted to use the one-time, maximum building size bonus granted by Section 15.52.090.A for exterior alterations and additions so long as the alterations and additions would not alter Critical Exterior Historical or Architectural Features. If a proposed exterior alteration and addition would alter Critical Exterior Historical or Architectural Features, the alterations and additions may be made only if the Director determines, in accordance with the criteria set forth in Section 15.52.090.D, that the exterior alterations and additions do not destroy the nature of any Critical Exterior Historical or Architectural Features. An application for such determination shall be submitted to the Director on forms provided by the Village. If the Director determines that a proposed alteration to the exterior of the building or additions to the building destroys the nature of a building's Critical Exterior Historical or Architectural Features, the owner may appeal the Director's determination to the Village Council, which appeal must be filed with the Director within 14 days of the Director's written determination.**

C. **Subsequent Demolition. If an owner utilizes the one-time, maximum building size bonus approved in accordance with Section 15.52.090.A of this Code to alter and add on to a historic or architecturally significant building, and subsequently any owner of the property conducts work requiring a demolition permit pursuant to Section 15.52.010 of this Code, the building or any future building on the property shall no longer have the benefit of the maximum building size bonus provided by this Section and must bring the property into conformance with any generally applicable maximum building size regulations for the applicable zoning district.**

D. **Criteria. The Director and Village Council, when considering whether alterations to the exterior or additions to a building would destroy the**

nature of a building's Critical Exterior Historical or Architectural Features pursuant to this Section, shall consider the general standards and design guidelines set forth below. Depending upon the proposed alteration or additions, the Director or Village Council may require an applicant to post an escrow with the Village and fund an analysis prepared by an architectural historian, historic architect, or other similarly qualified professional to determine if the general standards and guidelines are met.

1. General Standards.

a. Conformance with the Village Zoning Ordinance.

b. Reasonable effort shall be made to use the building, for its originally intended purpose or to provide a compatible use which requires minimal alteration, relocation or demolition.

c. The distinguishing original qualities or character of a building should not be destroyed. The alteration, relocation or demolition of any historic material or distinctive architectural feature should be avoided except when necessary to assure an economically viable use of the property.

d. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building should usually be maintained and preserved.

e. Deteriorated architectural features should whenever possible be repaired rather than replaced. If replacement is necessary, the new material should match as closely as practicable the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features, where possible, should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

f. The surface cleaning of buildings should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods which will damage the architectural or

historic features and building material shall be discouraged.

g. New buildings and the alterations and relocation of existing buildings shall not be discouraged when such work does not destroy significant historical or architectural features and is compatible with the size, scale, color, material and character of the property or neighborhood.

2. Design Guidelines.

a. Height. The height of any proposed alteration should be compatible with the architectural style and character of the building.

b. Proportions of Windows and Doors. The proportions and relationships between doors and windows should be compatible with the architectural style and character of the building.

c. Roof Shape. The design of the roof should be compatible with the architectural style and character of the building.

d. Scale. The scale of additions should be compatible with the architectural style and character of the building.

e. Directional Expression. The dominant horizontal or vertical expression of the facades should be compatible with the original architectural style or character of the building.

f. Architectural Details. Materials, textures, colors and architectural details should be compatible with the original architectural style or character of the building.

g. Appurtenances. Appurtenances including, but not limited to, signs, fences, accessory buildings or structures, permeable and impermeable surfaces should be compatible with the original architectural style or character of the building.

h. Other. In addition to the foregoing, the Director or Council may consider the Secretary of the Interior's Standards for Rehabilitation Guidelines for

Rehabilitating Historic Buildings (Revised 1983), and any amendments to such standards.

E. Subsequent Work on Properties Granted a Maximum Building Size Bonus.

1. If an owner previously utilized the one-time, maximum building size bonus approved in accordance with Section 15.52.090.B to alter and add on to a historic or architecturally significant building, and subsequently any owner of the property seeks to undertake exterior alterations or additions to the building that do not require a demolition permit, the owner will be allowed to proceed with the proposed alterations or additions so long as the alterations and additions would not alter any Critical Exterior Historical or Architectural Features. If the proposed alteration or addition would alter a Critical Exterior Historical or Architectural Feature, the alterations or additions may be made only if the Director determines, in accordance with the criteria set forth in Section 15.52.090.D, that the exterior alterations or additions do not destroy the nature of a building's Critical Exterior Historic or Architectural Features. If the Director determines that the proposed alterations to the exterior of the building or addition to the building would destroy the nature of the building's Critical Exterior Historical or Architectural Features, the Director will deny the permit and the owner may appeal the Director's determination to the Village Council, which appeal must be filed with the Director within 14 days of the Director's written determination. Nothing in this Subsection 15.52.090.E.1 shall prevent an owner who received a maximum building size bonus from making more than one addition onto their home provided that the owner complies with the requirements of this Subsection and the home, with all proposed additions, will not exceed the maximum building size permitted by Section 17.030.040.H of this Code.

2. If an owner utilizes the one-time, maximum building size bonus approved in accordance with Section 15.52.090.B to alter and add on to a historic or architecturally significant building, and subsequently any owner of the property conducts work requiring a demolition permit pursuant to Section 15.52.010 of this Code, the building or any future building on the property shall no longer have the benefit of the maximum building size bonus provided by this Section and must utilize the property in conformance with all other applicable provisions of the Zoning Ordinance.

F. **This Section 15.52.090 shall not apply to any property that has already been granted a maximum building size bonus pursuant to Section 15.52.090.A or Chapter 15.53 of this Code.**

SECTION 8: AMENDMENT TO TITLE 15 OF THE VILLAGE CODE REGARDING MAXIMUM BUILDING SIZE BONUS. Title 15 of the Village Code, titled "Building and Construction," shall be amended to add a new Chapter 15.53, which shall be and read as follows:

"**Chapter 15.53**

MAXIMUM BUILDING SIZE BONUSES

Section 15.53.010 Maximum Building Size Bonus for a Historic or Architecturally Significant Building

A. **A property with a building designated a landmark pursuant Section 15.64.040 of this Code prior to March 16, 2021 shall automatically qualify for a one-time, maximum building size bonus of 20 percent, as provided in Section 17.030.040.H of this Code, provided that the landmarked building has not been altered in a manner that the Landmark Preservation Commission determined was inappropriate in accordance with Section 15.65.060.D of this Code. Such maximum building size bonus shall be used in compliance with the terms of this Chapter.**

B. **If an owner desires to alter or seek an addition to a single-family residential building on its property, the owner may apply for designation of its property as historic or architecturally significant to qualify the property for a one-time, maximum building size bonus of 20 percent, as provided in Section 17.030.040.H of this Code, in accordance with the procedures in this Chapter. Such maximum building size bonus shall be used in compliance with the terms of this Chapter. This subsection shall not apply to: (i) any property that qualifies for a maximum building size bonus in accordance with Section 15.53.010.A; or (ii) any property that has been granted a maximum building size bonus pursuant to this Section or Section 15.52.060 of this Code.**

Section 15.53.020 Bonus Application

A. **All applications for a maximum building size bonus shall be submitted on forms provided by the Director. No application shall be accepted for processing unless it is complete and is accompanied by all applicable fees, deposits and all items required by Section 15.53.020.B.**

B. **Contents of application. The application shall be signed by the owner and shall include the following:**

1. **A current legible property survey, prepared and sealed by a surveyor licensed by the State of Illinois. The survey shall include the legal description of the property and shall accurately depict lot boundaries, lot area and current improvements.**

2. **A list of the addresses of all properties located within 250 feet of the subject property.**

3. **A preliminary property history study prepared by the Director that complies with the requirements of Section 15.52.040.B of this Code and commented on by the Winnetka Historical Society. The preparation of the history study shall require its own application and fee set by resolution of the Village Council.**

4. **A Historic and Architectural Impact Study that complies with the requirements of Section 15.52.050 of this Code.**

5. **Disclosure and proof of ownership, consisting of one of the following, whichever is applicable:**

a. **If the property is owned by one or more individuals, the name and address of each such individual;**

b. **If the property is owned by a partnership, the names and addresses of all general partners, the date the partnership was formed, the name of the partnership, the location of the principal office of the partnership, and proof that the partnership is registered in the assumed name registry for Cook County;**

c. **If the property is owned by a corporation, the names and addresses of the officers and directors of the corporation, the location of the principal office of the corporation, the name and address of the corporation's registered agent, and proof that the corporation is authorized to do business in the State of Illinois; and**

d. **If the property is owned by a trust, the name and address of the trustee, and the names and addresses of all beneficiaries of the trust.**

5. Such other information and documentation as the Director may determine as reasonably necessary to process the application in accordance with the provisions of this Chapter.

C. Application Fees. The application fees for a maximum building size bonus shall be set by resolution of the Village Council, including fees for any appeals.

Section 15.53.030 Historic and architectural review.

A. Maximum Building Size Bonus. If the Landmark Preservation Commission or Village Council (pursuant to Section 15.53.010.C of this Code), as the case may be, determines that a building is of a historic or architecturally significant nature in accordance with the criteria set forth in Section 15.52.060 of this Code, the owner of the property shall be entitled to a one-time, maximum building size bonus of 20 percent, as provided in Section 17.030.040.H of this Code. As part of its determination, the Landmark Preservation Commission or Village Council (pursuant to Section 15.53.010.C of this Code), as the case may be, shall adopt findings specifically identifying any critical exterior historical or architectural features of the building visible from a public or private street or other significant historic or architecturally significant features that warrant preservation (for purposes of this Chapter, the "Critical Exterior Historical or Architectural Features"). The findings and notice of the applicability of the regulations contained of this Chapter shall be recorded against the property. Nothing in this subsection A shall be interpreted to exempt, vary or waive any other lot, space, bulk or yard regulations, or any requirement for any relief from any such regulations, that are otherwise applicable to the property and the use of the maximum building size bonus.

B. Time. Within 60 days after the filing of a complete application for a maximum building size bonus, the Landmark Preservation Commission shall meet to determine whether the building on the property is historic or architecturally significant thus entitling the property to a maximum building size bonus of 20 percent, as provided in Section 17.030.040.H of this Code.

C. Notice of Review. Not less than 10 or more than 30 days before the Landmark Preservation Commission meets to conduct a review of an application for a maximum building size bonus, the Director shall issue a notice to the owners of record of all properties located within 250 feet of the subject property, and to the Winnetka Historical Society. The notice shall state the address of the property, and the date, time and location for the Landmark Preservation Commission's review meeting.

The notice shall also state that the application materials shall be available for review and give the dates, times and location of their availability.

D. **If the Landmark Preservation Commission determines that a residential building is not historic or architecturally significant, and therefore, the property does not qualify for a one-time, maximum building size bonus in accordance with Section 15.53.010.B, the owner may appeal the decision to the Village Council. The appeal, and the specific basis for the appeal, must be filed in writing with the Director within seven days after the determination by the Landmark Preservation Commission. The Village Council shall hear the appeal no more than 45 days after the appeal is filed with the Director. Not less than 10 or more than 30 days before the Village Council meets to consider the appeal, the Director shall issue notice to the same persons and entities to whom notice was issued pursuant to Section 15.53.030(c) of this Code. In considering the appeal, the Village Council shall apply the standards set forth in Section 15.52.060.C of this Code, and at the conclusion of its consideration of the appeal, uphold or reverse the determination of the Landmark Preservation Commission by adoption of a resolution by an affirmative vote of at least four members of the Village Council.**

Section 15.53.040 Use of Maximum Building Size Bonus.

An owner of a property shall be permitted to use a one-time, maximum building size bonus if a building is (i) landmarked and qualifies for a bonus pursuant to Section 15.53.010.A of this Chapter or (ii) if a bonus is granted in accordance with Section 15.53.030 of this Code, for exterior alterations and additions so long as the alterations and additions would not alter the nature of Critical Exterior Historical or Architectural Features. If a proposed exterior alteration or addition would alter a Critical Exterior Historical or Architectural Feature, the alterations and additions may be made only if the Director determines, in accordance with the criteria set forth in Section 15.53.050, that the exterior alterations and additions do not destroy the nature of the building's Critical Exterior Historical or Architectural Features. An application for such determination shall be submitted to the Director on forms provided by the Village. If the Director determines that a proposed alteration to the exterior of the building or additions to the building destroys the nature of a building's Critical Exterior Historical or Architectural Features, the owner may appeal the Director's determination to the Village Council, which appeal must be filed with the Director within 14 days of the Director's determination. Any procedural requirements in this Section that apply to landmarks shall be in addition to, and not supersede, any requirements in Chapter 15.64 of this Code.

Section 15.53.050 Criteria for Use of Maximum Building Size Bonus.

The Director and Village Council, when considering whether alterations to the exterior or additions to a building would destroy the nature of a building's Critical Exterior Historical or Architectural Features pursuant to Sections 15.53.040 or 15.53.060 of this Code, shall consider the following general standards and design guidelines set forth below. Depending upon the proposed alteration or additions, the Director or Village Council may require an applicant to post an escrow and fund an analysis prepared by an architectural historian, historic architect, or other similarly qualified professional to determine if the general standards and guidelines are met.

A. General Standards.

1. Conformance with the Village Zoning Ordinance.

2. Reasonable effort shall be made to use the building for its originally intended purpose or to provide a compatible use which requires minimal alteration, relocation or demolition.

3. The distinguishing original qualities or character of a building should not be destroyed. The alteration, relocation or demolition of any historic material or distinctive architectural feature should be avoided except when necessary to assure an economically viable use of the property.

4. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building should usually be maintained and preserved.

5. Deteriorated architectural features should whenever possible be repaired rather than replaced. If replacement is necessary, the new material should match as closely as practicable the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features, where possible, should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

6. The surface cleaning of buildings should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods which will damage the architectural or historic features and building material shall be discouraged.

7. **New buildings and the alterations and relocation of existing buildings shall not be discouraged when such work does not destroy significant historical or architectural features and is compatible with the size, scale, color, material and character of the property or neighborhood.**

B. **Design Guidelines.**

1. **Height. The height of any proposed alteration should be compatible with the architectural style and character of the building.**

2. **Proportions of Windows and Doors. The proportions and relationships between doors and windows should be compatible with the architectural style and character of the building.**

3. **Roof Shape. The design of the roof should be compatible with the architectural style and character of the building.**

4. **Scale. The scale of the structure should be compatible with the architectural style and character of the building.**

5. **Directional Expression. The dominant horizontal or vertical expression of the facades should be compatible with the original architectural style or character of the building.**

6. **Architectural Details. Materials, textures, colors and architectural details should be compatible with the original architectural style or character of the building.**

7. **Appurtenances. Appurtenances including, but not limited to, signs, fences, accessory buildings or structures, permeable and impermeable surfaces should be compatible with the original architectural style or character of the building .**

8. **Other. In addition to the foregoing, the Director or Council may consider the Secretary of the Interior's Standards for Rehabilitation Guidelines for Rehabilitating Historic Buildings (Revised 1983), and any amendments to such standards.**

Section 15.53.060 Subsequent Work on Properties Granted a Maximum Building Size Bonus.

A. **If an owner previously utilized the one-time, maximum building size bonus in accordance with Section 15.53.040 to alter and add on to a historic or architecturally significant building, and subsequently any**

owner of the property seeks to undertake exterior alterations or additions to the building that do not require a demolition permit, the owner will be allowed to proceed with the proposed alterations so long as the alterations or additions would not alter any Critical Exterior Historical or Architectural Features. If the proposed alteration or addition would alter a Critical Exterior Historical or Architectural Features, the alterations or additions may be made only if the Director determines, in accordance with the criteria set forth in Section 15.53.050, that the exterior alterations or additions do not destroy the nature of the building's Critical Exterior Historical or Architectural Features. An application for such determination shall be submitted to the Director on forms provided by the Village. If the Director determines that the proposed alterations to the exterior of the building or addition to the building would destroy the nature of the building's Critical Exterior Historical or Architectural Features, the Director will deny the permit and the owner may appeal the Director's determination to the Village Council, which appeal must be filed with the Director within 14 days of the Director's written determination. Any procedural requirements in this Section that apply to landmarks shall be in addition to, and not supersede, any requirements in Chapter 15.64 of this Code. Nothing in this Subsection 15.53.060.A shall prevent an owner who received a maximum building size bonus from making more than one addition onto their home provided that the owner complies with the requirements of this Subsection and the home, with all proposed additions, will not exceed the maximum building size permitted by Section 17.030.040.H of this Code.

B. **If an owner utilizes the one-time, maximum building size bonus approved in accordance with Section 15.53.030 to alter and add on to a historic or architecturally significant building, and subsequently any owner of the property conducts work requiring a demolition permit pursuant to Section 15.52.010 of this Code, the building or any future building on the property shall no longer have the benefit of the maximum building size bonus provided by this Section and must utilize the property in conformance with all other applicable provisions of the Zoning Ordinance.**

SECTION 9: AMENDMENT TO SECTION 17.30.040 OF THE WINNETKA ZONING ORDINANCE REGARDING LANDMARK DESIGNATION. Section 17.30.040, titled, "Maximum Building Size," of Chapter 17.30, titled "Lot, Space, Bulk and Yard Regulations for Single-Family Residential Districts," of the Village Zoning Ordinance shall be amended to read as follows:

"**Section 17.30.040 Maximum Building Size**

* * *

H. **Maximum Building Size Bonus. Notwithstanding anything to the contrary in Section 17.30.040A and B, and subject to any other limitations set forth in the Zoning Ordinance, the maximum building size of a building that qualifies for a maximum building size bonus pursuant to either Sections 15.52.090 or 15.53.030 of this Code shall be 20 percent higher than as set forth in this Section 17.30.040.A and B.**"

SECTION 10: SEVERABILITY. If any provision of this Ordinance or part thereof is held invalid by a court of competent jurisdiction, the remaining provisions of this Ordinance shall remain in full force and effect, and shall be interpreted, applied, and enforced so as to achieve, as near as may be, the purpose and intent of this Ordinance to the greatest extent permitted by applicable law.

SECTION 11: EFFECTIVE DATE. This Ordinance will be in full force and effect upon its passage and publication in the manner provided by law.

[SIGNATURE PAGE FOLLOWS]

PASSED this _____of _____, 2021, pursuant to the following roll call vote:

AYES: _____

NAYS: _____

ABSENT: _____

APPROVED this ____ day of _____, 2021.

Signed:

_____

Village President

Countersigned:

_____

Village Clerk

Published by authority of the President and Board of Trustees of the Village of Winnetka, Illinois, this ____ day of _____, 2021.

Introduced: _____, 2021
Passed and Approved: _____ , 2021

Attachment B

Chapter 15.52 - DEMOLITION PERMITS
(Including Ordinance MC-02-2021 Amendments)

Chapter 15.52
DEMOLITION PERMITS
Sections:

Section 15.52.010 Demolition permit required.
Section 15.52.020 Permit application.
Section 15.52.030 Permits from other authorities.
Section 15.52.040 Preliminary historic and architecture review.
Section 15.52.050 Historic and architectural impact study.
Section 15.52.060 Determination of historic/or architectural impact.
Section 15.52.070 Delay of issuance of permit.
Section 15.52.080 Issuance of demolition permit.

Section 15.52.010 Demolition permit required.

A demolition permit shall be required before any person proceeds with any of the following work:

A. The demolition or removal of fifty (50) percent or more of the floor area of any single-family or two-family dwelling.

B. The demolition or removal of any interior spaces or exterior walls of any commercial, institutional, multifamily or mixed use buildings.

C. The demolition or removal of any accessory structure.

Section 15.52.020 Permit application.

A. All applications for a demolition permit shall be submitted on forms provided by the Director. No demolition permit application shall be accepted for processing unless it is complete and is accompanied by all applicable fees, deposits and all items required by the following subsection B; however, the Director may waive or defer the submittal of items 3 and 7 of Subsection B until after the Landmark Preservation Commission has made its determination regarding the historic or architectural significance of the building proposed to be demolished.

B. Contents of application. The application for building permit shall be signed by the owner and shall include the following:

1. A current legible property survey, prepared and sealed by a surveyor licensed by the State of Illinois. The survey shall include the legal description of the property and shall accurately depict lot boundaries, lot area and current improvements.

2. A proposed demolition schedule.

3. A waste reduction and recycling plan, as provided in Section 15.54.080 of this Code.

4. A list of the addresses of all properties located within 250 feet of the subject property.

5. Disclosure and proof of ownership, consisting of one of the following, whichever is applicable:

a. If the property is owned by one or more individuals, the name and address of each such individual;

b. If the property is owned by a partnership, the names and addresses of all general partners, the date the partnership was formed, the name of the partnership, the location of the principal office of the partnership, and proof that the partnership is registered in the assumed name registry for Cook County;

c. If the property is owned by a corporation, the names and addresses of the officers and directors of the corporation, the location of the principal office of the corporation, the name and address of the corporation's registered agent, and proof that the corporation is authorized to do business in the State of Illinois; and

d. If the property is owned by a trust, the name and address of the trustee, and the names and addresses of all beneficiaries of the trust.

6. A signed property maintenance acknowledgement.

7. The name and address of the demolition contractor.

8. Such other information and documentation as the Director may determine as reasonably necessary to process the application in accordance with the provisions of this Chapter.

C. Permit Fees. The fees and deposits for demolition permits shall be set by resolution of the Village Council.

Section 15.52.030 Permits from other authorities

Prior to the approval of any demolition permit, the owner shall provide the Director with proof that any permits required for the requested demolition by the county, state, or other regulating authorities have been approved.

Section 15.52.040 Preliminary historic and architectural review.

A. Time and Nature of Preliminary Review. The Landmark Preservation Commission shall meet and determine within 60 days after the filing of a complete demolition application whether the building and/or property that is the subject of the permit application is of sufficient historic or architectural merit to warrant conducting an historic and architectural impact study prior to the issuance of the demolition permit.

B. Preliminary Property History Study. Upon receiving a complete demolition application, the Director shall conduct a preliminary property history study, which shall include the following information:

1. information about the original building, including date of construction, name of property, architect and owner;

2. current photographs of the property, including photographs showing each side of the building the applicant seeks to demolish; and;

3. a chronological list of work on the property for which the Village issued a permit, beginning with the original construction.

C. Notice of Preliminary Review. No less than ten (10) nor more than thirty (30) days before the Landmark Preservation Commission meets to conduct a preliminary historic and architectural review, the Director shall issue a notice of preliminary review to the owners of record of all properties located within two hundred fifty (250) feet of the subject property, to the occupants of all such properties, and to the Winnetka Historical

Society. The notice shall state the address of the property, the proposed demolition schedule and the date, time and location for the Landmark Preservation Commission's preliminary review meeting. The notice shall also state that the application materials and the preliminary property history study shall be available for review and give the dates, times and location of their availability.

D. Preliminary Landmark Preservation Commission Determination and Findings.

1. Upon completing the preliminary historic and architectural review, the Landmark Preservation Commission shall enter preliminary findings on the issue of whether the demolition permit application affects a building or property that has sufficient architectural or historic merit to warrant conducting a full historic and architectural impact study prior to the issuance of the demolition permits.

2. In making its determination, the Landmark Preservation Commission shall consider the following:

a. the preliminary property history study prepared pursuant to this Section 15.52.040;

b. comments of the Winnetka Historical Society on the application and preliminary study; and

c. any other information, comment or evidence received by the Commission at the preliminary review meeting.

3. If the Landmark Preservation Commission finds that the impact study is warranted, it shall so notify the Director and shall order the applicant to conduct such study.

4. If the Landmark Preservation Commission finds that an historic and architectural impact study is not warranted, it shall notify the Director that it finds no historic or architectural grounds for delaying the demolition.

5. The preliminary determination of the Landmark Preservation Commission shall be supported by findings of fact based on the record. The findings of fact shall include statements as to whether or not the building or property has architectural merit, historical significance, both, or neither.

6. The Landmark Preservation Commission shall require an historic and architectural impact study for any demolition permit application that meets any of the following criteria:

a. the property or structures have been designated a landmark pursuant to Chapter 15.64 of this Code;

b. the property or structures have been included in the most recent Illinois Historic Structure Survey conducted under the auspices of the Illinois Department of Conservation;

c. the property or structures have been listed on the National Register of Historic Places or the Illinois Register of Historic places; and

d. the property or structures have sufficient architectural or historic merit to warrant a full historic and architectural impact study prior to issuance of a demolition permit.

Section 15.52.050 Historic and architectural impact study.

A. Persons Responsible for Performing the Study. The historic and architectural impact study shall be submitted by the applicant and shall be prepared at the applicant's expense, by one or more persons who are qualified to render opinions on the architectural style and

merit of buildings, the historical significance of buildings, or both. The study shall include the names, addresses, qualifications and experience of all persons who prepared any part of the study.

B. Ownership History of the Property. The historic and architectural impact study shall trace the ownership of the property since its construction and identify any owner who had or has a significant role in the history of the Village, State of Illinois or United States, or who is tied to a significant event in the history of the Village, State of Illinois or United States, shall be so identified.

C. Construction History of the Property. The historic and architectural impact study shall provide a narrative description of all alterations made to the exterior of any building and open space on the property since the date of original construction, including the addition or removal of accessory structures, including the dates of such work and the architect(s) involved.

D. Architectural Significance of the Property. The historic and architectural impact study shall identify the original and all subsequent architects, providing information on the importance and range of influence of each. The impact study shall also evaluate the architectural style, including detailing materials, craftsmanship, methods of construction and rarity, and shall include interior and exterior photographs to illustrate such characteristic.

E. Landmark Status of the Property. The historic and architectural impact study shall state whether the property or structures have been:

1. designated a landmark pursuant to Chapter 15.64 of this Code;

2. included in the most recent Illinois Historic Structures Survey conducted under the auspices of the Illinois Department of Conservation; or

3. listed on the National Register of Historic Places or the Illinois Register of Historic Places.

F. Impact on Immediate Neighborhood. The historic and architectural impact study shall also consider the contribution of the structure to the neighborhood, the existence of a particular grouping of similar styles, periods or types of property relating to the structure, and the resulting impact that the proposed demolition will have on the immediate neighborhood.

G. Historic or Architectural Features Warranting Preservation. The historic and architectural impact study shall specifically identify any critical exterior historical or architectural features of the building that warrant preservation.

H. Filing and Distribution of Study. The applicant shall file ten (10) copies of the completed historic and architectural impact study with the Director, who shall distribute a copy to each member of the Landmark Preservation Commission and to the Winnetka Historical Society. A copy of the completed study shall be made available for public review and inspection with the Community Development Department.

Section 15.52.060 Determination of historic and/or architectural impact.

A. Time and Nature of Determination. The Landmark Preservation Commission shall meet and determine whether the historic and architectural impact study is complete and, if

so, whether the proposed demolition will result either in the loss of a building or structure that is of historic or architectural significance or in the significant alteration of the architectural character of the immediate neighborhood, within 60 days after a historic architectural impact study is filed with the Director.

B. Notice of Impact Determination Meeting. No less than ten (10) nor more than thirty (30) days before the Landmark Preservation Commission meets to conduct the historic and architectural impact review, the Director shall issue notice to the same persons and entities to whom notice was issued pursuant to Section 15.52.040(c). Notice of the historic and architectural impact determination meeting shall also be published in a newspaper in general circulation within the Village, no less than fourteen (14) nor more than thirty (30) days before the meeting.

C. Landmark Preservation Commission Determination and Findings.

1. Upon completing the impact determination meeting, the Landmark Preservation Commission shall enter findings on the following issues:

a. whether the historic and architectural impact study is complete;

b. 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

c. whether demolition should be delayed in order to explore alternatives to total demolition.

2. In making its determination, the Landmark Preservation Commission shall consider the following:

a. the historic and architectural impact study prepared pursuant to the foregoing Section 15.52.050;

b. the preliminary property history study prepared pursuant to Section 15.52.040;

c. comment of the Winnetka Historical Society on the application and study; and

d. any other information, comment or evidence received by the Commission at the impact determination meeting or at the preliminary review meeting.

3. The determination of the Landmark Preservation Commission shall be supported by findings of fact based on the entire record.

4. If the Landmark Preservation Commission determines that the historic and architectural impact study filed by the applicant is incomplete or otherwise insufficient to enable the Commission to make a determination as to the impact of the proposed demolition, the Landmark Preservation Commission 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.

5. If the applicant's resubmission of the study is still found to be incomplete or otherwise insufficient, the Landmark Preservation Commission shall so notify the Director, who shall retain a qualified person to complete the study, at the applicant's expense. The Landmark Preservation Commission shall order the owner to deposit funds with the Village in an amount sufficient to cover all costs of completing the study. The study shall be completed within 30 days after the applicant deposits the funds.

6. A building or structure shall be considered to be historically or architecturally significant if the Landmark Preservation Commission determines that it meets one or more of the following standards:

a. the structure exhibits a high quality of architectural design without regard to the time built or historic associations;

b. 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;

c. the structure exemplifies an architectural style, construction technique or building type once common in the Village;

d. 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

e. 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.

D. The Landmark Preservation Commission's written determination, including its findings of fact, shall be forwarded to the Director.

E. If the Landmark Preservation Commission determines that the proposed demolition will not result in the loss of a building that is of historic or architectural significance pursuant to this Section and the owner desires to qualify for a maximum building size bonus pursuant to Section 15.52.090 of this Code, the owner may appeal the decision to the Village Council. The appeal, and the specific basis for the appeal, must be filed in writing with the Director within seven days after the determination by the Landmark Preservation Commission. The Village Council shall hear the appeal no more than 45 days after the appeal is filed with the Director. Not less than 10 or more than 30 days before the Village Council meets to consider the appeal, the Director shall issue notice to the same persons and entities to whom notice was issued pursuant to Section 15.52.040.C of this Code. In considering the appeal, the Village Council shall apply the standards set forth in Section 15.52.060.C of this Code, and at the conclusion of its consideration of the appeal, uphold or reverse the determination of the Landmark Preservation Commission by adoption of a resolution by an affirmative vote of at least four members of the Village Council. If the Village Council reverses the Landmark Preservation Commission's decision and the owner decides not to preserve the house but to demolish it, the Village Council may impose a delay in the issuance of a demolition permit in the same manner and for the same duration as the Landmark Preservation Commission as provided in Section 15.52.070.A of this Code.

Section 15.52.070 Delay of Issuance of Permit.

A. Delay for Preservation of Significant Structure.

1, Upon finding that a building or structure proposed to be demolished meets the standards for significance set forth in Section 15.52.060.C(6), the Landmark Preservation Commission may order that the issuance of the permit be delayed for a period up to, but not to exceed, 270 days from the date that the Landmark Preservation Commission makes a

preliminary determination pursuant to Section 15.52.040.A of this Code, to afford an opportunity to find alternatives to demolition. Notwithstanding anything to the contrary contained in this subsection, the maximum delay on the issuance of a permit that may be ordered by the Landmark Preservation Commission on any complete demolition permit application filed prior to March 16, 2021 shall be 270 days from the date the complete application was filed with the Director.

2. The delay order shall be issued to the owner, with a copy to the Director, and shall identify and evaluate the structure's historical or architectural significance, propose preservation alternatives and relevant planning considerations based on such evaluation, encourage interest in and understanding of preservation in the whole of the Village as it may be applicable to the demolition permit request under review, and encourage and provide means of communication and exchange of views between the applicants and the owners and occupants of properties within 250 feet of the subject property.

3. The delay order may include a request for a conference with the owner. Any delay by the applicant in complying with such request shall be added to the delay period allowed in this section.

4. The Commission shall determine its recommendations for saving the building and transmit them in writing to the applicant, and attempt to work out a mutually satisfactory solution. A copy of the Commission's recommendations shall be forwarded to the Director and to the Village Council.

5. If the Landmark Preservation Commission orders the delay of the issuance of a demolition permit pursuant to Section 15.52.070.A.1 of this Code, the 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 within seven days after the issuance of the Landmark Preservation Commission's order. The Village Council shall hear the appeal no more than 45 days after the appeal is filed with the Director. Not less than 10 or more than 30 days before the Village Council meets to consider the appeal, the Director shall issue notice to the same persons and entities to whom notice was issued pursuant to Section 15.52.040.C of this Code. In considering the appeal, the Village Council shall apply the standards set forth in Section 15.52.060.C of this Code, and at the conclusion of its consideration of the appeal, uphold, modify, or reverse the order of the Landmark Preservation Commission by adoption of a resolution by an affirmative vote of at least four members of the Village Council.

(Prior code § 23.35) (MC-6-2000, Amended, 10/03/2000)

B. Delay for Public Convenience and Safety. The Director of Public Works may order that the issuance of a demolition permit be delayed if the proposed schedule for the demolition will interfere with previously scheduled works in the public rights-of-way in the immediate vicinity of the subject property, or if the Director of Public Works determines that delay is necessary to prevent undue congestion and noise impacts in the neighborhoods when the traffic or noise from the proposed demolition combined with traffic or noise from previously scheduled public works projects in the immediate neighborhood.

C. Emergency Delay. The Village reserves the right to delay the issuance of a demolition permit in the event of an emergency if the Village Manager determines that the demolition work will delay or otherwise interfere with the Village's response to the emergency.

D. Administrative Delay. The Director may delay the issuance of a demolition permit for up to 60 days if one or more building or demolition permits for primary structures have been approved for properties, for which work is continuing, on either side of the right-of-way block face and/or alley along which the property is located, or if the Director determines that a delay is necessary to prevent undue congestion and noise impacts in the neighborhood.

(Amended MC-10-2002, 11/19/02)

E. Duration of Delay. The delays authorized by subsections B and D of this Section shall begin no earlier than the end date of the delay period authorized by the Landmark Preservation Commission pursuant to Section 15.52.070.A of this Code. The delays authorized by this section shall be promptly terminated by the person imposing the delay when the conditions giving rise to the delay cease to exist, provided that, in no instance shall a delay authorized by subsection A or D of this section exceed 60 days.

Section 15.52.080 Issuance of demolition permit.

A. Except as provided in the following subsection (B), a demolition permit shall be approved and issued in the following circumstances:

1. If the Landmark Preservation Commission determines that an historic and architectural impact study is not warranted;

2. If the Landmark Preservation Commission determines, upon the completion of an historic and architectural impact study, that a delay to seek alternatives to demolition is not warranted; and

3. If any delay authorized by subsections (a) or (D) of Section 15.52.070 has expired.

B. No demolition permit shall be issued if any of the following circumstances exists:

1. If a delay imposed by the Director of Public Works pursuant to Section 15.52.070(B) is in effect;

2. If a delay imposed by the Village Manager pursuant to Section 15.52.070(C) is in effect;

3. If a delay authorized by subsection (A) or (D) remains in effect;

4. If a complete application for a building permit has not been submitted; and

5. If the applicant has failed to file a waste reduction and recycling plan as required by Section 15.54.080 of this Code, or, if a demolition and recycling plan filed by an applicant fails to meet the requirements for approval as provided in Chapter 15.54 of this Code.

“Section 15.52.090 Maximum Building Size Bonus for Saving a Historic or Architecturally Significant Building From Demolition

A. Maximum Building Size Bonus. If the Landmark Preservation Commission or Village Council (pursuant to Section 15.52.060.E of this Code), as the case may be, determines that a single-family residential building is of historic or architectural significance pursuant to the criteria in Section 15.52.060 of this Code, and the owner of the building withdraws its demolition permit application and agrees to preserve the building, the owner shall be entitled to a one-time, maximum building size bonus of 20 percent, as provided in Section 17.30.040.H of this Code, to permit the owner to

alter and add on to the historic or architecturally significant building. As part of its determination, the Landmark Preservation Commission or Village Council (pursuant to Section 15.52.060.E of this Code), as the case may be, shall adopt findings specifically identifying any critical exterior historical or architectural features of the building visible from a public or private street or other significant historic or architecturally significant features that warrant preservation (collectively, "Critical Exterior Historical or Architectural Features"). The findings and notice of the applicability of the regulations contained of this Section shall be recorded against the property. Nothing in this subsection A shall be interpreted to exempt, vary or waive any other lot, space, bulk or yard regulations, or any requirement for any relief from any such regulations, that are otherwise applicable to the property and the use of the maximum building size bonus.

B. Use of Maximum Building Size Bonus. An owner of a property shall be permitted to use the one-time, maximum building size bonus granted by Section 15.52.090.A for exterior alterations and additions so long as the alterations and additions would not alter Critical Exterior Historical or Architectural Features. If a proposed exterior alteration and addition would alter Critical Exterior Historical or Architectural Features, the alterations and additions may be made only if the Director determines, in accordance with the criteria set forth in Section 15.52.090.D, that the exterior alterations and additions do not destroy the nature of any Critical Exterior Historical or Architectural Features. An application for such determination shall be submitted to the Director on forms provided by the Village. If the Director determines that a proposed alteration to the exterior of the building or additions to the building destroys the nature of a building's Critical Exterior Historical or Architectural Features, the owner may appeal the Director's determination to the Village Council, which appeal must be filed with the Director within 14 days of the Director's written determination.

C. Subsequent Demolition. If an owner utilizes the one-time, maximum building size bonus approved in accordance with Section 15.52.090.A of this Code to alter and add on to a historic or architecturally significant building, and subsequently any owner of the property conducts work requiring a demolition permit pursuant to Section 15.52.010 of this Code, the building or any future building on the property shall no longer have the benefit of the maximum building size bonus provided by this Section and must bring the property into conformance with any generally applicable maximum building size regulations for the applicable zoning district.

D. Criteria. The Director and Village Council, when considering whether alterations to the exterior or additions to a building would destroy the nature of a building's Critical Exterior Historical or Architectural Features pursuant to this Section, shall consider the general standards and design guidelines set forth below. Depending upon the proposed alteration or additions, the Director or Village Council may require an applicant to post an escrow with the Village and fund an analysis prepared by an architectural historian, historic architect, or other similarly qualified professional to determine if the general standards and guidelines are met.

1. General Standards.

a. Conformance with the Village Zoning Ordinance.

b. Reasonable effort shall be made to use the building, for its originally intended purpose or to provide a compatible use which requires minimal alteration, relocation or demolition.

c. The distinguishing original qualities or character of a building should not be destroyed. The alteration, relocation or demolition of any historic material or distinctive architectural feature should be avoided except when necessary to assure an economically viable use of the property.

d. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building should usually be maintained and preserved.

e. Deteriorated architectural features should whenever possible be repaired rather than replaced. If replacement is necessary, the new material should match as closely as practicable the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features, where possible, should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

f. The surface cleaning of buildings should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods which will damage the architectural or historic features and building material shall be discouraged.

g. New buildings and the alterations and relocation of existing buildings shall not be discouraged when such work does not destroy significant historical or architectural features and is compatible with the size, scale, color, material and character of the property or neighborhood.

2. Design Guidelines.

a. Height. The height of any proposed alteration should be compatible with the architectural style and character of the building.

b. Proportions of Windows and Doors. The proportions and relationships between doors and windows should be compatible with the architectural style and character of the building.

c. Roof Shape. The design of the roof should be compatible with the architectural style and character of the building.

d. Scale. The scale of additions should be compatible with the architectural style and character of the building.

e. Directional Expression. The dominant horizontal or vertical expression of the facades should be compatible with the original architectural style or character of the building.

f. Architectural Details. Materials, textures, colors and architectural details should be compatible with the original architectural style or character of the building.

g. Appurtenances. Appurtenances including, but not limited to, signs, fences, accessory buildings or structures, permeable and impermeable surfaces should be compatible with the original architectural style or character of the building.

h. Other. In addition to the foregoing, the Director or Council may consider the Secretary of the Interior's Standards for Rehabilitation Guidelines for Rehabilitating Historic Buildings (Revised 1983), and any amendments to such standards.

E. Subsequent Work on Properties Granted a Maximum Building Size Bonus.

1. If an owner previously utilized the one-time, maximum building size bonus approved in accordance with Section 15.52.090.B to alter and add on to a historic or architecturally significant building, and subsequently any owner of the property seeks to undertake exterior alterations or additions to the building that do not require a demolition permit, the owner will be allowed to proceed with the proposed alterations or additions so long as the alterations and additions would not alter any Critical Exterior Historical or Architectural Features. If the proposed alteration or addition would alter a Critical Exterior Historical or Architectural Feature, the alterations or additions may be made only if the Director determines, in accordance with the criteria set forth in Section 15.52.090.D, that the exterior alterations or additions do not destroy the nature of a building's Critical Exterior Historic or Architectural Features. If the Director determines that the proposed alterations to the exterior of the building or addition to the building would destroy the nature of the building's Critical Exterior Historical or Architectural Features, the Director will deny the permit and the owner may appeal the Director's determination to the Village Council, which appeal must be filed with the Director within 14 days of the Director's written determination. Nothing in this Subsection 15.52.090.E.1 shall prevent an owner who received a maximum building size bonus from making more than one addition onto their home provided that the owner complies with the requirements of this Subsection and the home, with all proposed additions, will not exceed the maximum building size permitted by Section 17.30.040.H of this Code.

2. If an owner utilizes the one-time, maximum building size bonus approved in accordance with Section 15.52.090.B to alter and add on to a historic or architecturally significant building, and subsequently any owner of the property conducts work requiring a demolition permit pursuant to Section 15.52.010 of this Code, the building or any future building on the property shall no longer have the benefit of the maximum building size bonus provided by this Section and must utilize the property in conformance with all other applicable provisions of the Zoning Ordinance.

F. This Section 15.52.090 shall not apply to any property that has already been granted a maximum building size bonus pursuant to Section 15.52.090.A or Chapter 15.53 of this Code.

Attachment C

Chapter 15.53 – MAXIMUM BUILDING SIZE BONUSES
(Created by Ordinance MC-02-2021 Amendments)

Chapter 15.53
MAXIMUM BUILDING SIZE BONUSES

Sections:

Section 15.53.010 Maximum Building Size Bonus for a Historic or Architecturally Significant Building.

Section 15.53.020 Bonus Application.

Section 15.53.030 Historic and architectural review.

Section 15.53.040 Use of Maximum Building Size Bonus.

Section 15.53.050 Criteria for Use of Maximum Building Size Bonus.

Section 15.53.060 Subsequent Work on Properties Granted a Maximum Building Size Bonus.

Section 15.53.010 Maximum Building Size Bonus for a Historic or Architecturally Significant Building

A. A property with a building designated a landmark pursuant Section 15.64.040 of this Code prior to March 16, 2021 shall automatically qualify for a one-time, maximum building size bonus of 20 percent, as provided in Section 17.30.040.H of this Code, provided that the landmarked building has not been altered in a manner that the Landmark Preservation Commission determined was inappropriate in accordance with Section 15.64.060.D of this Code. Such maximum building size bonus shall be used in compliance with the terms of this Chapter.

B. If an owner desires to alter or seek an addition to a single-family residential building on its property, the owner may apply for designation of its property as historic or architecturally significant to qualify the property for a one-time, maximum building size bonus of 20 percent, as provided in Section 17.30.040.H of this Code, in accordance with the procedures in this Chapter. Such maximum building size bonus shall be used in compliance with the terms of this Chapter. This subsection shall not apply to: (i) any property that qualifies for a maximum building size bonus in accordance with Section 15.53.010.A; or (ii) any property that has been granted a maximum building size bonus pursuant to this Section or Section 15.52.060 of this Code.

Section 15.53.020 Bonus Application

A. All applications for a maximum building size bonus shall be submitted on forms provided by the Director. No application shall be accepted for processing unless it is complete and is accompanied by all applicable fees, deposits and all items required by Section 15.53.020.B.

B. Contents of application. The application shall be signed by the owner and shall include the following:

1. A current legible property survey, prepared and sealed by a surveyor licensed by the State of Illinois. The survey shall include the legal description of the property and shall accurately depict lot boundaries, lot area and current improvements.

2. A list of the addresses of all properties located within 250 feet of the subject property.

3. A preliminary property history study prepared by the Director that complies with the requirements of Section 15.52.040.B of this Code and commented on by the Winnetka Historical Society. The preparation of the history study shall require its own application and fee set by resolution of the Village Council.

4. A Historic and Architectural Impact Study that complies with the requirements of Section 15.52.050 of this Code.

5. Disclosure and proof of ownership, consisting of one of the following, whichever is applicable:

a. If the property is owned by one or more individuals, the name and address of each such individual;

b. If the property is owned by a partnership, the names and addresses of all general partners, the date the partnership was formed, the name of the partnership, the location of the principal office of the partnership, and proof that the partnership is registered in the assumed name registry for Cook County;

c. If the property is owned by a corporation, the names and addresses of the officers and directors of the corporation, the location of the principal office of the corporation, the name and address of the corporation's registered agent, and proof that the corporation is authorized to do business in the State of Illinois; and

d. If the property is owned by a trust, the name and address of the trustee, and the names and addresses of all beneficiaries of the trust.

5. Such other information and documentation as the Director may determine as reasonably necessary to process the application in accordance with the provisions of this Chapter.

C. Application Fees. The application fees for a maximum building size bonus shall be set by resolution of the Village Council, including fees for any appeals.

Section 15.53.030 Historic and architectural review.

A. Maximum Building Size Bonus. If the Landmark Preservation Commission or Village Council (pursuant to Section 15.53.030.D of this Code), as the case may be, determines that a building is of a historic or architecturally significant nature in accordance with the criteria set forth in Section 15.52.060 of this Code, the owner of the property shall be entitled to a one-time, maximum building size bonus of 20 percent, as provided in Section 17.30.040.H of this Code. As part of its determination, the Landmark Preservation Commission or Village Council (pursuant to Section 15.53.030.D of this Code), as the case may be, shall adopt findings specifically identifying any critical exterior historical or architectural features of the building

visible from a public or private street or other significant historic or architecturally significant features that warrant preservation (for purposes of this Chapter, the "Critical Exterior Historical or Architectural Features"). The findings and notice of the applicability of the regulations contained of this Chapter shall be recorded against the property. Nothing in this subsection A shall be interpreted to exempt, vary or waive any other lot, space, bulk or yard regulations, or any requirement for any relief from any such regulations, that are otherwise applicable to the property and the use of the maximum building size bonus.

B. Time. Within 60 days after the filing of a complete application for a maximum building size bonus, the Landmark Preservation Commission shall meet to determine whether the building on the property is historic or architecturally significant thus entitling the property to a maximum building size bonus of 20 percent, as provided in Section 17.30.040.H of this Code.

C. Notice of Review. Not less than 10 or more than 30 days before the Landmark Preservation Commission meets to conduct a review of an application for a maximum building size bonus, the Director shall issue a notice to the owners of record of all properties located within 250 feet of the subject property, and to the Winnetka Historical Society. The notice shall state the address of the property, and the date, time and location for the Landmark Preservation Commission's review meeting. The notice shall also state that the application materials shall be available for review and give the dates, times and location of their availability.

D. If the Landmark Preservation Commission determines that a residential building is not historic or architecturally significant, and therefore, the property does not qualify for a one-time, maximum building size bonus in accordance with Section 15.53.010.B, the owner may appeal the decision to the Village Council. The appeal, and the specific basis for the appeal, must be filed in writing with the Director within seven days after the determination by the Landmark Preservation Commission. The Village Council shall hear the appeal no more than 45 days after the appeal is filed with the Director. Not less than 10 or more than 30 days before the Village Council meets to consider the appeal, the Director shall issue notice to the same persons and entities to whom notice was issued pursuant to Section 15.53.030.C of this Code. In considering the appeal, the Village Council shall apply the standards set forth in Section 15.52.060.C of this Code, and at the conclusion of its consideration of the appeal, uphold or reverse the determination of the Landmark Preservation Commission by adoption of a resolution by an affirmative vote of at least four members of the Village Council.

Section 15.53.040 Use of Maximum Building Size Bonus.

An owner of a property shall be permitted to use a one-time, maximum building size bonus if a building is (i) landmarked and qualifies for a bonus pursuant to Section 15.53.010.A of this Chapter or (ii) if a bonus is granted in accordance with Section 15.53.030 of this Code, for exterior alterations and additions so long as the alterations and additions would not alter the nature of Critical Exterior Historical or

Architectural Features. If a proposed exterior alteration or addition would alter a Critical Exterior Historical or Architectural Feature, the alterations and additions may be made only if the Director determines, in accordance with the criteria set forth in Section 15.53.050, that the exterior alterations and additions do not destroy the nature of the building's Critical Exterior Historical or Architectural Features. An application for such determination shall be submitted to the Director on forms provided by the Village. If the Director determines that a proposed alteration to the exterior of the building or additions to the building destroys the nature of a building's Critical Exterior Historical or Architectural Features, the owner may appeal the Director's determination to the Village Council, which appeal must be filed with the Director within 14 days of the Director's determination. Any procedural requirements in this Section that apply to landmarks shall be in addition to, and not supersede, any requirements in Chapter 15.64 of this Code.

Section 15.53.050 Criteria for Use of Maximum Building Size Bonus.

The Director and Village Council, when considering whether alterations to the exterior or additions to a building would destroy the nature of a building's Critical Exterior Historical or Architectural Features pursuant to Sections 15.53.040 or 15.53.060 of this Code, shall consider the following general standards and design guidelines set forth below. Depending upon the proposed alteration or additions, the Director or Village Council may require an applicant to post an escrow and fund an analysis prepared by an architectural historian, historic architect, or other similarly qualified professional to determine if the general standards and guidelines are met.

A. General Standards.

1. Conformance with the Village Zoning Ordinance.

2. Reasonable effort shall be made to use the building for its originally intended purpose or to provide a compatible use which requires minimal alteration, relocation or demolition.

3. The distinguishing original qualities or character of a building should not be destroyed. The alteration, relocation or demolition of any historic material or distinctive architectural feature should be avoided except when necessary to assure an economically viable use of the property.

4. Distinctive stylistic features or examples of skilled craftsmanship which characterize a building should usually be maintained and preserved.

5. Deteriorated architectural features should whenever possible be repaired rather than replaced. If replacement is necessary, the new material should match as closely as practicable the material being replaced in composition, design, color, texture and other visual qualities. Repair or replacement of missing architectural features, where possible, should be based on accurate duplications of features, substantiated by historic, physical or pictorial evidence rather than on conjectural designs or the availability of different architectural elements from other buildings or structures.

6. The surface cleaning of buildings should be undertaken with the gentlest means possible. Sandblasting and other cleaning methods which will damage the architectural or historic features and building material shall be discouraged.

7. New buildings and the alterations and relocation of existing buildings shall not be discouraged when such work does not destroy significant historical or architectural features and is compatible with the size, scale, color, material and character of the property or neighborhood.

B. Design Guidelines.

1. Height. The height of any proposed alteration should be compatible with the architectural style and character of the building.

2. Proportions of Windows and Doors. The proportions and relationships between doors and windows should be compatible with the architectural style and character of the building.

3. Roof Shape. The design of the roof should be compatible with the architectural style and character of the building.

4. Scale. The scale of the structure should be compatible with the architectural style and character of the building.

5. Directional Expression. The dominant horizontal or vertical expression of the facades should be compatible with the original architectural style or character of the building.

6. Architectural Details. Materials, textures, colors and architectural details should be compatible with the original architectural style or character of the building.

7. Appurtenances. Appurtenances including, but not limited to, signs, fences, accessory buildings or structures, permeable and impermeable surfaces should be compatible with the original architectural style or character of the building .

8. Other. In addition to the foregoing, the Director or Council may consider the Secretary of the Interior's Standards for Rehabilitation Guidelines for Rehabilitating Historic Buildings (Revised 1983), and any amendments to such standards.

Section 15.53.060 Subsequent Work on Properties Granted a Maximum Building Size Bonus.

A. If an owner previously utilized the one-time, maximum building size bonus in accordance with Section 15.53.040 to alter and add on to a historic or architecturally significant building, and subsequently any owner of the property seeks to undertake exterior alterations or additions to the building that do not require a demolition permit, the owner will be allowed to proceed with the proposed alterations so long as the alterations or additions would not alter any Critical Exterior Historical or Architectural Features. If the proposed alteration or addition would alter a Critical Exterior Historical or Architectural Features, the alterations or additions may be made only if the Director determines, in accordance with the criteria set forth in

Section 15.53.050, that the exterior alterations or additions do not destroy the nature of the building's Critical Exterior Historical or Architectural Features. An application for such determination shall be submitted to the Director on forms provided by the Village. If the Director determines that the proposed alterations to the exterior of the building or addition to the building would destroy the nature of the building's Critical Exterior Historical or Architectural Features, the Director will deny the permit and the owner may appeal the Director's determination to the Village Council, which appeal must be filed with the Director within 14 days of the Director's written determination. Any procedural requirements in this Section that apply to landmarks shall be in addition to, and not supersede, any requirements in Chapter 15.64 of this Code. Nothing in this Subsection 15.53.060.A shall prevent an owner who received a maximum building size bonus from making more than one addition onto their home provided that the owner complies with the requirements of this Subsection and the home, with all proposed additions, will not exceed the maximum building size permitted by Section 17.30.040.H of this Code.

B. If an owner utilizes the one-time, maximum building size bonus approved in accordance with Section 15.53.030 to alter and add on to a historic or architecturally significant building, and subsequently any owner of the property conducts work requiring a demolition permit pursuant to Section 15.52.010 of this Code, the building or any future building on the property shall no longer have the benefit of the maximum building size bonus provided by this Section and must utilize the property in conformance with all other applicable provisions of the Zoning Ordinance.